

Minutes of Master Management Board Meeting

April 4, 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 informed the audience of the sign-in sheet is back of room, if they wish to speak at Open Mic.

Roll Call:

Present - Eli Okun, Joe Maney, Dick Ciocca, Michael Routburg

Remote - Pierre Laliberté

Absent - Barry Warhoftig, Gene Goldman, Joe Roboz

Eli noted in attendance: Sylvia Smaldone, President of COOCVE; Rita Pickar, Chairperson of the COOCVE Recreation Advisory Committee and CenClub; Michael Rosenzweig, Editor-in-Chief of the CVE Reporter; and Bernie Parness, Deerfield Beach Commissioner.

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:

(9:32:26 a.m.)

The Board unanimously approved the Minutes of the March 14, 2019, MM Board Meeting.

President's Report - Eli Okun:

(9:33:00 a.m.)

1) FDOT - SW 10th Street Project Update -

Eli stated MM has had several meetings with the Florida Department of Transportation (FDOT) to address concerns and voice objections on behalf of the Residents living in that corridor. MM and COOCVE organized a meeting with FDOT in the Village last Thursday and approximately 250 people signed in and presented questions, expressed their opinions, and objections regarding the 10th Street development. Eli remarked MM supports the Community 100%, and Commissioner Bernie Parness will continue advocating on behalf of the Community to the elected officials. The meeting with FDOT can be viewed on the CVEDB website and will be televised on Channel 98. It can be seen on the CVEDB website tomorrow.

2) Recycling Update -

(9:35:00 a.m.)

Eli stated the red and white "no plastic bags" signs have been posted, and the free reusable recycling bag giveaway program began with disbursement of the first 400 bags offered by the city. Eli indicated MM produced additional free recycling bags and are available in the MM office; he brought one of the canvas bags for display.

- 3) Communication (Telephone Tree) - **(9:35:35 a.m.)**
Eli informed in addition to alerting the Community of emergencies via e-mail, MM was looking to install a telephone tree system (Robocall) that will communicate alerts via automated telephone. The system will automatically populate contact information provided during the Village ID card registration and we will be able to notify Residents in the event of an emergency, water main break, etc.

Eli advised due to the meeting being scheduled earlier in the month per request and to accommodate Easter and Passover, the Financial Report was not ready and will be given out at next month's meeting.

Executive Director's Report - Vallen Smikle: **(9:37:20 a.m.)**

- 1) Transportation (First Transit Presentation) –
Val introduced guest speaker, Catherine DeGray, Sr. Director of Operations for First Transit, who oversees the operations for FL and North Carolina, to address the proposed changes to the Village bus system. Catherine introduced Teri Salci, General Manager, who is in charge of the day-to-day operations, noting their company has serviced the Village since 2014 and the contract expires June 2019 and of their desire to continue offering the Community accessible, convenient, and reliable transportation. She spoke about the proposed changes to the fleet and introduced two new buses to the Community for feedback and approval. The first bus is the Spirit of Freedom ARBOC, which will have a lower floor base and low-level ramp; the second bus offered for consideration is the Ford Transit, which also has a lower floor base and low-grade ramp and overall is a smaller vehicle for ease in navigating through the narrow roadways in the Village. The ARBOC bus was parked outside for Residents to take a look at the conclusion of the meeting. The second bus, the smaller of the two, would be on site at the next meeting on May 23rd.

Following presentation, questions regarding bus longevity, stowaway capabilities, railings, seating capacity, step height, ramp elevation, etc. ensued. Val reiterated First Transit takes safety very seriously and has the best countrywide safety record in the industry. (Refer to video at Time Stamp for full discussion.)

- 2) Village Lighting - **(9:54:52 a.m.)**
Val informed of the newly installed tower lights (5 LED light fixtures to each tower) for high-rise buildings; Keswick C, Islewood D, Newport G and N, Richmond A, C, E, and F, and Oakridge A, and that they have started Oakridge U. To date additional building buildings have joined to participate to include Cambridge A, Durham A, Harwood E, and a meeting with Lyndhurst H was scheduled tomorrow. Val hoped more buildings will participate in the MM lighting program, and encouraged high-rise building Presidents to contact Customer Service to sign the lighting contract with MM. He invited Residents to check out the new lighting fixtures, and thanked the buildings for being first to volunteer for the upgrade.
- 3) FPL - **(9:56:17 a.m.)**
Val advised the repairs to the light outages along Century Boulevard from Berkshire C down to Islewood A were completed, with additional work orders issued for Islewood A, North Drive, and 2 poles in front of Ashby A. He advised Robert Streather, Director of Operations, has been in constant contact with FPL to investigate and resolve the issues with those light poles.

Val was hopeful to hear back from FPL soon regarding the \$2,500 claim submitted last week to cover the costs associated with the temporary lighting provided during the pole outages along Century Boulevard between Berkshire C through A, as well as trip hazards, prior to repair. He said regardless of whether FPL reimburses the claim or not, MM wanted to ensure they did the right thing protecting the Residents.

4) Watergater / City -

(9:57:47 a.m.)

Val informed MM will be preparing the main valve for preventative maintenance along Hillsboro Boulevard. Robert Streather will send notification via e-mail blast alerting the Community when the water obstruction would be. Val anticipated the testing to take place during a weekday on Tuesday, Wednesday, or Thursday and would last two to three hours at most, hopefully much sooner.

Business:

(9:58:32 a.m.)

Old -

New -

Insurance Policy -

Eli Okun moved to approve the expenditure of \$165,000 for a 10-year Environmental and Liability insurance policy with Beazley Insurance Company for the four parcels of the golf course property to be transferred to CVEMM. Joe Maney seconded the motion.

Eli advised proper insurance was necessary for the land parcels MM will acquire in the next three to four weeks. He explained the contract agreement arranged for MM to pay \$15,000 initially and will receive back from Toll Brothers a check for \$150,000 and in 18 months MM will receive another check for \$150,000 per the contract agreement to compensate for the insurance coverage, which will end up costing the Village nothing. Eli summarized the insurance plan will cover 10 years' liability protection (falls, trips, injury, etc.) from day one from any claims, prior to MM's ownership of the property. Following presentation and discussion by the environmental attorney, evaluating the different insurance company options, communication with a specialized insurance broker, extensive Board discussion and analysis, it was decided this policy best suited the needs of the Village.

The vote was taken and the **motion passed unanimously**.

Member Comments:

(10:01:34 a.m.)

Eli wished everybody a Happy Passover, Easter, and summer season.

Dick mentioned having spent most of his working life in the insurance business, noting the Board would be more actively involved with insurance reviews, policies, and procedures. He complimented Val for his excellent participation with the Board. He was very pleased more chairs were being added to the room and hoped to need a larger venue in the future to accommodate the attendees; he expressed gratitude for their participation; God bless you; urging continued participation of the Community.

Michael, in conjunction with Val and Eric Granger on the lighting, discovered some buildings had previously upgraded to LED light fixtures and are actually upgrading to the lighting that MM is doing, which gives them the opportunity to pass to MM the responsibility for maintaining in the future. We cannot maintain someone else's fixture, but we will be able to maintain it if they allow MM to change it and then move forward, so that is starting to happen. We will also have more uniformity in the Village. He wished everyone a Happy Passover, wonderful holiday season, a good Easter, and a wonderful time. Additionally, he drew attention to the ongoing 10th Street project developments, noting Bernie's continued participation and leadership would extend through the summer as projects, presentations, and proposals continue. He remarked there are a lot of negatives that may impact the Village; be aware of the events unfolding and be prepared to respond accordingly.

Announcement:

(10:04:41 a.m.)

The next regular MM open Board meeting will be on Thursday, May 23, 2019, at 9:30 a.m. in the Activity Center A. Notice will be sent out.

Adjourn:

(10:05:00 a.m.)

Meeting was adjourned at 10:05 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.