

Minutes of Master Management Board Meeting

May 23, 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 at the back of the room, if they wish to speak at Open Mic.

Eli noted in attendance: Sylvia Smaldone, President of the COOCVE; Rita Pickar, Chairperson of the COOCVE Recreation Advisory Committee and CenClub; 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.

Roll Call:

Present - Eli Okun, Dick Ciocca, Gene Goldman, Michael Routburg

Remote - Barry Warhoftig, Joe Maney, Joe Roboz (entered dais at 9:31:49), Pierre Laliberté (entered dais at 9:43:22)

Meeting Minutes:

(9:31:39 a.m.)

The Board unanimously approved the Minutes of the April 4, 2019, MM Board Meeting; the April 11, 2019, Executive Session Meeting; the May 2, 2019, Executive Session Meeting; and the May 16, 2019, Executive Session Meeting.

President's Report - Eli Okun:

(9:32:51 a.m.)

1) Telephone (Robocall) / Text Tree Services -

As previously discussed at last month's meeting, Eli was pleased to report the new dual phone system is now active and will be used in addition to email blasts to send automated phone calls and text messages to alert Residents of maintenance issues and emergencies on a more timely basis. Contact telephone information provided during ID registration was populated into the robocall system. As hurricane season approaches, Eli urged Residents to contact the MM Customer Service main line at 954-421-5566 for telephone number changes and additions.

- 2) Golf Course - Central Park - Survey - ProShop Garage Building - (9:34:40 a.m.)
Eli announced the Board's decision to name the newly-acquired golf course property situated in the middle of the community Central Park. MM will follow up with a survey for all 8,508 units to offer their ideas and input outside of walking / bike paths for the park. Following numerous interviews, MM hired a professional park planner to assist with park development. Regarding the ProShop garage that housed the golf carts, he said we are in the process of speaking with CenClub and Recreation to turn over that building for their usage for program expansions for the community. He remarked the project is a lengthy process involving a lot of work but continues moving in the right direction.

Treasurer's Report - Joe Maney:

(9:37:16 a.m.)

April 2019 Financial Report -

For the month ending April 30, 2019, Revenue was \$1,116,662 and Expenses were \$1,042,216. The Net Revenue exceeded the Expenses by \$74,446. The YTD Revenue was \$4,675,310 and YTD expenses were \$4,055,248. The YTD Revenue exceeded expenses by \$620,062.

The balance sheet is showing Cash on hand of \$2,607,959. The Net Assessment Receivables on uncollected items was \$285,570. Total assets were \$4,042,273 with Total Liabilities of \$3,399,543 and Total Net Equity of \$642,730.

Joe stated the YTD income was over budget by \$149,000 related to estoppel fees and miscellaneous income. The under budget items YTD were general and administrative by \$48,000; water, sewer, and other utilities by \$62,000; Village maintenance by \$53,000; cable TV and security guard service was up by \$45,000; and we spent \$240,00 less for capital planned projects.

Security - Fernando Navarro:

(9:39:34 a.m.)

Security Update -

- a) Bar Codes -

Fernando reported YTD 834 new barcodes have been issued and reminded residents to come pick up their issued/requested barcodes. The summer schedule for barcode replacement and pick up will be Tuesdays and Thursdays 1:00 p.m. to 4:00 p.m. and Wednesdays 4:30 to 6:30 in front of LeClub. Contact Fernando, Security, or Mariam from the ID Office for barcode issues.

- b) Technology Update -

Fernando informed approval by the Board for installation of a license plate reader (LPR) for the Main Gate; proving it was successful at the West and East Gate. The LPR will scan, video, and document all vehicles entering and exiting the Village day and night in all weather conditions. The same system will be implemented at the plaza following quote approval by the Board.

- c) Airbnb -

Fernando mentioned two Airbnb units in question were being investigated. Of the two received, an ad had been placed for one; the gentleman put the ad on the internet, as he wanted to see how it would work and he had forgotten to take it off. Since Fernando

contacted the gentleman by e-mail the ad was removed; this was double checked this morning to ensure it was not active in the system and it had been removed. The second was unfounded. Fernando is working with Rita Pickar and some other members, as we suspect there may be others in the Village and they will follow-up to ensure there are none. If there are, he will contact them directly to advise they need to remove; otherwise administrative actions will be pursued.

d) Animal control -

Fernando alerted to the continued efforts to apprehend coyotes and stated the importance of not feeding the animals to avoid confrontation, and drew attention to a raccoon incident and feeding of cats, as we know of a situation by the Ventnor area in the corner. He reiterated do not feed the cats as well.

e) BSO -

Fernando reminded the Broward Sheriff's Office continues to patrol the Village and issue citations accordingly. He mentioned a silver two-door Lexus had followed him honking his horn and running stop signs; he reminded everyone to respect the traffic safety rules. He credited Sherrie Duffy's assistance with an ongoing investigation into a pair of professional pocket pickers targeting Village residents at Aldi's and Publix. He advised residents to keep their purses closed and be aware of their surroundings.

f) Security -

Fernando informed several security officers will undergo further training via The Edge, an inter-office system, during off season for additional training and Customer Service improvement, safety, and how to deal with difficult people. For security related matters, contact Fernando as soon as possible. Rule of thumb is to notify 911 first, then to follow up with Village security so they can assist emergency personnel and communicate via two-way radios for rapid response. Security has a phone app to assist alerting first responders. A round of applause ensued.

Following member inquiry, Fernando clarified 837 barcodes have been issued since the 1st of January this year and offered that a data spreadsheet is available upon request. Discussion ensued regarding the license plate reader, vehicle break-ins, a stolen vehicle report from Harwood, suspicious person's activity, and the low-lying fence at Farnham. Val reminded security is a work in progress and will be adding more cameras and step up patrols as MM continues to strive for a safer community. (Refer to video at Time Stamp for full discussion.)

Public Relations - Elliot Cohen:

(9:55:23 a.m.)

Website presentation -

Elliot, who assists with communications in the Village, highlighted his work with the Board over the past year to implement new ways to effectively communicate up-to-date information and transparency via the company main website, CVEDB.com. He hoped everyone is receiving the monthly email, the Insider newsletter, which is used to communicate activity in the Village. After revamping the main website, it was decided to launch a second site this year dedicated to project updates in addition to email blasts. The new site, www.keepingcvebeautiful.com, will contain pictures, community links,

recycle info., project tabs, videos, news, and paving project updates, etc. Elliot hoped residents enjoy the new site (which supplements the main website for the community) and to keep an eye out for changes. A round of applause ensued.

Val thanked both Mike Burdman, Executive Director of Bay Management, for his guidance overseeing the Recreation Board, as well as Rita Pickar, for their assistance collaborating with MM to transform one Tilford tennis court into two new pickleball courts, which are now open.

Executive Director's Report - Vallen Smikle:

(10:02:41 a.m.)

1) FPL -

Val informed an email blast was sent yesterday indicating FPL will be on site working quickly to replace the well-needed transformers at 20 plus Associations. The pole replacements at Ventnor and Tilford will be cut down for pickup later. A temporary orange fence will be used to secure the opening. He said contact MM if the area is not closed off. Security continues to inspect the community for potential lighting issues, and FPL will be replacing the pole outages on Century Boulevard in front of the Clubhouse and East Drive.

2) Village Lighting Update -

(10:03:49 a.m.)

Val was happy to report 30 of the 36 high-rise buildings that joined the MM lighting maintenance contract for lighting upgrades have been completed; today Durham B will bring this number to 31. Val thanked Joe Mucci, with Seacrest, and others for their assistance with the project. Val pointed out Berkshire C reported they were very happy with the new lighting, as well as others. He requested building Associations interested in a contract with MM contact Customer Service to discuss the plans for replacing / adding of lighting to the tower as well as inspection and maintenance of the fixtures to the buildings.

3) New Hires -

(10:05:00 a.m.)

Val was pleased to announce MM hired Casey Snider as Resource Coordinator and outlined her extensive work history in the community; and introduced Denis Barreto as Sr. Project Manager, as replacement for Val's former role, with 11 years' experience working in the Village and Seacrest. A round of applause ensued.

West Guardhouse & Monument Signage -

(10:06:27 a.m.)

- 4) Val stated the West Guardhouse was a hot-button topic and offered drawings and pictures of the new structure, layout, and road design. Three monument signs are permitted for the three entryways of the Village; Hillsboro Boulevard, East Drive, and West Drive. The first monument sign will be erected for the West Drive on the left-hand exit side right after you pass the fire department, and the two additional signs for Hillsboro Boulevard, East Drive will be installed when construction begins for the West Guardhouse to save costs. Val anticipated the monument sign construction should take about a month for all 3 locations; Hillsboro, East Drive, and West Drive, and the West Guardhouse, after we get the permit and start date, only the Guardhouse should take a month and a half to build, but the re-design of the road will take longer; so from start to finish we are looking at about 3 and a half months construction time.

We have a contract with Butters Construction for a previous Guardhouse that we were going to do, but now with this new revised construction, we will now have revisions to our contract made, so that process will be shared with the community at our next open Board Meeting after the Board discusses and agrees to signing that contract, and there will be a further start date when we will be starting the West Guardhouse and new road design.

A round of applause ensued.

Business:

(10:08:30 a.m.)

Old -

New -

Member Comments:

(10:08:48 a.m.)

Eli wished everybody a safe, enjoyable Memorial Day weekend; and hoped everyone enjoys the good weather.

Michael informed the Jerusalem Day celebration, celebrating the day Jerusalem was reunified to become one city, will be at the Clubhouse Party Room on June 2nd from 2:30 to 4:00 p.m. He explained the lighting project was going to take time and requested patience as the project will take two years to complete. He hoped everyone has a good summer.

Gene enjoyed the extra reports today, adding they were very good.

Joe concurred with Gene. He was pleased with the very informative reports and pointed out they have met the obligations to keep the community informed. He was proud of the staff and the progress made.

Barry reiterated the above-mentioned comments. He highlighted the extensive progress made over the past two years; noting the traffic enforcement, improved lighting in parking areas, potable water savings, East and West Gate construction, the cooperation and merging of CenClub and Recreation continues to have good results, the golf course planning, and security upgrades. He hoped the residents were proud and thanked the great staff and leadership for making this all possible.

Announcement:

(10:12:11 .m.)

The next regular MM open Board meeting will be on Thursday, June 13, 2019, at 9:30 a.m. in the Activity Center Room A. Notice will be sent out.

Adjourn:

(10:12:33 a.m.)

Meeting was adjourned at 10:12 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.