



**Minutes of Master Management Board Meeting
October 15, 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, Joann Hall

Remote - Barry Warhoftig, Pierre Laliberté, Joe Maney, Michael Routburg, Joe Roboz

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:

(9:32:40 a.m.)

The Board unanimously approved the Minutes of the September 17, 2020, MM Board Meeting; the September 24, 2020, Executive Session Meeting; the October 1, 2020, Executive Session Meeting; and the October 5, 2020, Executive Session Meeting as presented.

President's Report - Eli Okun:

(9:33:53 a.m.)

1) Board Member Resignation & Appointment -

Eli was reluctant to accept long-time Board Member, Dick Ciocca's, resignation due to medical reasons. He thanked him for his 13 years of service, hard work, and dedication to Master Management and the Century Village community. He will certainly be missed. To fill the vacant seat, Eli welcomed new Board Member, Joann Hall, advising her appointment was in accordance with the MM bylaws, and looked forward to working with Joann.

2) Recycling Update -

(9:34:52 a.m.)

As previously discussed, the city ceased recycle pickup in the Village effective October 1st, due to excess contamination, i.e., plastic bags, trash and other non-recyclable items. Eli advised the blue recycle bins at the high-rise buildings will be removed and others will be replaced with green trash dumpsters. You may throw garbage in the recycling bins now, as the sanitation department will pick them up as trash. If you wish to recycle, recyclable material can be dropped off adjacent to the firehouse at the West Gate.

- 3) FDOT Public Hearing Update; SW 10th Street - **(9:53:54 a.m.)**
Eli informed virtual hearings with the FDOT have taken place, including an in-person meeting today in Fort Lauderdale, regarding the 10th Street connector project. Comments regarding this project may be submitted until November 4th. All information is on our website www.centuryvillageeast.com. Click on FDOT and you can send your comments in to them.

Following Member comments and inquiry, Eli stated FDOT clarified at some of their webinars that they are going to be putting up one wall (MM is not putting up an additional wall at this location) closing off sound and vehicle pollution. Residents living along SW 10th Street will be contacted to decide the height of the wall from 12 feet up to 22 feet, adding the wall will be at the expense of FDOT.

- 4) Le Club Complex - District Poling Location Update - **(9:39:48 a.m.)**
Eli announced Election Day is Tuesday, November 3rd. Registered Resident voters may cast their ballots at Le Club from 7:00 a.m. to 7:00 p.m. He encouraged Residents to vote.

Michael believed early voting will start Monday at the Broward North assembly room.

Election: **(9:40:07 a.m.)**

Board of Director Open Position of "Secretary"

Eli explained as a result of the Board Member Secretary resignation, the election is conducted by secret ballot in accordance with the MM bylaws and Robert's Rules of Order to fill the vacant seat. Remote Board Members were instructed to call Meryl's cell phone until they get through to vote.

Gene Goldman nominated Patricia Bidol-Padva as Secretary of the Board. Being no other nominations, the vote was taken and Patricia Bidol-Padva was elected by a majority vote. Eli congratulated Pat Bidol-Padva.

Treasurer's Report - Joe Maney: **(9:44:11 a.m.)**

September 2020 Financial Report -

For the month ending September 30, 2020, the Revenue was \$1,080,486 and Expenses were \$1,021,006. The Net Revenue exceeded Expenses by \$59,480. YTD Revenue was \$9,815,129 and YTD Expenses were \$9,652,043. The YTD Revenue exceeded Expenses by \$163,086. The balance sheet is showing Cash on Hand of \$2,612,372. The Net Assessments Receivable on uncollected items was \$203,069. Total Assets were \$3,544,076 with Total Liabilities of \$2,470,954 and a Total Net Equity of \$1,073,123.

Eli confirmed at the CenClub Board Meeting held earlier in the week they changed their budget year from a calendar year to a fiscal year. The meeting is available online.

Executive Director's Report - Vallen Smikle:

(9:47:03 a.m.)

CVE MM Project Update -

1) Val congratulated Robert Streather and his team for doing fantastic job on keeping the 2020 paving completion on time and within budget.

2) Lighting Project -

(9:47:24 a.m.)

Val encouraged Residents to contact project manager, Denis Barreto, at the office at 954-421-5566, to get the paperwork for installation of flood lights on behalf of MM to make the parking lots and walks from the building to the car safer. Val directed Residents to contact Denis for installation questions.

2) Electric Vehicle -

(9:47:58 a.m.)

Val invited Residents with electric cars to charge station at Le Club, adding each charge gets you 70 miles.

3) Murphy Construction -

(9:48:16 a.m.)

Val said the construction company has started at Richmond completing installation of 5 of the 12 dry wells to eliminate pooling water off the roads and sidewalks. He requested the Community's consideration during the installation.

4) Landscaping -

(9:48:42 a.m.)

Val stated the team has worked hard maintaining the common areas of the Village and asked Residents to report anything needing repair. He noted the new placards identifying the tree/plants species throughout the Village was an attractive amenity.

Gene was pleased to see Residents observing the new identifiers. Val suggested Residents follow Fred Rosenzweig's steps adding some around his building at Grantham A.

5) Tilford Courts -

(9:49:30 a.m.)

Following CenClub's wonderful new safety amenity, MM followed suit by adding an emergency phone at the Tilford courts in addition to the one already at the pool.

6) Ellesmere & West Drive Bridge -

(9:49:53 a.m.)

Upon evaluation and investigation how to beautify and enhance safety of the soon-to-be CVE Central Park, it was decided a bridge at Ellesmere would be a suitable improvement. Option packets were distributed to the Board for review. Val hoped the Board would address the maintenance and improvement contract under New Business to move forward this year with the plan.

Val directed Residents to www.keepingcvebeautiful.com and www.centuryvillageeast.com for prior meeting videos discussing the perimeter wall, Toll Brothers, the Military Trail right-turn lane, a multi-purpose path, the CVE Park, etc. The CVE Insider is distributed via e-mail monthly and also includes useful information.

Val was pleased to announce the regional recycling bin at Fire Station 66 off Powerline Road and West Drive and they will accept recyclables. He requested the Community's best recycling efforts to avoid the inability to recycle at this location. Instructions are posted on the container.

7) Holiday Lighting - **(9:52:47 a.m.)**

Val was happy to report holiday lighting will be up by November 18th, right in time for the next public meeting on November 19th. Val expressed gratitude for the Board's cooperation, efforts, and service, adding the staff was very happy and thanked the Board.

Allied Universal Security - Security Director - Don Williams: **(9:53:30 a.m.)**

1) Security Update -

a. Scam Calls -

Don explained government officials do not call requesting personal information, only request an in-person visit to their office. If such call is received, he directed Residents to contact the Broward Sheriff's Office at 954-764-4357 for assistance.

b. BSO -

Don stated he had observed BSO's encounters in the Community. He was advised the data was not made public.

Following member comments and inquiry, Don advised he will make another attempt to obtain the patrol data in the Community.

c. Bulk Trash -

Don reported bulk trash gets taken out to the dumpsters on Thursdays, today, for Friday pickup. He advised Residents to keep the bags light or request assistance to lift in the bins to avoid rodents, etc.

Val noted the improper trash disposal recurrence at Upminster, and thanked Don for addressing the issue.

d. Pools -

Don stated the pools are open for Residents only. Guests and children will be escorted out upon notice. CenClub has added furniture back to the pool areas. Don asked Residents not to move the furniture to keep social distancing.

Business: **(9:57:16 a.m.)**

Old -

New -

Eli discussed the two options for the Ellesmere & West Drive bridge improvements. Estimates and engineering report contract copies were dispersed to the Board for review prior to the meeting. Following explanation of the proposals, the following motion was made (Refer to Time Stamp on video for the full discussion.):

Eli Okun moved to approve the expenditure not to exceed \$113,000 for the restoration and improvement of the Ellesmere Drive bridge in the year 2020 and the West Drive bridge in the year 2021 in accordance with the contract with AE Engineering, Incorporated. The motion was seconded by Gene Goldman.

(Refer to Time Stamp on video for the full discussion.):

Following Board discussion, **the motion passed unanimously.**

Member Comments:

(10:05:00 a.m.)

Joe R. congratulated, welcomed, and thanked Pat for volunteering.

Michael R. wished everybody a good month; encouraged everybody to vote; noted MM was doing their best to support the Village; and congratulated Pat.

Joe M. wished a Happy Thanksgiving.

Pat B. appreciated the acknowledgements, adding she would continue to do her best with the excellent Board. She expressed deep appreciation for how careful the Board approaches decisions, for example, the bridge proposals in the CVE Park. She thanked Val and Eli for leading the endeavor to promote safety and value in the best interest of the Community.

Joann congratulated Pat and expressed appreciation for the opportunity to work and learn with the Board.

Gene congratulated Joann and Pat. Mentioned two members of the Board are now women and hoped for more progress in the future. He wished everyone a happy holiday season and hoped everyone keep in good spirit and finds joy during and throughout the season.

Pierre added two women, Danielle LoBono and Donna Capobianco, served on the Board simultaneously in the past. Gene concurred.

Michael mentioned Le Club has something called Performing Pumpkins, and encouraged Residents to take time to see the innovative show and laugh.

Eli introduced Elliot Cohen who announced the October issue of the CVE Reporter went out to all the buildings and is published online at www.cverepoter.com to read top stories and detailed information regarding COVID, travel, and recycling.

He further stated the offices of the CVE Reporter have moved in the same MM building on the side closest to Le Club, the next door to the right of MM, however, the office is currently closed due to health concerns. Phone calls and emails will be accepted at newsroom@cverepoter.com. Elliot stated the deadline to request a mail-in ballot is October 24th. The deadline to turn in the mail-in ballot is to be received by the Board of Elections by Election Day. Early voting starts October 19th and ends November 1st. Mail-in ballots will be accepted before Election Day at the early voting location.

Mail-in ballots may be received at the polls on Election Day where it will be voided and then the vote cast in person. Lastly, Elliot encouraged everyone to vote and vote early.

Val reported new Village tenant, AvMed Insurance, is located next to Unimed, and have partnered up on two separate occasions to host wellness events. The first drive-through wellness event held October 9th was a success with over 100 attendees with the desire to have one monthly. An email blast will be sent for November, December, and January for dates. Doctors are on site to answer questions, distribute lunch, and to say hello and connect with the Community.

Barry complimented the whole security force for their efforts. He pointed out MM staff's dedication with keeping the current projects on schedule, specifically the West Gate. He thanked the MM staff for their diligence and dedication during these difficult times. He supported Joe R.'s comment, adding MM makes many improvements on behalf of association property, especially pavement and adjustments to increase roadway safety.

Announcement: **(10:12:37 a.m.)**

The next regular MM Board meeting will be held on Thursday, November 19, 2020, at 9:30 a.m. in Activity Center Room A; open for in-person public attendance to be determined. He asked everyone to be safe and well.

Adjourn: **(10:13:11 a.m.)**

Meeting was adjourned at 10:13 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,

Pat Bidol-Padva
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 November 19th, 2020.