

**Minutes of Master Management Board Meeting  
December 17<sup>th</sup>, 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, Pat Bidol-Padva, Gene Goldman, 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:** (9:36:23 a.m.)

**The Board unanimously approved the Minutes of the November 19, 2020, MM Board Meeting as presented and the December 10, 2020, Executive Session Meeting as presented.**

**President's Report - Eli Okun:** (9:37:01 a.m.)

- 1) Recap of this past year - 2020 -

Eli thanked the Board and MM staff for their effort and hard work through the past year during the pandemic to complete the following projects: Construction of the West Gate and Guardhouse; acquisition of the final golf course parcel; continuation of the lighting and paving projects; the installation of 3 lake fountains, installation of 15 dry wells on Century Boulevard to eliminate pooling water, and 2 electronic car-charging stations; the continuation of landscaping throughout the Village; Le Club renovations; the installation of pandemic safety measures for buses to be equipped with the same special air filtration system as the MM, Le Club, and the Activity Center. MM is committed to making the Village a nicer, safer place to live, and he looked forward to 2021. Eli wished everyone Happy Hanukkah, Merry Christmas, and a happy, healthy, and safe new year, and welcomed back all the seasonal Residents.

**Treasurer's Report - Joe Maney:** (9:39:26 a.m.)

November Financial Report -

For the month ending November 30, 2020, the Revenue was \$1,239,122 and Expenses were \$997,988. The Net Revenue exceeded Expenses by \$241,134. YTD Revenue was \$12,135,046 and YTD Expenses were \$11,825,975. The YTD Revenue exceeded Expenses by \$309,072.

The balance sheet is showing Cash on Hand of \$3,114,327.

The Net Assessments Receivable on uncollected items was \$205,961. Total Assets were \$4,016,808 with Total Liabilities of \$2,797,699 and a Total Net Equity of \$1,219,109.

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

**(9:40:52 a.m.)**

1) Looking ahead to the new year - 2021

Val thanked the President and the Board for allowing the pursuit to accomplish the mission, the mandate of taking care of CVE. He commended the Board and Community and was a proud participant in helping to keep improvements going forward. He was excited to discuss the following plans scheduled for next year starting with continued landscaping upgrades.

a. Annual Report -

In lieu of the Town Hall Meeting, Val announced a 2020 Annual Report was introduced. Val provided a brief overview of its contents, depicting 20 pages of beautification and information available next week online and in the office for pick up. The report was developed to best disseminate information to the Community in addition to [keepingcvebeautiful.com](http://keepingcvebeautiful.com).

b. Paving Project -

Val advised the sixth year of the seven-year paving project would begin next year. To date approximately 75 Residents have signed up to attend today's paving webinar hosted by Robert Streather, which will be videotaped and uploaded shortly thereafter. A second webinar would be scheduled for January 21st wherein Residents would have the ability to log in, watch live, and ask questions if the new technology runs smoothly. Val thanked IT professional, Eduardo Souza, and Videographer, Jeff Graves, for their continued efforts since March helping to capture the meetings for Village continuity and to keep business running smoothly. A round of applause ensued.

c. Lighting Project -

Val advised Phase Four of the lighting project would begin in January and will install light shields around lights intruding into other buildings, for example, at Oakridge U which has been resolved. Contact Customer Service to reach Denis Barreto, Project Manager, for lighting project issues.

d. Perimeter Wall -

Val was happy to report the city advised MM permitting costs would not increase for 2021. The perimeter wall plan has passed the Development Review Committee and the matter has been placed on January's docket for the first meeting to be heard before the professional volunteers of the Community Appearance Board of Deerfield Beach, which is the final step to move forward with the wall plan. Once the letter is signed off on, the next step forward will be to obtain the permit and then contact vendor, Precast Wall Systems, to begin Phase One installation of the wall along Military Trail.

- e. Bridges -  
Val informed the city has signed the permit and is now pending before the city for permission to begin repairs on the Ellesmere land bridge in January. Repairs will be made next on the West Drive bridge, creating wing guards to prevent corrosion. Vendor, A&E Engineering, a professional engineering firm has been retained for the work.
- f. Fountains -  
Val said three lake fountains were installed this year and hoped to install four more next year. He stated Quiet Waters Park has place an order for an additional fountain for the lake along West Drive, one of the two there already malfunctioned. Val looked forward to have total of five Village fountains next year 2021.
- g. Utility Wraps -  
Val was happy to announce Denis Barreto along with Joann Hall, as one of the Resident volunteers of the Wrap Committee, looked forward to their input and wrapping the 19 utility boxes starting at the Ventnor tennis courts next month. Announcement would be made when a decision is made, adding flowers were not a consideration at this time with all the flowers throughout the Village.
- h. CVE Central Park -  
Val stated due to the fact the construction cost of Main Guardhouse entrance was very expensive and be the showcase of the Community along with the perimeter wall, no action would be taken to build out the park until 2022 and anticipated three to five years to complete. Val was excited for the Board to review and select from over the 3,000 park plan suggestions offered. To participate, visit the website to leave a comment.
- i. East Gate -  
Val looked forward to receiving back the permit for the East Gate entranceway on SW Military Trail to the right-turn lane and a "Do Not Block" box installation scheduled for spring of next year, 2021, for Resident easement onto Military Trail. Val informed the county has agreed to pick up the tab for BSO presence at the entranceway to educate and inform blocking the box would result in a \$500 fine.

Val looked forward to another packed year of projects and directed Residents to [keepingcvebeautiful.com](http://keepingcvebeautiful.com) and [centuryvillageeast.com](http://centuryvillageeast.com) for updates and information.

- j. Technology Update -  
Val discussed the intended security and technological updates. A contract was signed to replace the discontinued barcode software and hoped to get the barcode lanes up to par by 2021 for a more smooth transition into the community. He reminded the East and West Gates were also accessible to the Residents to gain entry into the Village.

He informed both gates do not have a dedicated lane and are equipped with a stop sign and stop bar so Residents must make a full complete stop, look in both directions for oncoming traffic following the barcode scan before proceeding through the arm bar. Val said the Village was there for the Residents and requested patience and adherence to the traffic rules and vendors have been advised to do the same. On behalf of BSO, Val asked Residents to please obey the traffic laws.

k. First Transit -

Val complimented First Transit, for doing a good job servicing the Residents and Allied Universal Security for doing a very good job keeping the Community safe. He spoke about the safety statistics in the city of Deerfield Beach and within the Community, stating what happens in the city does not reflect the numbers in the Village. Residents should feel safe in the Community with the added BSO and active security patrols monitoring in the Village. Val remarked Residents do call security and BSO when there is an issue.

Val wished a Merry Christmas, Happy Hanukkah, Happy Holiday, and Happy New Year and looked forward to 2021.

**Director of Security – Don Williams:**

**(9:52:11 a.m.)**

1) Security Update -

a. Obey the Signs -

Don reported for the month of November BSO issued 9 warnings and 5 tickets, an improvement from September's totals of 58 warnings and 53 citations issued.

b. Facial Coverings -

Don requested Residents where a mask in the common areas, the pools and the Clubhouse, and reminded Residents security is doing their job keeping the Community safe in asking Residents to wear a mask.

c. Spam Calls -

Don reported a decrease in spam phone calls seeking banking information, etcetera. He advised Residents to be alert and contact BSO at 954-764-4357 when in doubt. New security officers and training continue. Contact MM at 954-421-5566 to address security concerns.

d. Staff -

Don announced new security administrative assistant, Doreen Duque, would be working with reports, filing, and future endeavors.

**Business:**

**(9:54:22 a.m.)**

**Old -**

**New** - Motion to approve Attorney, Geralyn Passaro's, new legal contract for 2021.

Eli announced MM's legal counsel would be raising their rate they've had for the past five years, matching the previous attorney's rate, beginning next year, noting the increase was reasonable for attorneys of that caliber.

**Eli Okun moved to approve the increase of the hourly fee of our general counsel, Litchfield Cavo LLP, from \$250 to \$275 effective January 1, 2021. The motion was seconded by Gene Goldman. The motion passed unanimously.**

**Member Comments:**

**(9:55:59 a.m.)**

Joe R. said it was sunny and 0 degrees with the wind-chill factor in Toronto. He thanked Val and the staff for an excellent job. He was pleased the uproar and complaints about MM have turned mostly to compliments for MM; he congratulated the Residents for their input in helping the staff make the Village a better place. Lastly, he wished the best of everything to everyone in the new year, a Merry Christmas, and Happy Hanukkah.

Pierre wished everybody Happy Hanukkah, Merry Christmas, and a Happy New Year.

Joe M. wished Happy Hanukkah, Merry Christmas, and a Happy New Year to everyone and would be back in the Village at the end of December. Eli looked forward to his return.

Michael wished everybody a Happy Hanukkah and a Happy New Year. He advised one year after the asphalt is laid is a good opportunity to add a coat of black top to protect and extend the longevity of the asphalt. Five Star will offer a discount when the minimum order of communities sign up for the coating is reached. To date, that number has not been reached. Secondly, he thanked security, Recreation, Bernie Parness, and BSO for their support at the amazing Hanukkah party last week. Michael wished everybody be well, a blessed season and looked forward to all the projects next year. He was thankful and amazed with the Village transformation over the many years, noting Gene's extensive experience serving on the Board even before the irrigation project commenced.

Joe R. suggested the executive director to explore the possibility of developing a program to find a vendor and have associations sign up for the blacktop coating in tandem with the buildings areas maintained by MM maintenance. He believed the leadership from MM would put the impetus to Michael's suggestion. Eli said it was a good point and took the matter under advisement.

Barry was pleased with 2020 projects and excited for the 2021 projects. He remarked he has seen a steady increase in Village traffic safety with respect to speeding, running stop signs, and yielding to pedestrians. He thank Val and his staff and Don and his staff for providing security and being very responsive to any and all requests. He liked Joe R. idea to incorporate the blacktop over the asphalt with the assistance of Val and his staff to grasp the benefits, repercussions, and cost. Barry wished everybody Happy Holidays, a good New Year, and most importantly be safe and well.

Pat expressed her appreciation to Val, staff, Board colleagues, and the Resident's input. She looked forward to real-time input from Residents at the next Zoom meeting. She wished everyone a peaceful Hanukkah, Christmas, Kwanza, and a Happy New Year.

Gene extended a big thank you for MM and CenClub's professionalism and tremendous job during a very difficult time in trying to keep everyone safe during the pandemic. He urged people to where a mask, be cautious, careful, and to take the virus seriously. He offered his personal perspective the governor was idiotic to suggest reopening establishments to full capacity. He shared some U.S. COVID-19 statistics gleaned through independent research. He encouraged Residents to be responsible, respectful, and helpful to the security and staff. Gene wished everyone a good remainder of Hanukkah, Merry Christmas, and a Happy New Year ahead.

Joann thanked the MM and staff; adding she's learned a lot and looked forward to learning a lot more and expressed 2021 should be amazing. She wished everyone a safe and healthy 2021.

**Announcement:** **(10:07:58 a.m.)**

The next regular MM Board meeting will be held on Thursday, January 21, 2021, at 9:30 a.m. Eli informed announcement would be made regarding whether the next meeting would be real-time interactive with community participation at Open Mic.

Per Member inquiry, Eli advised Residents may continue to submit written inquiries for Open Mic. Michael looked forward to the COVID-19 vaccination and getting back to getting back to life as we know it.

**Adjourn:** **(10:10:48 a.m.)**

Meeting was adjourned at 10:10 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](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 January 21st, 2021.