

**Minutes of Master Management Board Meeting  
November 19, 2020**

President Eli Okun called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:34 a.m.

**Roll Call:**

**Present** - Eli Okun, Barry Warhoftig, Gene Goldman, Pat Bidol-Padva, Joann Hall

**Remote** - 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:** **(9:36:45 a.m.)**

**The Board unanimously approved the Minutes of the October 15, 2020, MM Board Meeting Minutes as presented; the November 5, 2020, Executive Session Meeting Minutes; and the November 12, 2020, Executive Session Meeting Minutes as presented.**

**President's Report - Eli Okun:** **(9:38:05 a.m.)**

- 1) CVE Central Park Update -  
Following last year's Central Park questionnaire, many of the 3,000+ responses were similar and have been reviewed by the Park Planner MM hired to generate a very, very preliminary proposal that will be shared with the Community, working hand-in-hand with CenClub, and hopefully the Town Hall Meetings we would like to have with the Community can be after we can open up and actually see each other at an open forum with participation in person; if not, we would have to do it virtually. We do want to get Community feedback. Eli added that the project is a few years away from beginning.
  
- 2) Tilford Courts Update - **(9:39:27 a.m.)**  
Eli stated MM owns the tennis and pickle ball courts and are now in tip-top condition following lighting upgrades, added an emergency telephone, and cross netting between the courts for safety and ball control, surface repairs, and new awnings over the benches.
  
- 3) New Tenant Update - **(9:40:25 a.m.)**  
Eli informed new tenants, AvMed, located at the former Reporter office, and Unimed Health Care next door, will be hosting a drive-through event at the Le Club complex on November 24th from 10:00 a.m. to 1:00 p.m.

Eli encouraged everyone to attend and patronize the vendors, adding a free boxed lunch and entertainment will be offered.

4) Resident Information Request -

(9:41:03 a.m.)

Eli asked Residents to contact that may have a question or to report an issue to contact MM Customer Service at 954-421-5566 or email customerservice@cvedb.com. For emergencies call Security at 954-421-3352, the same number is on the back of your ID card.

Eli wished everyone a happy and safe Thanksgiving and to all the Jewish friends a Happy Hanukkah. Val remarked many may have unknowingly unsubscribed to the newsletter and to contact MM at 954-421-5566 or email customerservice@cvedb.com to re-subscribe. He asked Residents outside the Village to contact MM to ensure contact information is up-to-date to receive your monthly coupons and ensure we have your correct address on file. Pat mentioned the CVE Reporter relocated to the other side of the MM building.

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

(9:42:50 a.m.)

October 2020 Financial Report -

For the month ending October 31, 2020, the Revenue was \$1,080,795 and Expenses were \$1,182,853. The Net Expenses exceeded Revenue by \$102,059. YTD Revenue was \$10,895,924 and YTD Expenses were \$10,843,027. The YTD Revenue exceeded Expenses by \$52,896.82. The balance sheet is showing Cash-on-Hand of \$2,795,898. The Net Assessments Receivable on uncollected items was \$200,902.75. Total Assets were \$3,713,457 with Total Liabilities of \$2,750,523 and a Total Net Equity of \$962,934.

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

(9:44:14 a.m.)

1) CVE MM Projects Update -

a) Dry Wells -

Val reported 13 new dry wells were added to prevent pooling water throughout the Community with intention to add 2 more next month in front of Oakridge area across from the Markham pool, which will involve more extensive work with running trench drains across the road. Two flumes were also installed to guide pooling water to active drains across the Lyndhurst north pool and across from the Islewood D building off Century Boulevard. These preventative program features, as well as the annual storm water drain cleanouts every June, really helped during storm, Eta, to reduce flooding and pooling water.

Val thanked service provider, Brightview, along with the property management company for their responsiveness and prompt property cleanup the very next day. Val also thanked security, first responders in First Transit for their effective communication with MM to best service the Village and coming to work timely during a storm.

- b) Landscaping Program - **(9:45:58 a.m.)**  
Val pointed out the greenery throughout the village looks the best it ever has thanks to all the rain. As MM always looks for ways to improve, environmentally-friendly cypress mulching is added bi-yearly throughout the Community and was laid last month.

Per Member inquiry, Val advised the landscaping budget is ongoing. 900 trees were downed following Wilma in 2005 so MM tries to plant 50 trees a year for greenery and oxygen. Gene noted the County Water Board informed three times more rain than normal was reported and there was hardly any pooling water and if it did it was gone in an hour or two after a heavy rain, and expressed his appreciation for everyone's efforts. Val hoped to drop the screens Monday, November 30th, pressure wash all the tennis courts, and install new bench awnings.

- c) East Drive/South Military Trail - **(9:48:03 a.m.)**  
Val was happy to report great progress was made and has obtained state approval to add a right-turn lane at East Drive/South Military Trail. Now the civil engineer needs to get the documents back from the county for the permit to be signed off on by the city. This was made aware via conference call with Honorable Commissioner, Bernie Parness, and city officials. The county has agreed to paint "Do not block the box" at East Drive to allow safer exiting and also agreed to post a temporary officer at no cost to MM or the Community to educate folks a \$500 fine will be imposed if the box is blocked.

Following Member inquiry, Val confirmed MM will pay for and install the right-turn lane due to the lack of city funds and to expedite the process on behalf the Community.

- d) Comcast & AT&T Equipment - **(9:50:31 a.m.)**  
Val reported the unused metered Comcast and AT&T equipment boxes will be removed and hoped to add greenery in its replacement for a more village than city appearance.

- e) Barcodes - **(9:51:11 a.m.)**  
Beginning December 1st, MM and CenClub have agreed to incorporate CenClub's recent software upgrade to Gatehouse which operates barcode access in the Community. Val directed Residents to bring their registration, CVE ID, and driver's license to the MM office to be added to the system needing a new barcode or for installation Monday through Friday 9:00 a.m. to 12:00 p.m. An email blast will alert to the Saturday times yet to be determined.

Per Member clarification, Val confirmed Residents go to the ID office for IDs and then go to the MM for installation, barcode entry. See MM for questions or malfunctioning barcodes as of December 1st.

In MM's continuous efforts to improve, MM has partnered Signature Realty, otherwise known as Century Village Realty, located at the Upminster pool, the owners of centuryvillage.com for all four South Florida Villages, to improve the centuryvillageeast.com website as CenClub, MM, and COOCVE has done. The website was anticipated to go live by the end of the month with a much improved website with more accurate Village information.

Val hoped this would boost Village sales, gain new neighbors that will help compliment the Village, and take advantage of "the best secret in South Florida," getting more bank for your buck. A pamphlet was created and available at the MM, CenClub, and realty office to help inform new buyers of the three organizations; COOCVE, MM, and CenClub Recreation; and the various HOA associations. Val welcomed current Residents to pick up a copy. A few pamphlet will be mailed out to coupon book recipients as a reminder.

- f) Paving Project - **(9:56:48 a.m.)**  
Robert Streater, director of operations, will host a 2021 paving project seminar December 17th with building association presidents for associations scheduled for 2021. An email blast will be sent with information how to join the meeting. A follow-up meeting will be held in January, the date will be announced at December's meeting.

Per Member inquiry, Val advised the meeting will be virtual through the highly recommended GoToMeeting business application operated and owned by Sysco to ensure resident privacy and protection of a company overseeing a \$15 million budget after being informed Zoom meetings were a security breach.

- g) Holiday Lighting - **(9:58:17 a.m.)**  
Val was proud to report the holiday lighting was installed yesterday and hoped the Residents enjoy it as well.

In lieu of the canceled Town Hall meeting as a result of the pandemic, Val announced an annual report was developed with the mantra "Keeping CVE Beautiful" on the cover and be made available December 15th for distribution and online is a great step in technology and a way to maintain transparency in the Community. The report will include the 2020 progress, email blasts content, the CVE Insider, and a very important back page for the 2021 budget and expenditures in the form of a pie chart. For questions and project developments past, present, and future visit [www.keepingcvebeautiful.com](http://www.keepingcvebeautiful.com). MM and Val are always available and responsive to every inquiry. Val complimented the Board's budgeting efforts on behalf of the Community.

- h) Upcoming Project - Park Plan - **(10:00:55 a.m.)**  
Val hoped to share preliminary park plans with the Community by December pending a thorough review by the president of the signed contract offered by the Toll Brothers giving ownership of all the former golf course parcels to MM.

Val announced construction would begin in 2022 to space the current main guardhouse and perimeter wall project expenditures. The new 60-acre CVE Central Park is a five-year development and will never be sent and stone and need continued maintenance and will be a forever evolving park.

Val will individually email Residents with information how to sign onto the website and receive email blasts. He wished everyone a Happy Thanksgiving.

**Allied Universal Security - Security Director - Don Williams:** (10:03:37 a.m.)

1) Security Update -

a. Obey the signs -

Don advised extra detail is onsite with added patrol at the Tilford and Ventnor areas. He asked Residents to remind guests and vendors to obey the traffic laws.

b. Facial Coverings -

Don stated a facial covering must be worn at all times, except at the pool when in the water or when engaged in exercise and asked Residents to ask guests to do the same. He requested Residents have patience with Security, particularly at the pools when on the pool deck, as they have been tasked to approach Residents not wearing a mask and advise to please put one on. Also, if you could remind guests and vendors who come through gates to please have their masks on at the gates so that when they interact with Guards, they are safe, as well as the person that is there, and also remind them to wear masks at all times while they are here.

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

c. Spam Calls -

Don reported an uptick in spam calls attempting to sell Covid relief for businesses to a couple Board Members, etcetera. He advised a legitimate company or a government entity will not call soliciting banking information. Contact the Broward Sheriff's Office at 954-764-4357 to report suspicious calls.

d. Vendors -

Don requested Residents advise vendors or property maintenance personal to contact security prior to arrival and contact the office again on the day of as a reminder to the security team. Don requested Residents to add their contact information to the Board to prevent delivery issues.

Don wished a Happy Thanksgiving and Happy Hanukkah. Following member inquiry, Don reported the mechanical and electrical issues have resolved at the West Gatehouse and entry in the Village has significantly improved.

Discussion regarding the gatehouse ensued and Val asked Residents be patient at the arm bars, to stop speeding, and stop at the stop signs. Don encouraged Residents to replace old and/or defective barcodes. (Refer to Time Stamp on video for the full discussion.)

**Business:**

**(10:11:34 a.m.)**

**Old -**

**New -**

**Eli moved to approve the 2021 Balanced Budget in the sum of \$14,597,530 which will result in a monthly coupon rate of \$122. The motion was seconded by Gene Goldman.**

Eli stated there would be no increase to the 2021 coupon at \$122; 80% of the budget was fixed, having very little say, to cover administrative, insurance, bus service, cable TV, maintenance, water, sewer, electric, trash, and security costs.

The capital projects for 2021 will start with the next phase of the Lighting Project, the main guardhouse, the perimeter wall, the sixth year of the paving project, installation of four new lake fountains, repair of the Ellesmere and West Drive bridges, and installation right-turn lane on Military Trail which, as Val pointed out, at MM's expense as the city does not have the funds. Eli stated the Board has reviewed and discussed the budget very extensively.

Following the extensive explanation, **the motion passed unanimously.**

**Member Comments:**

**(10:14:19 a.m.)**

Joann wished a happy and healthy holiday season and Thanksgiving.

Gene enjoyed the meeting and wished a healthy and happy holiday season and the year ahead.

Barry pointed out returning Residents will see many improvements to the infrastructure; no more pooling water even after heavy rains; noticeable compliance with the traffic laws and crosswalk safety with the sheriff's office presence; fully lit roadways and almost all the parking areas and dark spots are lit. Barry looked forward to the new following projects: The wall on Military Trail followed by Hillsboro Boulevard, the main gate, the park plan, etcetera. He thanked Val and the staff for their hard work, getting things done, and wished a healthy and happy holiday season.

Pat thanked Val and the staff for their efforts, stating the Board was not a "rubber stamp board," and have spent hours looking the budget line item by line item. Pat remarked the lake fountains aerate and deter algae growth in the water.

Michael advised Residents who are sick and are in doubt to go across the street to the drive-through Covid-19 test collection site at Quiet Waters Park Sunday through Thursday, 8:00 a.m. to 4:00 p.m. No appointment/referral needed, the results are available in three days. He wished a Happy Thanksgiving and holiday season. Michael stated there will be a Hanukkah event for Village December 10th. Lastly, he plead with the Community to dispose of trash in the dumpsters, not beside it, and wished a wonderful rest of the year and be well.

Pierre concurred with previous Member comments. He thanked Val and the team for doing a great job and hoped the snowbirds would be able to come in January, and wished a Happy Thanksgiving.

Joe R. applauded the staff and was fortunate to work with quality individuals, helping to minimize turnover while enhancing the Board's experience more and more to better meet the customer requirements inside the Village. He wished a Happy Thanksgiving, urged social distancing guidelines, and offered his best to everyone.

Joe M. wished a Happy Thanksgiving and will be down two days after Christmas. Eli looked forward to seeing him.

**Adjourn:**

**(10:23:01 a.m.)**

Meeting was adjourned at 10:23 a.m.

**Announcement:**

**(10:23:09 a.m.)**

The next regular MM Board meeting will be held on Thursday, December 17, 2020, at 9:30 a.m. at the Activity Center Room A. Open for public attendance to be determined, otherwise a virtual meeting will be held and available online and Channel 98.

(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,



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 \_\_\_\_\_ December 17<sup>th</sup> \_\_\_\_\_, 2020.