



**Minutes of Master Management Board Meeting
May 21, 2020**

President Eli Okun called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:29 a.m.

Roll Call:

Present - Eli Okun

Remote - Barry Warhoftig, Pierre Laliberté, Joe Maney, Gene Goldman, Michael Routburg, Joe Roboz, Pat Bidol-Padva

Absent - Dick Ciocca

Following the Pledge of Allegiance, a moment of silence was held for those who gave their lives in service to preserve our democracy.

Meeting Minutes:

(9:32:06 a.m.)

The Board unanimously approved the Minutes of the April 23, 2020, MM Board Meeting as presented; the April 30, 2020, Executive Session Meeting Minutes; and the May 14 Executive Session Meeting Minutes as presented.

President's Report - Eli Okun:

(9:33:04 a.m.)

- 1) Novel Coronavirus (COVID-19) Update -
Seven board members appeared remotely on video via GoToMeeting; no audience present. Eli reported MM is conducting business as usual, ensuring all community issues are being addressed and projects continue, as well as being in touch with the health department. He was pleased to inform at the present time we are unaware of any coronavirus cases reported in the Village.

We have increased bus service from 8 a.m. to 8:00 p.m. to coincide with the Clubhouse schedule. This service will increase as the Clubhouse increases its hours. All bus riders must wear masks when riding the buses. We continue to sanitize and clean the buses on a regular basis. The Master Management office hours have returned to normal from 9:00 a.m. to 5:00 Monday through Friday. A reminder that the office will be closed this coming Monday, May 25, in observance of Memorial Day. MM will continue to keep you informed of any policy changes according to conditions here in the Village. Updates can be found at **CenturyVillageEast.com**.

2) Bicyclist Update - **(9:34:35 a.m.)**
MM BOD is aware that as a result of the current pandemic, more walkers than bicycle riders have been exercising along Century Boulevard, causing a potentially dangerous situation. The Board asked that asked bike riders to proceed with caution and courtesy to the walkers. Eli stated an announcement will be made once a solution to ease the congestion is sought, including plans for a bike path in Central Park in the near future.

3) CVE Website - **www.CenturyVillageEast.com Update - (9:35:14 a.m.)**
Eli drew attention to the new updated website CenturyVillageEast.com for instant access to the latest information and updates with links to MM, CenClub, and COOCVE coming soon, along with access to submit payment to the MM coupon at this website. You can sign up for email notifications to keep up to date on the latest Village news.

Treasurer's Report - Joe Maney: (9:36:12 a.m.)

April 2020 Financial Report -

For the month ending April 30, 2020, the balance sheet is showing Cash on Hand of \$3,706,338. The Net Assessments Receivable on uncollected items was \$238,091. Total Assets were \$4,807,712. The income for the month was \$77,343, as a result, in part, from transportation services underbudgeted by \$211,000 due to fewer bus routes during the pandemic.

Executive Director's Report - Vallen Smikle: (9:37:14 a.m.)

Val was happy to offer his report, reflecting business continuity by holding meetings and operation in the Village.

1) West Guardhouse Project -

Val was happy to report paving began today for the new exit lane; a third lane we've added to the two existing lanes that were already there. The West Guardhouse is almost completed. Although there's no exact end date, he advised all inspections have passed as the project continues to move forward to completion before the end of summer.

2) New Lake Fountains Project - **(9:37:59 a.m.)**

Val was excited to report the new lake water fountain installation has begun located in the lake behind Westbury L and Cambridge operational from 7:00 a.m. to 10:00 p.m. with lights on from 7:00 p.m. to 10:00 p.m. Electricians are wiring the second fountain located behind the new lake created by Toll Brothers on Parcel 4, the former golf course soon to be CVE Central Park, located behind Ashby A and Brookshire E. The last fountain installation by CVEMM will be located behind Durham V along the Ellesmere Drive bridge adjacent to Century Boulevard. The new fountain project is a great asset to the community and part of the continued beautification process throughout the village.

- 3) 2020 Paving Project - **(9:39:12 a.m.)**
Val reported the paving project was in its fifth year of the six-year masterplan and will resume June 2nd in the Farnham area. For the latest updates, visit **KeepingCVEBeautiful.com**. Director of Operations, Robert Streather, will be reaching out to the building association Presidents scheduled for paving this year, 2020, to notify them when they are scheduled to be paved. The paving project will continue throughout the summer, and Val was hopeful the project would be completed by mid/end of September.

Per Member inquiry, Val replied only one association did not sign up but will confirm with Robert, the Director of Operations.

Moving away from agenda, Val announced several projects planned for 2020 will be discussed in the June 18th meeting such as the East Gate - right-turn lane off Military Trail, Central Park developments, the lighting project, and bus shelters. MM continues to look forward and ahead to the summer, fall, and into 2021. Val directed Residents to **KeepingCVEBeautiful.com** for updates, drone footage, and photos of projects in the Village from the past, present, and future. The website is now two years old and has proved to be very effective and has reduced the number of phone call inquiries to Customer Service. Traffic volume to the site has increased daily. Monthly updates and information is available via email blast from The Insider.

Per Member inquiry, Val replied the 2020 perimeter wall project has made great strides and looked forward to updating the Community at the next meeting on scheduled for June 18th.

Val said bulk trash matters will be addressed in the security report; reiterated mixed paper belongs in trash bins and not to be recycled. Failure to do so will result in a failed audit. When in doubt, throw it in the trash removing all doubt.

Associate Director of Security – Johnathan Zayas: **(9:43:19 a.m.)**

- 1) Security Update -
 - a. Safety -

As the county begins to open back up, he implored everyone to adhere to the Center of Disease and Control guidelines for COVID-19 to protect yourselves and others; wash your hands, practice social distancing of six feet, avoid large crowds, and wear face masks.
 - b. Traffic -

A spike in traffic issues was addressed, e.g., failure to stop at stop signs. The signs posted at the pedestrian crosswalks serve as a reminder for cars to stop for foot traffic in crosswalks.

Speeding in the Village has been reported in excess of 40 miles an hour; BSO will be in to monitor and issue citations. He asked everybody be responsible behind the wheel because it's the right thing to do. Johnathan stated safety in the community was his primary concern.

c. Building Disputes -

Issues between Residents, contractors, etc. are to be handled with the Board of Directors and HOAs. Johnathan stated security will continue to service the community by responding to calls, mediate, and offer follow-up contact information for additional assistance. He advised that Village security is mainly for access control, reporting incidents, observation, and visual deterrence.

d. Bulk Trash -

Johnathan recognized it's a crazy time, however, the city will continue code enforcement by issuing citations for bulk trash violations. All debris by contractors must be taken out of the Village with them, reminding bulk trash goes out Thursday evenings for Friday pickup only.

e. Staff -

Johnathan announced new security personnel were hired in the Village. There is an open-door policy and asked Residents to contact MM Customer Service at 954-421-5566 Ext. 954202 to address any issues with Don and himself.

Per Member inquiry, Johnathan informed visitors may enter the Village after they have been called in and go through the regular vetting process. Gene expressed appreciation for Johnathan's efforts to reduce speeding in the Village. A round of applause ensued.

Business:

(9:48:13 a.m.)

Old -

New -

Eli informed the following motions were discussed and a copy of the contracts have been reviewed by the Board:

Eli Okun moved to authorize the expenditure not to exceed \$750,000 for the 2020 paving project to be done by Five Star Sealing & Paving. The motion was seconded by Joe Maney. Following discussion, the motion passed unanimously.

Eli Okun moved to authorize the expenditure not to exceed \$65,000 for the installation of three lake fountains; one behind Westbury L and Cambridge A, the second behind Ashby A and Berkshire E, and the third behind Durham V to be installed by SOLitude Lake Management Inc. and EWI Electricians. The motion was seconded by Gene Goldman. The motion passed unanimously.

Member Comments:

(9:53:20 a.m.)

Eli wished everyone a safe and enjoyable and safe Memorial Day weekend and please stay safe.

Joe R. noticed several associations demanding, asking for money because MM wants to improve the roads, the egress, the ingress, the walking paths, the bicycle paths, and where they intersect with the associations land; the associations believing they have a right to demand money from MM. In the documents of all 264 buildings that MM has an easement to improve the roads, including the common driveways MM has repaved, serviced, and repaired all the roads of the parking lots without any charge to the association in last 45 years as part of MM's responsibility. Similar with the lighting. He wanted to extend a new thought process to the community that if something is done to improve the community is not when you step up and say "I want to feed from the trough" as a message to the residents.

Barry complimented the whole security force for their efforts. He pointed out MM staff's dedication to keeping the current projects on schedule, specifically the west gate; thanked the MM staff for their diligence and dedication during these difficult times. He supported Joe's comment, adding MM makes many improvements on behalf of association property, especially pavement and will make certain adjustments to increase roadway safety regardless of association compensation to prevent possible delay. He hoped members concurred and that Val take the lead knowing that's the best way to proceed with handling improvements and safety in the Village.

Michael repeated Eli's comments, and wished everybody be well and be safe. He drew attention to the new fountain at Cambridge and Westbury, noting it looked great in the daytime and spectacular at night, and credited the community for the gym opening as well as the Clubhouse with reservations in one-hour segments.

Joe Maney wished everyone a happy Memorial Day.

Pierre sought clarification of Barry and Joe R.'s comments. Val confirmed MM has easement rights within the Village to improve the safety in the Village on all association land.

Gene commended MM and CenClub staff for their professionalism for their continued safety efforts and providing opportunity. He applauded MM's handling of bus gatherings. He stated that CenClub has received possible criticism from Residents inability to do what they want, but staff have done a fabulous and diligent job keeping the Village safe. He stated MM has continued to operate and function well with no shutdowns reported. He wished everyone in the Village safety and good health.

Pat agreed with everything Joe R. and Barry said. She very pleased with the Board Members' very hard work at the workshops seeking cost-effective potential work to serve Resident needs with confidence. She told the community the Board is trying to be transparent and responsive and take all suggestions of the community into serious consideration. She thanked MM staff and the Board for their efforts over the last difficult month.

Announcement:

(10:02:42 a.m.)

The next regular MM Board meeting will be held on Thursday, June 18, 2020, at 9:30 a.m. Decision to meet virtually via GoToMeeting or attend in person with proper spacing, masks, et cetera to be announced.

Adjourn:

(10:03:18 a.m.)

Meeting was adjourned at 10:03 a.m.

(For greater detail, those wishing to hear all comments, discussions, and debates are encouraged to view the meeting video in its entirety or by using the time markers above on www.cvedb.com. Meetings may also be viewed on our community TV Channel 98.)

Respectfully submitted on behalf of,

Dick Ciocca
Secretary
CVEMM Board of Directors

The signature above indicates only that these are the minutes adopted by the Board of

Directors in open session on _____, 2020.