



**Minutes of Master Management Board Meeting  
June 18, 2020**

President Eli Okun called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:31 a.m.

**Roll Call:**

**Present** - Eli Okun

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

**Absent** - Pierre Laliberté, 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:**

**(9:33:33 a.m.)**

**The Board unanimously approved the Minutes of the May 21, 2020, MM Board Meeting as presented.**

**President's Report - Eli Okun:**

**(9:34:03 a.m.)**

Eli pointed out the meeting was, again, being held remotely without an audience with six (6) Board members appearing remotely via GoToMeeting. He hoped the meetings will return back to normal by September.

1) Internet Update -

**(9:34:35 a.m. )**

Eli reported MM entered into negotiations with Comcast, wherein Val and himself met virtually with the Comcast VP of Florida last week and are awaiting a meaningful proposal. MM also reached out to Atlantic Broadband and AT&T for competitive bids in an effort to choose the best Wi-Fi package deal for the Community.

2) FDOT Update -

**(9:35:37 a.m.)**

Eli advised the Florida Department of Transportation will be hosting three (3) SW10th Street Connector Project Webinars. The dates are today, June 18th, June 29th, and July 1st from 7:00 p.m. to 8:30 p.m. Each meeting FDOT will discuss updates and changes, as well as offer the opportunity for comments and questions throughout the meeting. Eli encouraged everyone to attend at least one of the very important meetings; particularly the second one which will discuss the section that passes the Village on SW10th Street. Registration is required, and he directed Residents to [www.sw10street.com](http://www.sw10street.com) to sign up. An e-mail blast was sent out and signs were posted throughout the Village notifying Residents.

Val advised the meeting recording from today, June 18th, would be available for viewing by the weekend at [www.centuryvillageeast.com](http://www.centuryvillageeast.com). Questions can be submitted through e-mail or the website, as well.

**Treasurer's Report - Joe Maney:**

**(9:38:36 a.m.)**

May 2020 Financial Report -

For the month ending May 31, 2020, the Revenue was \$1,081,574 and Expenses were \$1,913,302. The Net Revenue exceeded Expenses by \$168,271. YTD Revenue was \$5,437,463 and YTD Expenses were \$4,947,284. The YTD Revenue exceeded Expenses by \$490,179.

The balance sheet is showing Cash on Hand of \$3,173,798. The Net Assessments Receivable on uncollected items was \$217,336. Total Assets were \$4,204,727 with Total Liabilities of \$2,822,802 a Total Net Equity of \$1,381,925. The underbudgeted items were transportation by \$287,000; capital planned projects by \$1,180,000 due to a slight delay in Gatehouse construction; as well as the perimeter wall, roadway replacement, and LED lighting projects.

**Executive Director's Report - Vallen Smikle:**

**(9:40:28 a.m.)**

Val informed this was the final meeting till the fall. He provided an overview of the summer projects, as well as provided a summary of the past season's activities. Val advised the past season challenged MM; consistently having to adapt to changing health concerns, physical limitations, and fears and concerns within the Village. The top priorities were safety and communication; keeping everyone informed during the pandemic. MM understands that this is home to Residents, and Residents need to know as much about what is happening as possible. MM responsibilities stretched far beyond those routine activities of a Management Company. MM had the added responsibility to make sure that MM was doing everything possible to protect the residents; consistently adapting procedures regarding transportation, building access, Village access, and an increase of the number of residents staying home.

Val said many lessons were learned and has better prepared MM for the future.

a. The West Guardhouse -

He thanked all the Residents for their patience during the construction of the West Guardhouse, noting the reduced traffic congestion, enhanced safety, and functionality will be well worth it when the Guardhouse is completed in July.

b. Central Park -

Val reported the hundreds of CVE Central Park suggestions will all be considered in the Park planning process.

c. Perimeter Wall -

The 8-foot wall along Military Trail is expected to be completed by the end of the summer. Phase II will begin next along Hillsboro Boulevard not only for appearance, but also for security, and safety improvements. Val was pleased to report the perimeter wall plans were being reviewed today by the Development Review Committee and CAB, and they are responding to comments, as well.

d. Lake Fountains -

Two more lake fountains will be installed over the summer. Currently, we have one behind Cambridge A alongside Westbury L, and another one behind Berkshire E and Durham V, which will conclude Phase I of lake fountains for this year; Quiet Waters Park has repaired one of their two fountains located along West Drive; by the time the West Guardhouse is opened the second one will be repaired. Once both are fixed there will be a total of five fountains adjacent to the Village.

Val thanked the Residents for their amenability during the past several difficult months, noting changes will likely continue, also keeping in mind the average age of Residents and the close residential quarters. He urged everyone to wear face masks, social distance, and be a good, responsible neighbor. Project updates can be found at [www.keepingcvebeautiful.com](http://www.keepingcvebeautiful.com). He encouraged Residents to sign up for the monthly newsletter, The Insider, available the first week of every month for summer updates.

1) Toll Brothers Update -

**(9:48:18 a.m.)**

Toll Brothers completed their wall within Century Village and will start landscaping next week, weather permitting. Val informed MM is responsible for lake management, clean-up of Parcel 4, maintaining the health of the lake located behind Berkshire E and Ashby A, as well as having installed a fountain but felt the size was inadequate, and are relocating the fountain behind Durham V and installing the same type of fountain that is located at Cambridge to match behind Berkshire E.

Landscaping is now maintained by MM and going forward and MM wants to ensure the consistent beauty behind that parcel matches the other parcels of the former golf course, which is now Central Park. As Toll Brothers moves forward, they plan to turn over Parcel 4 over the summer, as they are trying to meet county guidelines in regards to decontamination. There were 30 counts of contamination, and they have removed 27 of those counts; we are awaiting on the final 3. An update to the Community and Board will be announced as it happens.

Val introduced Robert Streater, Director of Operations, to discuss the paving project.

2) Director of Operations, Robert Streater - CVE Paving Project 2020 -

**(9:49:43 a.m.)**

Robert reported the 2020 paving project was off to a smooth start since it began June 3rd. The Farnham area will be completed by end of week, with the completion of Farnham N tomorrow. Next week Five Star Paving will begin in the Harwood area and be there until approximately mid-July, at which point they will move to the Oakridge area and be there till about mid-August and will then move on to the Newport and Prescott areas. The entire 2020 project is expected to be complete by mid-October weather permitting.

Val introduced Jeff Humphrey, Maintenance Specialist, responsible for all irrigation on the property.

- 3) Maintenance Specialist, Jeff Humphrey – CVE Landscaping Project - **(9:51:05 a.m.)**  
Jeff stated his responsibilities include the irrigation system consisting of over 100,000 sprinkler heads, 1,000 valves, 9 controllers, and 3 pumps that make up the irrigation system; will continue to handle work orders, wet checks, repairs, etc. and over the summer and will be following behind the paving crew to ensure any damage that may be done is resolved as quickly as possible. Jeff advised he will be introducing a tree identification program per request at a previous meeting. Jeff explained the program will include small tree identification markers staked at select trees along the walking/biking path in the next few months and presented a sample sign for review. For special requests, contact Jeff.

Val introduced Richard Nieves, Maintenance Specialist, responsible for cleanup of the common areas, rubbish left behind trash day, and debris cleanup and graffiti removal along the Community fence line. He referred to The Insider and [ww.keepingcvebeautiful.com](http://ww.keepingcvebeautiful.com) for pictures of the Village. Next, Val introduced speaker, Denis Barreto, Project Manager, who oversees the West Guardhouse construction and lighting installation in the Village.

- 4) Project Manager, Denis Barreto – Lighting Project 2020 - **(9:53:45 a.m.)**  
Denis reported the lighting upgrades at the sixteen (16) unit buildings begins at Westbury, then Durham, Ellesmere, then Ventnor to complete the circle. The Tilford tennis/pickleball court will have lighting. The pickleball court poles and light fixtures are being installed and will be completed in the next few weeks. Phase II scheduled for next year includes the tennis court lighting, as well as bench awnings for shade. Twenty-four (24) unit buildings are next and will be completed in the same order: Westbury, Durham, Elsmere, Ventnor, Tilford, Prescott, Newport, etc. Contact MM customer service at (954) 421-5566, Ext. 2 to participate or reject the LED lighting upgrades MM contract. Denis continues to contact the 16-unit buildings via email and telephone to inquire if they want to participate in the lighting project.

Val indicated topics at the September meeting will include fall projects such as the right-turn lane, Military Trail developments, the Main Guardhouse, and 2021 projects. He stated engineer plans were submitted to the city for review then bid.

Val introduced Irealdo Cimitier, Transportation Safety Manager, stationed at the Clubhouse, to address bus and safety issues.

**First Transit Group - Safety Manager, Irealdo Cimitier :** **(9:57:56 a.m.)**

- 1) Transportation Report -  
Irealdo discussed bus rider safety. Having reviewed past video footage, he noted a majority of injuries were from passengers not wearing a seat belt.

In conjunction with MM, a seat belt wearing campaign has been launched. An e-mail blast was sent out alerting the Community to wear a seat belt when riding the buses. The campaign consists of driver education to wear seat belts, as well as promoting three points of contact: Hold onto the rails at all times when accessing the bus stairs while always keeping one foot on the ground. He reminded the Community they have someone that cares for them and their safety.

Per Member inquiry, Irealdo advised all the bus steps are fully functional and checked by a mechanic regularly. Val directed all safety concerns to the First Transit office line at 754-212-2937. If prompted, leave a voicemail for a return call. Irealdo's personal work cell at 954-347-6275. (Refer to video at time stamp for full discussion.)

Val invited long-time Village worker Joelle Burns, Clubhouse Security Supervisor, to familiarize the Community and provide the security report usually offered by the director of security.

**Allied Universal Security - Clubhouse Security Supervisor - Joelle Burns : (10:01:55 a.m.)**

Joelle noted her 20 years' security experience, the last 11 plus years with Allied. She advised her duties include the Clubhouse, patrol, and gate supervision.

1) Security Report -

a. Property Rules & Regulation -

Pools are open from 8:00 a.m. to 5:00 p.m. and the Clubhouse pool is open from 8:30 a.m. to 5:00 p.m. by appointment only. Personal chairs and water are permitted in the outside pools. Gym hours are from 8:30 a.m. to 5:00 p.m. by appointment only. The ID office is open 9:00 a.m. to 4:30 p.m. and on Wednesdays from 9:00 a.m. to 6:30 p.m. All locations require a mask unless inside the pool or exercising and a Century Village ID card at all times. Clubhouse entry requires a mask. Residents only, visitors and children are not permitted.

b. Traffic -

BSO will patrol the Village for speeders and stop sign violations. Joelle encouraged Associations to contact MM to sign the BSO contract to allow patrol on their roadways to enhance safety.

c. Bulk Trash -

Bulk trash is to be taken to the curb Thursday evening for Friday morning pickup only. Contractors must remove their own debris. For safety, Joelle suggested installing a camera facing the bulk trash site and to see whose coming and going.

d. Recycling -

Village recycling will discontinue July 1st.

Contact Security Director, Don Williams, with questions regarding security. Contact Joelle or Mike Berman at CenClub for Clubhouse inquiries, noting their presence is for Resident safety.

Per Member inquiry, the gym operates at a 14-person capacity and accessible by appointment only in one-hour intervals with a 15-minute sanitation in between. For

additional Clubhouse information, questions, and comments, contact [www.cenclub.com](http://www.cenclub.com). Val looked forward to the big projects this summer.

**Business:**

**(10:08:55 a.m.)**

**Old -**

**New -**

**Member Comments:**

**(10:09:07 a.m.)**

Eli wished everyone a happy, healthy, and safe summer.

Pat expressed deep appreciation to Val and the MM staff for their responsiveness and keeping the Community updated during the COVID-19 situation.

Gene concurred, adding MM has done a great job keeping the environment a safe wonderful place to live. He was chagrined mask wearing turned political, adding it reflects tremendous disrespect to neighbors and the people around them, and encouraged everyone to be responsible and wear a mask.

Michael agreed masks should be worn when not exercising. He was disturbed with the lack of regard for speeding in the Village, and urged building Associations to sign the MM contract with BSO to patrol their roadways for safety. He urged the Residents to tune into the SW 10th Street development, as it affects the Village. He wished everybody a wonderful summer and be well. Finally

Joe R. echoed fellow comments, particularly Michael's. He pointed out a number of buildings have not signed up for BSO patrols and encouraged each unit owner to address their respective president and Board to ensure their personal safety is protected. For safety concerns, he advised Residents to contact their Association executives. He reminded the 263 Associations are independent of any decision made by MM or CenClub.

Joe M. wished everyone a good summer, and he'll be back in the Village in October.

Barry agreed with the previous comments. He was very pleased with the long-needed, planned projects undertaken by MM, and applauded the staff for their professionalism. He expressed gratitude to those obeying the traffic rules. He confirmed with Val the Associations contact MM to sign the BSO patrol contract. Following his questions, Val replied a list of Associations who have signed the contract was generated and included in the Tuesday operation report to the Board for review.

For gaps in particular roadways/areas not signed up, Val indicated Meryl has been contacting the Associations to inquire. We have received back one a day on average and currently have a total of 68 signed up to date. Eli stated not all Associations have patrol-able roadways. He

suggested it was a responsibility of the Board management and staff to accelerate sign up to uniform traffic control in the Village.

Lastly, he advised Residents to only cross at a designated crosswalk, especially along Century Boulevard, East Drive, and West Drive, for legal and safety measures. He emphasized you put yourself at risk for failure to walk in a crosswalk, cars do not have to stop and you are not protected by the law.

Pat suggested MM could talk to Area Chairs or a Chair Person for their area to work with the buildings for work that needs to be done in the village.

Barry re-emphasized Pat's comment, adding there will not be full BSO compliance until all buildings sign the agreement and thinks the Board agrees.

**Adjourn:**

**(10:22:43 a.m.)**

Meeting was adjourned at 10:22 a.m.

**Announcement:**

The next regular MM Board meeting will be held on Thursday, September 17, 2020, at 9:30 a.m. Decision to host meeting remotely will be announced.

(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](http://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 June 18, 2020.