

**Minutes of Master Management Board Meeting
October 10, 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.

Roll Call:

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

Remote - Pierre Laliberté, Joe Roboz (entered the dais at 9:31 a.m.) , Joe Maney (entered the dais at 9:35 a.m.)

Absent - Gene Goldman

Eli noted in attendance: Rita Pickar, Chairperson of the COOCVE Recreation Advisory Committee and President of Synn Club; Pat Bidol-Padva, Chairperson of the Council of Area Chairs; Elliot Cohen 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: (9:32:45 a.m.)

The Board unanimously approved the Minutes of the September 19, 2019, MM Board Meeting Minutes.

President's Report - Eli Okun: (9:33:07 a.m.)

1) SW 10th Street Connector Project -

Eli announced The Florida Department of Transportation public meeting on SW 10th Street was scheduled for Tuesday, October 29, 2019, at the DoubleTree by Hilton Hotel Deerfield Beach. Two buses will run to and from the Clubhouse to the meeting. Additional notification and times will be announced. Beginning at 5:00 diagrams and various proposals will be introduced, the presentation commences at 6:30, followed by an Open Mic session for a final opportunity to voice your opinion. Eli advised it was important to show up and MM would be attending in opposition. He encouraged Residents to attend, particularly those most affected by the project.

2) Development of Central Park - (9:34:37 a.m.)

Eli reported a really, really good response having received in excess of 3,000 questionnaires regarding park desires. He outlined the feedback will be reviewed and organized, many like-minded priorities and varying requests, for presentation to the

highly-regarded and experienced professional park planning company. The company already is in receipt of the land layout. Also, branding the logo of the park will be distributed as well and hoped to have these steps in the preliminary stage in the beginning of 2020. He reminded the project was long term and involves extensive land cleanup to remove arsenic and bring the land to government code. Eli ensured progress continues to be made and will be really nice for the Community.

Treasurer's Report - Joe Maney:

(9:36:49 a.m.)

September 2019 Financial Report -

For the month ending September 30, 2019, the Revenue was \$1,116,079 and Expenses were \$1,056,323. The Net Revenue exceeded Expenses by \$59,757. YTD Revenue was \$10,319,186 and YTD Expenses were \$9,215,960. The YTD Revenue exceeded Expenses by \$1,103,226.

The balance sheet is showing Cash on Hand of \$2,975,807. The Net Assessments Receivable on collected items was \$206,492. Total Assets were \$3,972,376 with Total Liabilities of \$2,767,033 and a Total Net Equity of \$1,205,343. The YTD income exceeds budget by \$134,000. Capital expenses were \$980,000 less than budget, and total expenses were \$990,000 less than budget. The makeup of that is Recreation lease fees (mostly attorney's fees) down \$354,000. Gatehouse construction was down \$332,000; roadway repairs was down \$202,000; and LED lighting was down \$219,000 for a total of \$1,107,000. Irrigation was over by \$117,000 for a Net of \$990,000 down.

Eli stated after some of the previously budgeted projects are paid for, MM will pretty much be on budget. Joe concurred.

Executive Director's Report - Vallen Smikle:

(9:39:29 a.m.)

1) West Guardhouse -

Val stated the construction was in the final permit process and vendors have been respondent to all city comments of Deerfield beach, including comments from the structural, engineering, fire, mechanical, plumbing, and planning and zoning departments. To date MM was currently approved by the structural, engineering, fire, mechanical, plumbing departments, and awaiting approval by planning and zoning. After this meeting Denis Barreto, Project Manager, along with vendor and contractor, Butters Construction, will go before the city to meet with Eric Powers and planning and zoning to see where MM stands. MM have made a good step forward, addressed all the comments, including last-minute comments by the county, and have been approved for the storm/surface water permit. Val stated he thinks MM's looking good, and reiterated the project would start this year no matter what and will continue through the season. He promised the entrance will be beautiful with a fully functional operating gate to better service the Community.

Per Member inquiry, Val advised the West Gate will remain closed during construction with the exception of emergency responders. MM will direct foot/bicycle traffic accordingly. The East Gate will be open 24/7 during construction of the West Guardhouse. Once the permit is received, a two-week notice will be announced to the Community via robocall/text. The first week will commence demolition of the trees and fencing with entrance-only access via the

West Gate, the gate will fully close the second week pending mobilization of Butters Construction.

2) Toll Brothers - Update - **(9:42:26 a.m.)**

Val was happy to report MM continues to have good communication with Toll Brothers to mitigate construction by working with their contractor, monitoring and maintenance of the storm drains affecting Upminster and the Richmond area. Yesterday A to Z Statewide Plumbing drained four overflowing drains connecting to parcel 5 where Toll Brothers is currently working. They have offered to pay for all work affected in the Community. He advised the area continues to be monitored.

3) Paving - **(9:43:25 a.m.)**

Val indicated completion of the dorm area, Cambridge, Westbury, Swansea, and the Richmond with installation of a new sidewalk path along the tennis court area where Century Boulevard meets the Richmond tennis court. Construction for paving will start back up on October 24th at Upminster A.

Val referred Residents to keepingcvebeautiful.com for additional information, videos, progress updates, and past projects. Val depicted the new identifying signage that will be incorporated at the Tilford pool to mirror what Recreation has installed at the other beautiful Community pools.

Project Updates - Denis Barreto, Sr.: **(9:44:46 a.m.)**

1) Lighting Project -

Denis informed the lighting at the 62 high-rise buildings are complete. The seven communities to follow with LED upgrades are Keswick, Richmond, Swansea, Cambridge, Grantham, and Ashby and all dark areas by the end of the year. He invited the two-story building associations who have not yet signed the contract, to see MM to be added to the LED lighting upgrades.

Per Member inquiry, Denis pointed out the completed two-story building samples can be viewed at Keswick A for the 16 to 20 units, and Markham K for the 24 unit, three-section buildings.

2) Monument Signs - **(9:45:16 a.m.)**

Denis announced the structures for three entrance monuments are up and currently installing the lettering for completion by the end of October.

Moving away from agenda, Val introduced, Robert Streater, Director of Operations, to discuss recycling. Robert reported the city continues to strictly enforce recycling contamination by conducting a series of audits. Recycling will discontinue if more than 10% contaminated following a third inspection. Robert reiterated the Board's continued efforts to involve the community to comply with proper disposal practices, and asked Residents to read the signage printed on the bins for reference, and encouraged them to talk with their neighbors.

Following inquiry, Robert reiterated plastic bags, clamshells, food items, and pizza boxes are NOT recyclable. Val informed detailed recycling information can be found in the CVE Reporter and the website.

Val reminded bulk trash pickup is only on Fridays. Following concerns made during Open Mic at the last meeting, MM invited guest speaker, Rob Chambers, Regional Vice President for Allied Universal, to discuss what MM is doing to improve security. He stated Century Village is one of the safest villages in Deerfield Beach.

Security - Rob Chambers: (9:50:31 a.m.)

Rob introduced himself and provided a brief overview of the company's history. He reported his area of operation extends up the east coast of Florida. He thanked the Board, MM, and Residents for the opportunity to address the security concerns in the Village and looked forward to many, many years of protecting Century Village. After reviewing the video mentioning safety concerns, he initiated an audit team and explained the process includes additional training, hiring more officers, conducting personnel interviews, and procedural evaluations. He noted the existing concerns can be easily corrected with ongoing training and staff rotation. Each month a new training topic will be pitched to Val for discussion and follow up. Further, he discussed the personalized hurricane and emergency preparedness plans presented to CVE and explained the course of action. He noted the company's commitment to ensure safety and desire to take corrective action. To conclude, he advised they are aware of the issues and will continue to address the matters accordingly. (Refer to video at Time Stamp for full discussion.) A round of applause ensued.

Val indicated an opportunity to ask Rob follow-up questions will be offered at Open Mic.

Business: (9:55:45 a.m.)

Old -

New -

Member Comments: (9:56:00 a.m.)

Michael stressed the importance of attending the last open session meeting offered to address SW 10th Street concerns if any changes are going to be made. At previous meetings, the MPO (Metropolitan Planning Organization) listened to remarks made more so than the Department of Transportation. He was unsure what they're planning are necessarily the best options. The meeting will be held October 23rd at 12:30, hosted by Broward County Commissioner and Mayor Mark Bogen. The meeting follows the COOCVE meeting in the Wynmar Village Ballroom. He stated Residents need to RSVP at phone number 954-357-7702. He advised Residents to contact MM to turn off irrigation during the Sukkot holiday festivities if hosted on the grass.

Pierre asked whether Allied Universal worked in conjunction with BSO's ability to issue tickets/citations. Rob replied the company has a robust speeding program, equipment, license plate readers, data collection, and offered to provide the Board with information. Issuing tickets are dependent on the Community Bylaws. Fernando replied to his inquiry regarding any traffic improvements, and drew attention to an email from BSO indicating no traffic accidents or citations were reported for the month, adding he has witnessed police activity stopping vehicles in the Village. Rob clarified information collected by Allied Universal would be presented to the Board and does not affect ones traffic record.

Barry reiterated plastic shopping bags are not recyclable; contractors are responsible for removal of any materials disposed from the worksite. He highlighted the Board's priorities: one, noting the Westguard house was an immense project, having endured many hoops and barriers, but when built and will include an additional lane; two, traffic safety concerns continue to be an extreme concern as discussion and action to eliminate the problem continues.

Eli advised free larger recycle bags are available for pickup in the MM office.

Dick spoke about a turtle found to have 40 plastic bags in its stomach; preferred store patrons refrain from bringing home plastic bags and to use paper bags when available, noting ALDI and Publix have paper bags. He hoped for a wonderful celebration of the holiday season for the Jewish community; advised to start collecting candy for the Halloween rounds.

Joe R. wished everyone a Happy New Year. After listening intently to the executive director's report, he commended the effort, time, and diligence it took to obtain the permits as it is a difficult task. He strongly urged the Board to suspend construction of the West guardhouse for six months during season to eliminate the traffic congestion backing up to Powerline Road, noting it's the Board's obligation to ensure safety and the well-being of Century Village. He expressed allowing people access without barcode or residency cards posed a major problem at the entranceway in the Community and asked the Board to consider resident-only entry at the West Gate; the East Gate is difficult to maneuver with the lack of a second lane and no ability to turn around which slows down the process.

Joe M. disagreed with Joe, and spoke in support of starting construction of the guardhouse, acknowledged it would cause a problem for a short period but was best to get it built and over with.

Announcement:

(10:12:17 a.m.)

The next regular MM open Board meeting will be on Thursday, November 21, 2019, at 9:30 a.m. in the Activities Center.

Adjourn:

(10:12:45 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.