



Minutes of Master Management Board Meeting

September 19, 2019

President Eli Okun called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:30 a.m.

Roll Call:

Present – Eli Okun, Barry Warhoftig, Dick Ciocca, Michael Routburg

Remote – Joe Maney (entered the dais at 9:31 a.m.)

Absent – Pierre Laliberté, Gene Goldman, Joe Roboz

Eli noted in attendance: Sylvia Smaldone, President of COOCVE; Rita Pickar, Chairperson of the COOCVE Recreation Advisory Committee and President of CenClub; Pat Bidol-Padva, Chairperson of the Council of Area Chairs; 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:

(9:32:31 a.m.)

The Board unanimously approved the Minutes of the June 13, 2019, MM Board Meeting; the July 11, 2019, Special Board Meeting; the July 18, 2019, Executive Session Meeting; the August 8, 2019, Executive Session Meeting; and the September 12, 2019, Executive Session Minutes.

President's Report - Eli Okun:

(9:33:53 a.m.)

Eli remarked although the Board has not held a recent public meeting, they have continued to meet throughout the summer as often as twice a week to work on Village issues and future planning.

1) Storm Preparation -

(9:34:30 a.m.)

Eli thanked staff, Val, property managers, Recreation, Mike Burdman and his staff for their extra time, cooperation, planning, and preparing for the hurricane. He was thankful it passed by without severe impact.

MM, COOCVE, and Recreation will continue to collect donations for the Bahamas through September 20th. Much needed items were posted on the flyers and sent via e-mail and the response has been terrific, with truckloads of goods being shipped. He pointed out staff member, Robert Streather, went to the Bahamas to deliver goods and assist his family in Freeport who lost everything, as well as others effected by the hurricane.

- 2) First Transit Transportation & Bus 623 (Test Bus) - **(9:37:12 a.m.)**
Eli remarked the previous test bus used on all routes received 99.9% Resident approval per questionnaire and feedback. He credited Michael Routburg's engineering experience and assistance working with First Transit to generate the lower, eight-inch step, modified specifically for the Village, as well as handlebars and LED lighting for added safety. This will be implemented on all nine buses. Eli encouraged Residents to view and test bus No. 623 parked in front of the Activities Center at the conclusion of the meeting.

Michael extended credit to the First Transit engineers and Alex Cook, head engineer, for their time and effort working on the buses.

- 3) West Guardhouse - **(9:40:00 a.m.)**
Eli offered explanation why the West Guardhouse construction was delayed by stating an additional four feet of land was needed to complete the approved plans to mimic the East Guardhouse. Following good-faith negotiations by MM with the Prescott M Association to purchase the four additional feet of land that MM maintains was denied, new plans for a smaller building had to be created and refiled. There will be two entry lanes, one designated for Residents only, and one exit lane. Although planning was delayed a week due to the hurricane, he reported the good news that the Permit is expected by next week and notification will be sent to Residents. A lane will be kept open as long as possible during the anticipated three months of construction. The East Gate will remain open 24/7 to alleviate in-season traffic congestion. Eli remarked this project was long overdue and necessary to accommodate the growing community, and offered an apology in advance for any frustration and inconvenience, but will continue to do their best.

- 4) Guest Speaker: Rita Pickar, President, CVRF Recreation - **(9:44:07 a.m.)**
Rita reported at last week's Recreation meeting she sent a letter to Mr. Jim Nicholson, President of CVRF, who owns the Recreational facilities, and this triggered our offer to purchase all the facilities documented in the long-term lease, Section 5.00., and hoped to close in December. She hoped the Village shared in her excitement. A round of applause ensued.

Michael congratulated Recreation, adding the most important thing this year and for the whole community was Recreation becoming CenClub; taking control of that portion of the land and thanked Rita for her efforts.

Treasurer's Report - Joe Maney:

(9:46:37 a.m.)

August 2019 Financial Report -

For the month ending August 31, 2019, the Revenue was \$1,144,218 and Expenses were \$1,133,221. The Net Revenue exceeded Expenses by \$10,996. YTD Revenue was \$9,203,106 and YTD Expenses were \$8,212,082. The YTD Revenue exceeded Expenses by \$991,024. The balance sheet is showing Cash on Hand of \$3,094,299. The Net Assessments Receivable on uncollected items was \$218,076. Total Assets were \$4,129,555 with Total Liabilities of \$3,036,413 and a Total Net Equity of \$1,093,141. All the expenses for August were reasonably close to budget with YTD expenses of cable TV over by \$48,000 and security services were over by \$56,000 respectively.

Executive Director's Report - Vallen Smikle:

(9:48:19 a.m.)

Val commended the staff, First Transit, Allied Universal Security, the property managers, Robert Streather, Mike Burdman of Recreation, and Elliot Cohen for their teamwork and effort ensuring communication, alerts, and hurricane preparations throughout the Village were a success. He hoped to meet with more property managers and Recreation in the future to discuss best practices and greater preparedness for the next storm.

1) Buses -

(9:49:29 a.m.)

Val thanked Markham Resident, Judy Olmstead, for her letter noting what Boca Century Village is using, the Challenger buses, also used by Palm Transit; sister company of First Transit, our service provider. MM incorporated the dimensions of the 8-inch bus step and it has been well-received by Residents. A picture of the new bus was on display.

2) Toll Brothers - Construction Update -

(9:50:18 a.m.)

Val informed work from Parcel 4 to 5 was coming along with earth and infrastructure work on the underground utilities and sewer system as well as carve outs for the building plots and roadways. Drone footage of their current work captured by Robert can be seen on KeepingCVEbeautiful.com. In back of the Activity room is a sheet depicting what Toll Brothers is building.

Val acknowledged Toll Brothers' cooperation and responsiveness working with MM to resolve any mishaps and cleanups as construction continues. He thanked Denis Barreto for his time and efforts ensuring the parking lot was drained and cleaned up following a pump at the lake that flooded the parking lots late at night. A round of applause ensued.

3) Current / Future Projects -

(9:52:19 a.m.)

a. Monument Signs

Val reported the roofs for the three new entrance monument signs were being installed with paint, stucco, and logos. Permits for electrical have been approved, so lighting will be added to the signage as well. He projected a completion date of mid-October.

b. CVE Reporter

Val was pleased to report the lovely new buildout of the CVE Reporter was complete and invited the Community to check out the hardworking volunteers of the CVE Reporter and their new space.

c. Park Planning

Val and Elliot Cohen are working on the new Central Park logo branding to present to the Board for approval. We would like to apply suggestions shared by the community via the survey that went out and look forward to sharing the results with the community. Val reminded the process will take three to five years, but well worth the wait.

d. Perimeter Wall

Val advised once the West Guardhouse Permit No. 195140 is received, we will be moving forward with our Permit for the Perimeter Wall and are looking at a variance and are already under contract with a vendor that is also providing the same wall to Toll Brothers along Military Trail, which will be the first wall built, to match their wall and better secure our community, followed by Hillsboro next year, and then the remainder of the community to completion.

e. Tilford Pool

Val stated the Tilford pool will be branded with a logo and identifying marker to match what Recreation has done with branding of their pools.

Robert Streather, Director of Operations, expressed gratitude to the Residents, Recreation, Bay Management, CVE MM, and the Board for their hurricane relief efforts and contributions to the Bahamas. A round of applause ensued.

4) Project Updates -

(9:55:43 a.m.)

Robert Streather, Director of Operations:

a. Paving Project

Robert announced the paving project was in its fourth year of a six-year plan. Durham, Cambridge, Westbury, and Swansea are complete pending permanent striping following the 30-day curing process. The only 2 areas that remain to be paved for 2019 are Upminster and Richmond. Paving has been temporarily diverted to Bay Management from Upminster and Richmond, as they work to enhance, beautify, and upgrade their property. MM will be installing a walking path and pedestrian crosswalk at the Richmond tennis court, as well as a five-foot walking path in front of the Clubhouse and around the parking lot with pedestrian crossings in conjunction with Bay Management enhancements. Paving will cease during the Jewish holidays, and resume shortly thereafter on Thursday, October 24th at Upminster A. Detailed paving schedule updates will be posted and via the website.

b. Recycling

Robert reported the City is auditing the entire city for recycling compliance. If there is too much contamination, recycling will be refused and trash rates will increase. He reminded Residents to use the free reusable canvas bags provided by MM to carry recyclables to the bins; DO NOT recycle plastic bags and pizza boxes. The list of approved / unapproved recyclables is posted directly on the bins. He encouraged Residents to spread the word and do better for the environment.

c. Bulk Trash

Bulk trash is to be taken out Thursday evening for Friday pickup. Residents are encouraged to see that contractors take their debris with them. The City has appointed a special inspector to issue warnings and / or fines accordingly. A round of applause ensued.

d. Lighting Project

Denis Barreto, Sr. Project Manager:

Denis reported 50 high-rise buildings are complete; two remain to be done, and 10 will receive rebates for their own LED lighting upgrades. We will then move on to the two-story buildings and continue until all two-story buildings are complete. FPL: there are 9 lights are out throughout the community, and FPL has advised the turnaround time for repair will be 10 days. They were here yesterday and fixed 2 lights and will be back today to continue repairing the seven remaining outages in the Village. Also, FPL will be installing two new light poles at the East Gate entrance off Military Trail free of charge.

Michael remarked working with FPL is a very frustrating process, and complimented Robert and Denis for their persistence and patience in dealing with them. A round of applause ensued.

Val acknowledged security concerns brought to his attention and said it will take some time to repair; currently working on customer service, adding new guards, and extending pay raises effect January 1st to get better quality, hard-working guards. A job fair is scheduled for October 2nd.

5) Village Security -

(10:04:44 a.m.)

Fernando Navarro, Director of Security:

Fernando introduced and welcomed Leo as his assistant and training Officer, and mentioned his military background and over 25 years in law enforcement, noting his volunteer efforts in the Bahamas last week. A round of applause ensued.

- a. Short-term Leases
Fernando explained he and Pat Bidol-Padva are working to gather information to share with Bernie Parness to address short-term lease concerns and removal. He urged building Presidents to use due diligence to prevent illegal renters, ensuring everybody goes through the proper vetting process.
- b. Scams
Fernando advised he and the City had been recent victims of scams, and reports continue to come in. He advised Residents to report scam concerns to the Broward Sheriff's Office non-emergency line at (954) 764-4357; ask for the Detective Bureau in the Economics Crime Unit to follow up.
- c. Reports
Per request, Fernando disclosed nine calls in total were placed to the sheriff's office from August 1st through September 17th; six were for thefts / frauds, three for battery, resulting in 2 arrests. Rule of thumb: If you think it's an emergency, call 911. When emergency personnel is called into the Village gate, Officers notify security via radio for follow-up reporting and documenting.
- d. Barcodes
Fernando said over 100 new barcodes were issued, and offered his free assistance for barcode issues.
- e. License Plate Readers
Although the Village has civilian license plate readers, the Board is working to equip the Village at key points with updated license plate readers that will capture the plate number and will be maintained and monitored by BSO for rapid notification and response.
- f. Security Officer Appreciation Week
Fernando informed it is Security Officer Appreciation Week, and encouraged Residents to thank the Officers for their service. A round of applause ensued.

Val thanked everyone for their reports; and referred the community to KeepingCVEBeautiful.com for updates, news, photos, links, videos, etc. and will probably save you a phone call.

Business:

(10:10:55 a.m.)

Old -

New -

Member Comments:

(10:11:06 a.m.)

Eli hoped everybody had nice summer and wished a happy healthy Jewish holiday season and new year.

Michael seconded Eli's comment; wished everybody a healthy fall, be well, and a happy new year for the Jewish community.

Barry echoed the above-mentioned comments. As Eli mentioned, everyone is anxious and frustrated with the slow process of the West Guardhouse, but remains the most important priority for the Board and MM staff, along with many other priority projects. He thanked Val and the staff for their focus and diligence keeping the Board informed. He pointed out the specialized skills brought by the Members; thanked Michael Routburg for his aid and assistance with the lighting in the parking areas, Dick Ciocca for his vast insight and vast experience in reviewing several different insurance carriers for the Village, and the Board and staff for performing an excellent job addressing many of the priorities. He offered his best wishes for those celebrating the upcoming year and Jewish holidays. A round of applause ensued.

Dick acknowledged the upcoming holidays; wished everybody a happy and healthy new year. Dick credited Val for instigating the insurance review by a professional to put together a tremendous package, and looks forward to the mammoth step forward to seeing that the Village is better insured and will save money. He expressed his love for the tremendous community, and extended a word of advice to drivers to obey by the traffic laws and rules, signage and speed limits and requested Residents to try harder. A round of applause ensued.

Adjourn:

(10:16:05 a.m.)

Meeting was adjourned at 10:16 a.m.

Announcement:

The next regular MM open Board meeting will be on Thursday, October 10, 2019, at 9:30 a.m. in the Activities Center.

(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.