



Minutes of Master Management Board Meeting

November 21, 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, Barry Warhoftig, Pierre Laliberté, Michael Routburg, Dick Ciocca, Gene Goldman

Remote - Joe Maney, Joe Roboz

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

(9:31:54 a.m.)

The Board unanimously approved the Minutes of the October 10, 2019, MM Board Meeting; the October 16, 2019, Executive Session Meeting; and the October 31, 2019, Executive Session Meeting, as presented.

President's Report - Eli Okun:

(9:32:52 a.m.)

1) West Guardhouse -

Eli announced the Board elected to postpone the West Guardhouse construction until approximately April 1st to accommodate season traffic. The guardhouse will remain open to Residential traffic and cardholders only; i.e., caregivers, guest cards. Vendors and guests called in must access the East Gate or the Main Gate. Signage will be posted alerting Residents to the entrance changes starting January 1st. Eli was hopeful this campaign will improve traffic follow at the West Gate. We will be giving out cards to anyone that comes through the West Gate without a barcode or card so that they will be aware of the changes January 1st.

Although the permit was not available yet, he was confident with the target date of April 1st for the start of construction.

Gene commented he noticed a sign was already posted at the West Gate informing every one of the pending entrance changes starting January 1st. Eli replied additional notification will be posted and cards will be passed out alerting Residents as well.

2) Traffic Safety Campaign - **(9:35:45 a.m.)**

Eli stated following Resident requests, the Board has elected to allocate additional funding to increase BSO presence in the Village in January, as well as adding additional safety signs, two variations were on display. He requested Association Presidents contact MM to authorize BSO to issue citations on their private property. Security alerts are posted via Channel 99. He stated that where the speed limit is 15 and 25 miles per hour cars are still speeding and hoped everyone will abide by the traffic safety laws.

Discussion ensued by the Members regarding safety, fees, and penalties associated with traffic citations. Eli informed MM owns Century Boulevard, East Drive, West Drive, and North Drive; all other roadways in the Village are privately owned. (Refer to video at Time Stamp for full discussion.)

3) Buses - **(9:41:48 a.m.)**

Following survey results, Eli reported the entire fleet of buses will be equipped with a lower eighth-inch step from the ground with two grab bars. Six buses have been completed to date. The remaining 3 will be completed by December 9th.

4) Military Trail - Turn Lane - **(9:42:38 a.m.)**

Eli informed the board is working with Commissioner Bernie Parness, FDOT, and the city seeking approval for a right-turn lane into the Village on Military Trail at the East Gate. He advised the monument sign will be positioned on the outside, once the right-turn lane is installed.

5) Paving Project - **(9:43:38 a.m.)**

This year's paving project goal will be completed once the Richmond area is done this Friday. Additional paving will continue next year until the entire Village is complete.

Following Member inquiry, Val indicated Robert Streater, Director of Operations, will hold a meeting to discuss next year's paving project on December 12, 2019, at 9:30 a.m. in the Activities Center Room A.

Treasurer's Report - Joe Maney:

(9:44:54 a.m.)

October 2019 Financial Report -

For the month ending October 31, 2019, the Revenue was \$1,116,181 and Expenses were \$1,032,249. The Net Revenue exceeded Expenses by \$83,924. YTD Revenue was \$11,434,920 and YTD Expenses were \$10,164,910. The YTD Revenue exceeded Expenses by \$1,270,010.

The balance sheet is showing Cash on Hand of \$3,103,666. The Net Assessments Receivable on collected items was \$202,188. Total Assets were \$4,473,183 with Total Liabilities of \$2,772,126 and a Total Net Equity of \$1,701,057.

Eli pointed out the favorable was due to projects not yet started; the budget is balanced and will continue to be balanced.

Val corrected the paving meeting with Robert will be held on December 12, 2019, at 2:30 p.m. in the Activities Center Room A.

Moving away from the Agenda, Val discussed a project spearheaded by Robert to monitor water leaks throughout the Village. He reported an 80,000-gallon loss was detected, reported to the city, and are awaiting credit back from the city. Additional leaks were detected at some buildings and Robert notified them via email. Utility Services will conduct six-month Village property water leak inspections. Val indicated toilets are often the culprit and requested everyone to check them for leaks. Dates and information regarding the water checks will be announced in advance.

Discussion by the Members ensued regarding water checks, automated devices, and water/sewage expenses. Val said to contact the Property Manager and a plumber if a leak is detected. (Refer to video at Time Stamp for full discussion.)

Executive Director's Report - Vallen Smikle:

(9:51:35 a.m.)

1) Lighting -

Phase I was completed with the installation of 350 new lamps to existing poles, Taking photometric study, before and after with analysis identifying dark spots; Phase II was completed with adding additional lights in dark areas to 62 high-rise buildings; Phase III of the lighting project will conclude with the garden style buildings. Val encouraged Association Presidents/Board members to contact Project Manager, Denis Barreto, to review and sign the Lighting Contract.

2) Monument Signs -

(9:53:36 a.m.)

Val was happy to report the three monument signs have been completed and is pleased with the results. Following Resident feedback, a lighting contractor will be out next week to add additional landscape lighting to the signs. He stated the old sign at Hillsboro will be replaced and notice will be sent once the demo is complete.

3) Electric Vehicle Charging Stations - **(9:54:24 a.m.)**

Val announced two charging stations will be added in the Village next year, one at the Clubhouse and one at the Activities Center at Le Club Complex. He offered a brief explanation of how they charging station functions, and summed up they are easy to use and environmentally friendly. Val advised buildings may receive a charging station and will get a discount. For details, see Val in his office or visit the website for more information. A charging station and pamphlet were on display.

Dick suggested watching Val's YouTube charging station demo. Additional comments ensued.

Questions by the audience regarding water issues (Refer to video at 9:57:41 a.m. for full discussion.)

Directory of Security Report - Fernando Navarro: **(10:02:06 a.m.)**

- Fernando pointed out the increase in Village traffic and advised Residents to take their time driving.
- He advised the crossbar marking in front of the stop sign is where you stop.
- Thirty-Nine (39) Officers passed the White Glove Customer Service training class. Additional Officer training is scheduled next week.
- Illegal dumping/bulk trash rules are strictly enforced. Rovers will capture and report violators to Fernando, Bernie Parness, Code Enforcement, and the Sheriff's Office for investigation.
- Contractors are required to take all debris with them outside of the Village and are not to use Village receptacles.
- Seacrest Services was dispatched to a water leak last night at Durham C and Farnham A and it was promptly resolved.

Fernando addressed audience questions concerning pedestrian safety, fines, and Officer training. He offered to take questions at the conclusion of the meeting. (Refer to Time Stamp at 10:05:26 a.m. for full discussion.)

Business: **(10:06:49 a.m.)**

Old -

New -

Eli Okun moved to approve the 2020 proposed balanced budget in the sum of \$13,096,853 which will result in a monthly coupon rate of \$122 a month.

The motion was seconded by Michael Routburg.

Eli explained the \$5 coupon reduction over last year. There was a surcharge in 2019 for the Recreation property acquisition last year, which has since been completed. The coupon was reduced, as promised, back down to \$122. He said 80% of the total budget is for fixed costs; administrative, insurance, bus service, cable TV, Village maintenance, water/sewer, electric, trash, security; and the budgeted capital projects are the next phase of the lighting project, Phase III, West Guardhouse construction, the perimeter wall, the ongoing paving project, and bus shelters. Following Member comment regarding gatehouse construction and entry, **the motion passed unanimously.** (Refer to Time Stamp for full discussion.)

Member Comments:

(10:09:44 a.m.)

Eli welcomed everyone back and wished a Happy Thanksgiving to all.

Joe M. said he would be back home for the Thanksgiving week.

Michael wished everyone a good season; reminded Residents to abide by the traffic rules; hoped the police hide well in the Village so those people who do not abide are amply rewarded.

Barry drew attention to the extra safety measures the Board has taken to increase BSO presence by allocating additional funds. He said it was a long time coming to enhance the Village safety, as well as incorporate the signage upgrades, the roadway repaving, addition of pedestrian crosswalks, and credited Michael's contribution with the lighting project, incorporating the parking and dark areas. He mentioned electric cars are the future and economical. He advised it is a city ordinance contractors remove their own debris, and asked Residents to be proactive instructing contractors to take their debris out of the Village.

Eli welcomed back Gene from his vacation.

Gene complimented the Board for their dedication and professionalism and expressed gratitude for Val's contributions. A round of applause ensued.

Dick reiterated Gene's comments. He noted of his 13 years of service on the Board, he was most proud of the current Board's professionalism and proactiveness. He reminded Residents that the Board continues to meet weekly in often lengthy discussions. Dick offered a round of applause to the Communications Director, Elliot Cohen, for doing a great job keeping the Community informed, capturing and posting the latest news and updates to the website, adding the Reporter has been revised to incorporate more relevant information. He desired Residents stay tuned, keep observing, make comments in an ordinary manner, and the Board will follow up accordingly. A round of applause ensued.

Joe R. concurred with Dick and Gene. He was pleased the West Guardhouse construction was postponed, and for restricting the West Gate for Residents only. He pointed out the Board is listening and being proactive in a manner to fit their needs and thanked the Board.

Adjourn:

(10:18:14 a.m.)

Meeting was adjourned at 10:18 a.m.

Announcement:

The next regular MM open Board meeting will be on Thursday, December 19, 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.