

Minutes of Master Management Board Meeting

February 21, 2019

President Eli Okun called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:29 a.m.

Eli requested everyone to please silence their cell phones and advised the audience of the sign-in sheet is back of room if they wish to speak at Open Mic.

Roll Call:

Present - Eli Okun, Barry Warhoftig, Fred Rosenzweig, Joe Maney, Dick Ciocca, Michael Routburg, Pierre Laliberté, Joe Roboz

Absent - Gene Goldman

Eli noted in attendance: Sylvia Smaldone, President of the COOCVE; Rita Pickar, Chairperson of the COOCVE Recreation Advisory Committee; Michael Rosenzweig, Editor-in-Chief of the CVE Reporter.

Following the Pledge of Allegiance, a moment of silence was held for those who gave their lives in service to preserve our democracy.

Officer Elections for 2019 Continued - Eli Okun:

(9:32:12 a.m.)

2nd Vice President -

Eli reminded the 2nd Vice President role remained vacant following a tie during the Special Board Meeting, Election of Officers, January 17, 2019. Eli explained the voting process, including the secret ballot, referring to the Corporate Bylaws and Robert's Rules of Order. At a closed Board Meeting Fred Rosenzweig and Pierre Laliberté were nominated for 2nd Vice President. Gene's vote was given to Meryl in a sealed and signed envelope for vote in his absence today. Eli appointed Meryl Brunelle and Rita Pickar as ballot counters. Being no other nominations, the vote was taken and Pierre Laliberté was elected by a majority vote. A round of applause ensued.

Meeting Minutes:

(9:36:11 a.m.)

The Board unanimously approved the Minutes of the January 17, 2019, MM Special Board Meeting for Election of Officers to MM Board of Directors; the January 17, 2019, MM Board Meeting Minutes; the January 31, 2019, Executive Session Meeting Minutes; and the February 7, 2019, Executive Session Meeting Minutes.

President's Report - Eli Okun:

(9:37:23 a.m.)

- 1) Announcement of New Executive Director -
Eli was pleased to announce the Board's appointment of Vallen Smikle as the permanent Executive Director of MM. A round of applause ensued.

- 2) Town Hall Meeting - **(9:37:51 a.m.)**
Eli reported the January 30th Town Hall Meeting was well-attended. The Board took notes of the many ideas and suggestions offered. As the other previously scheduled projects continue, Eli outlined the following projects for consideration by the Board:
 1. Electric Car Charging Station -
Eli stated Val will be reviewing the several proposals received, seeking universal charging station accommodations.
 2. West Gate Guardhouse -
Following the West Gate Guardhouse renovations in April, the Board will discuss access restrictions to owners only and possibly eliminate commercial traffic for faster access. There will be further discussion on this prior to the start of renovation; starting in approximately April.
 3. Crosswalk Lighting -
Eli mentioned a focus on warning indicator lights, especially for night use, will be investigated for feasibility to enhance Village safety. This is in the very early stages.
 4. CVE Website -
Eli explained the cvedb.com website will be updated to be more user-friendly, reflecting a new codename Century Village East with links to different Community branches for information for Recreation, COOCVE, et cetera.

- 3) Comcast - **(9:41:58 a.m.)**
Eli informed MM has been in discussion with Comcast Wi-Fi services to develop a cost-savings package for the Community. He noted Boca has it and has a \$9 more per month coupon, and in an effort to avoid raising the Resident coupon, MM will seek to offer a couple years' extended agreement in return for a discounted rate. Eli stated a usage data survey will be conducted to gather the number of Comcast users. Once the data is received, MM will pursue Wi-Fi negotiations with Comcast. A Comcast event will be held at Le Club on Monday, March 11th, and Friday, March 15th, from 11:00 a.m. to 3:00 p.m. offering special package deals at a nominal cost and available to answer questions. Announcement will be posted.

Treasurer's Report - Joe Maney:

(9:44:12 a.m.)

January 2019 Financial Report -

For the month ending January 31, 2019, Revenue was \$1,105,032 and Expenses were \$1,008,600. The Net Revenue exceeded the Expenses by \$96,431. The balance sheet is showing Cash on hand of \$1,949,230. The Net Assessment Receivables on uncollected items was \$315,242. Total assets were \$3,318,602 with Total Liabilities of \$3,285,462 and Total Net Equity of minus \$63,291. Joe stated the major items exceeding the budget were water by \$17,840.00, sewer by \$17,922, transportation by \$7,000, and security guard services by \$16,500.

Eli clarified the water overage stemmed from the City's implementation of a new tax for storm drains without notifying MM. Following payment of the bill, MM went to the City requesting a refund as the City does not maintain the Village storm drains and a credit will be applied, resulting in a balanced budget.

Per inquiry, Eli informed MM's contract was for trained guards. Val located a charge for security guard service training on MM time, and we will be credited \$37,000 next month, putting MM back on track for a balanced budget.

Executive Director's Report - Vallen Smikle:

(9:46:52 a.m.)

1) Village Lighting -

Val reported blinking lights extending from the Clubhouse at Berkshire to Islewood was a result of a broken neutral FPL line causing varied voltage from pole to pole. A temporary fix was applied, which only extended the problem two additional months. MM went back and installed temporary safe lighting. Again, following additional daily discussion, FPL agreed to run a new underground line to replace the current line starting Monday and will take some time. He advised a third-party contractor, Viking Utility, Inc., will be working on the installation as the previous contractor, Davco, was not the right fit. He acknowledged the newly paved roads will be patched up following the installment.

Following Member comments, Val stated he would contact FPL to report flashing lights along West Drive in front of Newport O.

Additionally, Val said he contacted Association Presidents of Islewood D, Keswick C, Richmond A, C, E, and F, the test subjects for the new Village lighting program where additional lighting will be added to the five columns of the high rises. Once complete, community feedback, as well as a safety engineer, will assist with additional lighting recommendation. Once determination is made, Val was hopeful the remaining building Presidents will sign the MM installation and maintenance agreement for additional lighting. Eli thanked Michael for his instrumental efforts putting together a package and surveying the Village lighting. A round of applause ensued.

Michael mentioned the lighting project also includes the garden-style condos, dark areas, walking paths, etc.; adding a two-year project will be time consuming contacting the 253 individual condo Association Presidents spread throughout the country and Canada and requested patience. Joe R. agreed, seeking permission of the various Associations, obtaining legal documentation, and communication and the paradigm shift are the biggest challenges.

2) Tree Trimming -

(9:52:34 a.m.)

Val anticipated conclusion of the yearly tree trimming would conclude today following a report by MM Village vendor, Luke's Landscaping. Notification will be sent via email blast.

3) Water Valves -

(9:52:53 a.m.)

Val reported A to Z Plumbing and Robert Streater, Director of Operations, would be out next week going building to building exercising the building and main property water valves to ensure they are functioning properly. He stated the overnight process will take two to three weeks to complete. Lastly, the Village main valve lines have been upgraded with the City. The two valves fixed were Durham outfitted with new pads underneath and a sleeve for water efficiency, Farnham was completed last week, and Hillsborough scheduled for next week.

Following Member inquiry, Val anticipated no water interruption in the process would take less than 10 minutes turning the water valve with a key to ensure it runs smoothly and turns properly. Eli added the valves need tested yearly to prevent rust build-up and emergencies.

Per Member inquiry, Val informed the East Gatehouse was damaged in a crash; and a loop line was added at Main Gate.

Following Member inquiry, Val responded he will acquire information and report back regarding the City's responsibility with the main water valves and internal piping at next month's meeting scheduled for March 7th. He confirmed MM was investigating the possibility of replacing the current buses in the Village with electric buses adding ChargePoint, a network charging station for electric vehicles partnered with Whole Foods, was being considered.

Joe desired it be well-outlined in the Meeting Minutes and video: To access the valves requires a five-foot key located in the MM office; most water ruptures occur in the lines and the water valves need shut off; Oakridge A experienced running water for four-and-a-half hours because nobody knew how to shut it off. Note: Contact security, rovers will bring the key to the building to shut off the water valve. (Refer to video at Time Stamp for full discussion.)

Business:

(9:59:20 a.m.)

Old -

New -

1) Irrigation System -

Eli Okun moved to approve the contract with Masuen Consulting, LLC for the upgrading of the irrigation system not to exceed \$100,000. The motion was seconded by Michael Routburg.

Following discussion by the Board regarding the contract to include the Board's review and receipt of presentation by Masuen, the new system upgrade offerings and improvements to include rapid fiber communication, 10-year software guarantee as well as a cloud-based storage offering more backup facilities, staff training, and a round of applause, **the motion passed unanimously.**

Discussion by the Board regarding BSO presence in the Village ensued; Eli reported they are present and not always in plain view and to be careful. Following a brief comment by Eli introduced head of security, Fernando Navarro, who commented notation was made to focus on the backstreets, side roads, and crosswalk traffic in addition to the main roadways. Eli confirmed there are 23 miles of roadway in the Village. (Refer to video at Time Stamp for full discussion.)

Member Comments:

(10:06:44 a.m.)

Michael wished the seasonal Residents good health and safe travels; and urged Residents to attend the District 3 meeting at the Clubhouse 1:00 p.m. today.

Barry remarked drivers have responsibilities as do pedestrians and suggested pedestrians avoid crossing the main roadways East Drive, Main Drive, and Century Village where there is not a crosswalk. Also, pedestrians only have right-of-way in designated crosswalks; advised refraining from stopping in the roadways and congregate at corner stops interfering with walkway traffic; and stay to the right or left side accordingly.

Dick expressed gratitude for the informative meeting.

Fred commented the recent surveys utilized have been helpful; desired a survey to collect demographic data be used for important planning matters and as a learning tool, and wanted said findings be published in the Reporter and shared with the Community.

Joe R. reminded when the Village started 41 years ago the full-time Residential population has changed over time; 70% were full-time residents and 30% snowbirds, currently 30% reside in the Village full-time and 70% are snowbirds; therefore, suggested reviewing data to adjust programs and services accordingly. Noting the Village spends well over \$40 million on services provided to unit owners and need to keep in mind the demographic changes and how it will force MM to change what they do.

Announcement:

(10:12:59 a.m.)

The next regular MM open Board meeting will be on Thursday, March 14, 2019, at 9:30 a.m. in the Activities Center. The next meeting announcement will be published in the CVE Reporter.

Adjourn:

(10:13:22 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,

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 _____, 2019.