



Minutes of Master Management Board Meeting

June 13, 2019

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

Barry informed as Vice President he was presiding over the meeting, as Eli Okun, President, was called away due to a family emergency.

Roll Call:

Present - Barry Warhoftig, Dick Ciocca, Gene Goldman, Michael Routburg

Remote - Joe Maney, Joe Roboz

Absent - Eli Okun, Pierre Laliberté

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:

(9:31:27 a.m.)

The Board unanimously approved Minutes of the May 23, 2019, MM Board Meeting; the May 30, 2019, Executive Session Meeting; and the June 6, 2019, Executive Session Meeting.

President's Report - Barry Warhoftig:

(9:32:41 a.m.)

1) Central Park Survey -

Barry stated the former golf course land parcel recently acquired by MM has been named Central Park. In the next month or so all 8,500 plus unit owners will receive a survey, one per unit, asking for input as to their desires for the park; approximately 5,000 of those unit owners will receive the survey via email, the remainder will be mailed out and followed-up with a phone call for those who have not replied. The surveys will not include resident names, only addresses. Once the survey is complete, a park planner will analyze the data collected and generate a preliminary review of what will be included in the park.

2) Perimeter Wall - Vendor Selected -

(9:35:00 a.m.)

Following several bids and reviews, the Board selected Precast Wall System, a long-time local, reputable wall building company, to begin work on the perimeter wall along Military Trail. The intent is to file permit requests for the wall construction with the work to begin in November.

Toll Brothers will also be working with this company and will coordinate where the two walls will come together. (A motion to approve is under New Business at the Time Stamp below.)

Treasurer's Report - Joe Maney:

(9:36:38 a.m.)

May 2019 Financial Report -

For the month ending May 31, 2019, the Revenue was \$1,160,662 and Expenses were \$1,052,368. The Net Revenue exceeded Expenses by \$108,294. YTD Revenue was \$5,836,636 and YTD Expenses were \$5,077,070. The YTD Revenue exceeded Expenses by \$759,566.

The balance sheet is showing Cash on Hand of \$2,712,813. The Net Assessments Receivable on uncollected items was \$257,755. Total Assets were \$3,852,195 with Total Liabilities of \$2,990,512 and a Total Net Equity of \$861,683. Legal expenses exceeded the budget by \$20,800; water and sewer by \$61,000; capital spending was less than budget by \$159,000.

Joe Maney moved for the MM Board to approve the auditor's 2018 Financial Report as submitted and discussed at the previous meeting. The motion was seconded by Michael Routburg.

Joe Roboz moved to amend the motion to include the report will be published in the next edition of the Reporter. The motion was accepted by Joe Maney and seconded by Michael Routburg. The motion to amend was passed unanimously.

Joe Maney moved for the MM Board to accept Keefe & McCullough to conduct the 2019 audit. The motion was seconded by Michael Routburg. The motion passed unanimously.

Gene commented the auditors did a great job with the report and was pleased to hear they had no issues or concerns regarding MM's financial operations. Barry added this was a new firm and concurred with Gene, it was a smart move to hire a new firm at the suggestion of the treasurer.

Barry noted in attendance: Susan Dove on behalf of Cen Deer and the Recreation Committee; Michael Rosenzweig, Editor-in-Chief of the CVE Reporter; and Pat Bidol-Padva, Chairperson of the Council of Area Chairs.

Security - Fernando Navarro:

(9:41:51 a.m.)

Security Update -

- New License Tag Readers "Cameras" at Main Guardhouse -
Fernando was happy to report the license plate readers at the Main Gate are now up and running to capture and video all vehicle tags in and out of the Village.
- Theft -
Fernando reported a Resident witnessed a recent bicycle theft by a vendor in the Village; prompt reporting was made and independent surveillance and gatehouse camera footage was submitted to the police for review and follow up.
- Camera Installation -
Approval of the camera installation at the Plaza Gatehouse are pending.

- New Reporting Procedure -
Fernando advised that Village security will have the CyCop app. on their phones to record audio, generate pictures, and make prompt reporting for incidents and/or service calls.
- Bank Scams -
Fernando discussed the recent reporting of bank/credit scams and advised Residents not to give out their personal information, hang up immediately, and contact BSO's non-emergency line at 954-764-4357, to report the incident. Notification was sent via email blast and flyers were circulated.

Gene stated calls from the "US Government" were spam, and government entities will only issue correspondence via mail. Dick remarked the recent scammers have been soliciting free lunches and there to be aware there are no free lunches.

- Incident Report -
Fernando stated a road rage incident was reported to authorities following a Resident's concern for their safety. While waiting at the Main Gatehouse, three BSO officers responded to the scene and while there, witnessed the suspect crashed into a street sign at Swansea who was subsequently arrested for DUI. Cones were placed at the location for follow-up police investigation.
- BSO in the Village -
Per information relayed by Deputy Black, 33 stop sign citations and few warnings have been issued in the Village to date, the majority for stop sign violations, and continues to patrol the Village very diligently and reported the buses and security officers have been doing a great job.
- Officer Merit Awards -
Fernando congratulated the following security officers for their year(s) of service: Nicholas Cardenas, paramedic at the clubhouse, 1 year; Frank tends the main gate, 1 year; Tahir Casein (sp.), tends the Clubhouse bus depot, 1 year; Maria Francois, afternoon rover patrol, 5 years; and Breanna, paramedic at clubhouse, 10 years.

Fernando closed his report by offering his availability to Residents to come by his office if you have something to address. A round of applause ensued.

Executive Director's Report - Vallen Smikle:

(9:54:11 a.m.)

1) Toll Brothers - Construction Update -

Val reported all construction and temporary fencing was installed and screened off to control land debris at land Parcel 5 (closest to Military Trail). A construction fence was added to Parcel 4 for trenching and filling of the new lake located on Parcel 5 behind Richmond E and F. Once complete, Parcel 4 will be signed over to MM ownership. For project details on the new Sandpiper Pointe at Deerfield Beach development, visit tollbrothers.com. Val said he was advised that model units should be up for view in December; price points are averaging \$300,000 each, and up.

- 2) West Guardhouse - Building Construction Bid Out - **(9:55:42 a.m.)**
Val announced the architectural plans are with Butters Construction & Development, and MM is currently awaiting for the contract to seek Board approval and decision to move forward with the final price offered.

Gene added the Guardhouse plans will proceed, it's just the exact terms of the contract for possible adjustment. Val concurred.

- 3) Bus Shelter - Val/Bernie Parness - Hillsboro Boulevard & CVE Entrance - **(9:56:25 a.m.)**
Val indicated Commissioner Bernie Parness continues working with MM and the city to address the cleanup of the relentless tagging and graffiti littering the bus shelter on Hillsboro Boulevard and Century Boulevard, and BSO has been asked to get involved. He commented the site was an eyesore as it's the first thing you see upon Village entry in that area.

- 4) Transportation - Contract Negotiations - **(9:57:04 a.m.)**
As service provider negotiations for bus service continues, Val was hopeful there would be no service interruption as MM and First Transit have been very diligent in seeking the best outcome with open communication and ways to improve. Val stated MM would be happy to address all issues relayed through contacting customer service.

- 5) Summer MM Office Hours - **(9:57:40 a.m.)**
Val announced starting Monday, the summer office hours will be Monday through Thursday 8:30 a.m. to 5:00 p.m. and Fridays 9:00 a.m. to 3:00 p.m. Notice will be posted at the door and an email blast will be sent.

- 6) Project Updates - **(9:58:29 a.m.)**
- Building Water Valves Exercise Completed -
Robert Struthers, Director of Operations of CVE MM, reminded Residents of the 2015 valve shutoff project installation at each association building was to prevent shutting down whole areas for isolated repairs. All 477 valves have been exercised, many during repair. The next exercise project to ensure proper working order will be in approximately two years.
 - CVE Paving Project - Start Date June 18, 2019 - **(9:59:38 a.m.)**
Robert reported the summer portion of paving project was scheduled to begin at Durham Tuesday, next week and will continue east to Cambridge, Westbury, Swansea, Upminster, to Richmond and exit through the East Gate. Weekly project updates will be sent via email blast and posted on keepingcvebeautiful.com. He advised to contact MM if you are unsure your email address is included in their database, and offered his availability for additional questions. A round of applause ensued.

- CVE Lighting Project - Work Completed to Date - **(10:01:21 a.m.)**
 Denis Barreto, Senior Project Manager, stated 42 buildings have signed the lighting upgrade contract. The two-story building upgrades have begun, followed by the four-story buildings; 37 buildings have been completed, 4 are pending, and 5 up for rebate for Board approval, and will be contacted next month to sign the contract. Two sample two-story buildings with 16-20 units are at Tilford A and Keswick A. Discussion regarding the 24-unit buildings are under way. Grantham A has added lighting, "the tunnel of love" will be evaluated for additional lighting.
- FPL - **(10:02:57 a.m.)**
 Denis noted FPL reported two pole outages in front of the Clubhouse and one pole by the East Gate in front of Richmond E have been called in for service.

Following Member inquiry, Denis confirmed all darks areas in the Village will be evaluated for additional lighting needs. A round of applause ensued.

Per Member inquiry, Val announced the MM office will be closed Thursday, July 4th, and will be open Friday, July 5th, 9:00 a.m. to 3:00 p.m.

Business: **(10:04:17 a.m.)**

Old -

New -

Barry Warhoftig moved for the MM Board to approve an expenditure not to exceed \$40,000 to hire Apex Contractors to renovate the CVE Reporter Office. The motion was seconded by Dick Ciocca.

Following Barry's brief comment, an agreeable arrangement was reached between the two parties for MM to acquire unneeded office space from the CVE Reporter, **the vote was taken and passed (5-1).**

Barry Warhoftig moved for the MM Board to approve an expenditure not to exceed \$260,000 to hire Precast Wall Systems to construct a perimeter wall on Military Trail. The motion was seconded by Dick Ciocca. The motion passed unanimously.

Member Comments: **(10:06:30 a.m.)**

Gene remarked given the large size of the Village, there is a small number of residents who spread false information, e.g., the firing of MM by COOCVE, which never happened and cannot be done legally. He referred Residents to the Recreation Committee, COOCVE, email blasts from COOCVE, and MM to obtain accurate information. For any concerns and inquiries, contact MM customer service.

Michael expressed the potential impact the new FDOT project on SW 10 Street will have on the Village. He mentioned their deviation from plan recommendations from the COOCVE committee. The Village will be notified once a confirmed meeting date is set and expressed the importance for the Residents to voice their concerns and opposition, and desired scheduling buses to transport residents to said meeting. He wished everyone a good summer. He reminded Residents the Village lighting project was a very involved process and we are three to four months into the two-year long project.

Dick was pleased with BSO's traffic enforcement in the Village and thinks more has to be done to reduce the amount of traffic violators, particularly referencing those ignoring the parking lot stop sign before entering the roadways. He desired signs depicting the violation fees be posted in effort to increase traffic safety and awareness.

Barry noted there are 8,500 units, with 16,000 residents during peak season. He was pleased with the many positive changes in the Village and was proud of the efforts put forth by MM, the Recreation Committee, etc. He desired the Board review the idea of adding additional traffic warning signs. He said it was encouraging to know the sheriff's department continues to patrol and mentioned those who continue to violate the traffic safety laws will eventually get stopped. He reminded the next public meeting will be in September and MM, Val, Fernando and staff are always available.

Dick and Barry noted the Board continues to meet regularly with Val and his team at workshops which often last for several hours. Gene explained these workshops are a great learning opportunity to glean greater insight and understanding from bringing in consultants and experts to discuss planning, permitting, the construction process, and legal inquiry and decision making often occurs within their purview.

Announcement:

(10:18:53 .m.)

The next regular MM open Board meeting will be on Thursday, September 19, 2019, at 9:30 a.m. in the Activities Center.

Adjourn:

(10:19:12 a.m.)

Meeting was adjourned at 10:19 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.