



**Minutes of Master Management Board Meeting
September 17, 2020**

President Eli Okun called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:30 a.m.

Roll Call:

Present - Eli Okun, Gene Goldman, Pat Bidol-Padva

Remote - Barry Warhoftig, Pierre Laliberté, Joe Maney, Michael Routburg, Joe Roboz (entered the dais at 9:32 a.m.)

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:

(9:31:50 a.m.)

The Board unanimously approved the Minutes of the July 9, 2020, Executive Session and the June 18, 2020, MM Board Meeting as presented.

President's Report - Eli Okun:

(9:32:40 a.m.)

1) **Recycling Update -**

Although MM's efforts over the past year to curb recycling contamination, Val reported the City of Deerfield Beach will cease recycling pickup in Century Village, October 1st, due to trash and plastic bags tossed into the recycling bins together. This contamination prevented the City from separating and disposing of the recycling items. Over the past year, Master Management, has taken the time and repeatedly warned that the City would end this if we could not improve our recycling contamination. Blue recycling bins will be replaced with green trash dumpsters. Garbage may be disposed of in the recycling bins as of October 1 as they will be picked up as trash until they are removed and replaced with green trash dumpsters. The Board's commitment to recycling continues and is working with the city to come up with recycling sites. Once arrangements are finalized, notification will be sent.

Following member inquiry, Eli advised Robert is monitoring garbage pickups to determine which bins to remove permanently, noting the high rise buildings will have their recycling bins removed, as they have adequate room in their garbage bins, as well as bi-weekly pickup.

2) BSO Patrol Update - (9:35:40 a.m.)

In addition to BSO's increased presence in the Village, MM has arranged for special detail to monitor not only Century Boulevard, but Association roadways as well. Although traffic has improved, many tickets continue to be issued for speeders and stop sign violations (full stop), failure to signal, and other traffic violations. Eli requested Residents follow the rules, noting BSO will be in the Village at sporadic times.

3) CVE Reporter Update - (9:37:03 a.m.)

Eli announced the CVE Reporter has moved their new office next door to the Master Management Office. The new office is located to the right of MM entry door.

Treasurer's Report - Joe Maney: (9:37:43 a.m.)

August 2020 Financial Report -

For the month ending August 31, 2020, the Revenue was \$1,124,092 and Expenses were \$1,137,452, leaving a Net loss of \$13,360. YTD Revenue was \$8,734,643 and YTD Expenses were \$8,609,299. The YTD Revenue exceeded Expenses by \$125,344.

The balance sheet is showing Cash on Hand of \$2,600,633. The Net Assessments Receivable on uncollected items was \$205,968. Total Assets were \$3,561,275 with Total Liabilities of \$3,561,275 and a Total Net Equity of \$1,035,381.

Executive Director's Report - Vallen Smikle: (9:39:25 a.m.)

Val noted the agenda will be taken out of order, beginning with positive news first.

1) Summer 2020 Projects Update -

Val stated the summer has brought back the Zika virus (carried by mosquitos) and MM vendor, All Florida Pest Control, will continue to spray the MM common areas for pest control, i.e., local roads and sidewalks, and this will be done bi-monthly through December. The next spraying is scheduled for September 22nd. Val indicated spraying dates and times are posted on the website and will be sent out via email blast as a reminder. MM takes this action of control spraying yearly from June to December.

a. West Guardhouse - (9:41:05 a.m.)

Val was excited to report the West Guardhouse is open with new landscaping and an additional lane which has eliminated traffic backup since opening July 20th. A fence and lake fountain were added along West Drive and Powerline. MM worked in conjunction with the Quiet Waters Business Park to use MM vendor, Solitude Lake Management, to mimic MM's 12 lakes. Yesterday the West Drive pedestrian Guardhouse Gate entrance (pedestrian walkway) was equipped with cameras and has three access control points: when exiting the Village, press the button and pull Gate door open. When you are entering the Village, there are 2 options.

One option is if you have a CVE ID card, tap the function button, give it a few seconds, the Gate will unlock and you have to push it open; two, if the card has no chip, you have to press button on Gate and then you will show your ID to the Security Guard gain entry; the third option is guests will press the button, give their name to look up in the system for access. Val remarked the West Guardhouse was a great amenity and will mimic the Main Gate. The East Gate does not have a walking path.

b. Pooling Water - **(9:43:16 a.m.)**

Val reported permits were obtained to install 12 dry wells to assist storm drain cleanup around the Village, as well as manage pooling water along the sidewalks and edges of the road. The first one was completed yesterday in front of Oakridge D with plans to continue throughout the Village as part of MM's fall project series.

c. Downed Equipment - **(9:43:47 a.m.)**

Val reported a downed piece of AT&T equipment upon entry to the East Gate along South Military trail. A work order was finally obtained this week and Val was hopeful the repair would be completed by the end of the month.

d. CVE Paving Project - **(9:44:11 a.m.)**

Val was happy to report paving was on schedule. He read a report submitted by Robert Streather, Director of Operations, who is overseeing the project. In summary, we are nearing completion of the 5th year of our paving project and have extended the project from 5 years to 7 years, and will notify those Associations who have been moved from 2021 to 2022 to better fit the model accordingly. Five Star is scheduled for completion this year by October 7th, weather permitting. The areas already paved this year are Farnham, Harwood, Oakridge, and Newport followed by Prescott A, B, C, D, and E. Insulation of thermal plastic striping and reflectors in newly paved areas will continue. The 2021 paving schedule includes Ashby, Berkshire, Islewood, Keswick, and Grantham. The buildings scheduled for 2022 paving are Markham and Lyndhurst and will include a single road in front of Farnham O and Harwood D and E. Val was pleased with the great turnaround and remarked the paving looked great.

e. Lighting - **(9:46:05 a.m.)**

On behalf of Project Manager, Denis Barreto, Val updated Phase 3 of the lighting project: 49 buildings of the 16 and 20 units have been completed with 19 remaining for completion this year. Next year will be adding light poles and fixtures to the 125 24-unit buildings. Although the pandemic has delayed delivery from China; the project is moving along. Val stated the city owns 34 lights on MM property and has coordinated with FPL to work out a great deal to install 13 new light fixtures in the areas of Tilford and Ventnor that Master Management manage by the end of this year and holding off on Hillsboro Boulevard until resolution of the 10th Street project at no cost to the Residents or MM.

FPL will provide the same lighting as on Century Boulevard, again, at no cost. The city also pays that light bill.

f. Lake Fountains - **(9:47:45 a.m.)**

Val reported three new fountains have been installed behind buildings Cambridge A, Durham, and Brookshire E which run from 7:00 a.m. to 10:00 p.m. and light are on from 8:00 p.m. to 10:00 p.m. Additional lake fountains are planned for next year. Check keepingcvebeautiful.com for updates.

g. Amenities - **(9:48:25 a.m.)**

Placards for landscaping describing the various trees and flowers will be placed throughout the Village as an added amenity. Val pointed out the extremely heavy blue planters installed along East Drive containing floral arrangements.

h. Toll Brothers Update - **(9:47:59 a.m.)**

Val announced Toll Brothers has completed their work in the Village and the fences will be locked shut and monitored by our security throughout the night. There are downed tennis screens behind Richmond with intention to be fixed next week as well as removal of a diseased ficus tree. Toll Brothers have ownership of Parcel 4 behind Ashby A until Broward County authorizes the transfer to MM. Updates will be announced according.

2) Future Planning Update - **(9:49:53 a.m.)**

a. Renditions of the exterior and interior of the Main Guardhouse were on display as Val discussed the construction scheduled for next year to include a fountain and double lanes. He was pleased the new Guardhouse will increase from 140 to 400 square feet interior workspace for the Guards.

b. Perimeter wall - **(9:50:31 a.m.)**

Val was happy to report Eric Powers, City Director, reached out yesterday and waived CAD appearance to expedite permitting in the building department and was hopeful to have back by the end of next week. The goal is to install along Military Trail first and continue with Hillsboro Boulevard next year. Per city request, 25% green scape will be added to the wall.

c. Utility Wraps - **(9:51:08 a.m.)**

Val stated the Beautification Committee has been formed to wrap the FPL and AT&T utility boxes for a more attractive look. The goal is to start installations of 19 boxes to be completed next year.

d. Central Park - **(9:51:22 a.m.)**

Val was excited to announce MM was waiting on the park planners to present their ideas. Once the ideas are shared with the Community, he was hopeful to begin development of the property in the start of spring 2021. Val reminded the process is ongoing and will take years to complete. The goal is to get started, and we will be happy to report new information when available.

Val referred the Community to keepingcvebeautiful.com for updates posted every Monday, including drone footage of the Toll Brothers Sandpiper Pointe development and with what is going on in the Village. Also, please check out centuryvillageeast.com with great updates and information there with links to COOCVE, CenClub, the Reporter, and soon there will be a link to the Real Estate office website, which will create marketability for the Village, getting new buyers in and new Residents

- e. Le Club Complex - **(9:52:38 a.m.)**
Val was happy to report the renovations to the Le Club have gone well with the removal of the popcorn ceilings for a modern appearance. All the MM A/C units have been replaced with air purifiers, which is an ion device installed inside the units. Val pointed out a link to the units will be posted Monday for iWave Air for those interested for in-home use. He remarked the device is a great cost saver and does not require costly UV light change outs.

Questions and comments ensued by the Members regarding the summer projects and future planning addressed above. (Refer to time stamp in video for full discussion.)

- 3) Restaurant - **(9:58:22 a.m.)**
Val stated the numerous emails were received pertaining to the restaurant at the Clubhouse, and they have been forwarded to Executive Director, Mike Burdman, to address, as this is a beautiful amenity for the community. Val informed the restaurant is managed by CenClub. MM's responsibility is the Community infrastructure, similar to a "public works department." Val said to contact the Recreation and CenClub who manage the amenities, such as the tennis courts and pools, etc. for any concerns.
- 4) COVID-19 - **(9:59:10 a.m.)**
Val stated websites, keepingcvebeautiful.com and centuryvillageeast.com each have a banner to click on for the latest news updates and facts from Broward County and City of Deerfield Beach. HIPAA laws prevent disclosing health data of the Residents, and do not repeat or report on rumors. For more information, go to these websites and click on the banner or call local state officials.

Eli thanked Val for his comprehensive report.

Allied Universal Security - Security Director - Don Williams: **(10:00:20 a.m.)**

- 1) Village Security Update -
a. Scams -
Don was advised by the Broward County Sheriff's Office of scams that have been reported. If anyone calls identifying themselves as FBI or any government official trying to collect money that these are scams. These entities will contact you via subpoena at your door or offer a point of contact to speak with a representative. Contact the BSO Help Line at 954-764-4357 if you have received such calls.

- b. Traffic -
Don pointed out the traffic monitoring has been successful, noting a reduction in traffic violations. A detailed report will be offered at the next meeting.
- c. Bulk Trash -
Don reminded bulk trash is to be taken out Thursday only for Friday pickup. If you see a violation of this, take a picture for code enforcement to pursue the violator or the building itself will be responsible for the fine.
- e. West Pedestrian Gate -
Today was the last day a Guard will be stationed at the West Gate, as it is now fully operational.
- f. Pools -
Don stated the pools are for Residents only and Residents must have a mask and ID to enter. Security is guaranteed to make two stops per shift during pool hours to ensure compliance. For immediate security needs, contact the number on the back of your ID card.
- g. Staff -
Don announced personnel changes, and that Joelle Burns, former Clubhouse Supervisor at the front desk, was promoted to an off-site, high-profile location and he continues to maintain contact with her.

As a reminder, Val said the Guardhouse arms are designed for one car to exit at a time. Stop at the bar, allow the arm to fully function all the way up and back down, and do not tailgate. In response to Member inquiry, he reported there have been damaged arm bars (\$400 to replace at driver's expense), signs (driver expense), even a tree. He encouraged everyone to drive safe and obey the traffic laws.

Business:

(10:05:40 a.m.)

Old -

New -

Member Comments:

(10:05:53 a.m.)

Eli wished everyone a happy, healthy, safe, and prosperous New Year to the Jewish community.

Gene thanked the staff and for their efforts, amazing work, and keeping the community feeling comfortable and safe during very difficult times and this is true for everyone that works in the Village. MM staff, Reporter staff, CenClub staff – everyone has been doing a great job. He wished the Jewish Residents La Shana Tova.

Pat expressed gratitude for all MM staff; stated the Village was a great place and looked forward to working on the park, retention ponds, and FDOT, and key issues that are upcoming. She encouraged Residents to stay tuned to future board meetings and wished the Jewish Residents La Shana Tova.

Joe R. thanked the Executive Director and the staff for their continued work and efforts on behalf of the Residents. Wished La Shana Tova to the Jewish Residents. He was very, very pleased with the operations and organizations in the Village during the pandemic, while doing everything possible to keep the community safe. Joe wished everyone be well, safe, and a healthy New Year.

Barry echoed Member comments; wished everyone during the high holidays a happy New Year and healthy future. He reflected on the changes over the last two years as point of reference, and was pleased with the so many improvements made to expand the quality of life and appearance. He was pleased the problems at the West Gate have been resolved with less traffic delays. He complimented the staff for their hard work during difficult times and tackling small but very important projects. He was confident the technology at the West Gate will carefully monitor pedestrian traffic. Barry was pleased the lighting project has finally become a reality and has really improved the parking areas, main roadways, and dark areas. He pointed out the drainage project will greatly improve mobility the pooling water left one to three days behind a heavy rain. He added the placards are an excellent addition and will enhance the environment. He looked forward to the future projects, especially the park development. Lastly, he thanked the staff and wished everyone be well and healthy.

Michael tended to agree with fellow Member comments. He thanked the staff and Val for their wonderful work, for keeping things smooth, and healthy for everyone during the COVID-19 time period. He wished La Shana Tova, a healthy, blessed year to the Jewish Community. He urged everybody to vote in the upcoming elections. He believed early voting is October 19th through November 1st at Broward Hospital, but will double check; confirmation will be announced at the next meeting. He reminded the virus is still dangerous and deadly, especially for the Village population. He looked forward to park planning next year, noting the park is a lengthy process.

Pierre complimented the MM staff, especially Elliot for all the information posted on the websites and in the Reporter. He was pleased with the Village's increased safety and appearance. He read a letter from the French Alliance that mentioned a survey went out with 887 members responding regarding the pandemic and, and it was unlikely many will travel this season to the Village; it was decided to cease activity for November and December and will assess the situation again in November for January.

Joe M. wished a happy New Year to the Jewish Residents and happy holidays to everybody, adding he will not be back in Florida until after Christmas, due to the coronavirus and when his golf partner arrives.

Gene expressed his appreciation to the staff previously, but wanted to mention his appreciation to the MM Board President for his for his leadership and accomplishments. He was pleased with the way the projects have been developing. Val concurred.

Announcement:

(10:18:36 a.m.)

The next regular MM Board meeting will be held on Thursday, October 15, 2020, at 9:30 a.m. Decision to meet virtually via GoToMeeting or attend in person to be announced.

Val explained the bar code process: Take your information to the Clubhouse and bring the pass to MM. Bar code installations are Monday through Friday from 9:00 a.m. to 12:00 p.m. and Saturday from 12:00 to 2:00. If you are unable to make it during these times, contact MM. It takes 24 hours to enter new information in the computer system. Bar codes are free. Val urged everyone to wear a face mask throughout the Village and on the buses. He mentioned the CVE Insider is published the first week of every month and contains a lot of great information. Call customer service to sign up for informative email blasts at 954-421-5566 or sign up via the website. Comments and questions by the Members ensued regarding bar codes. (Refer to video at time stamp for full discussion.)

Adjourn:

(10:25:22 a.m.)

Meeting was adjourned at 10:25 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,

Eli Okun
President
CVEMM Board of Directors

The signature above indicates only that these are the minutes adopted by the Board of Directors in open session on October 15th, 2020.