



**Minutes of Master Management Board Meeting
February 8, 2018**

President Barry Warhoftig called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:32 a.m.

Roll Call:

Present - Barry Warhoftig, Eli Okun, Fred Rosenzveig, Joseph Maney, Joseph Roboz, Gene Goldman, Michael Routburg, Dick Ciocca, 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: (9:34:10 a.m.)

Michael Routburg moved to approve the Minutes of the December 13, 2017, MM Executive Session Meeting as presented. The motion was seconded by Fred Rosenzveig. The motion passed unanimously.

Barry Warhoftig moved to approve the Minutes of the December 14, 2017, MM Board Meeting Minutes. The motion passed (8-1 abstention.)

Barry Warhoftig moved to approve the Minutes of the December 29, 2017, MM Special Board Meeting. The motion was seconded Fred Rosenzveig. The motion passed (8-1 abstention.)

Barry Warhoftig moved to approve the Minutes of the January 25, 2018, MM Special Board Meeting - Election of Officers. The motion was seconded by Pierre Laliberté. The motion passed unanimously.

(9:36:30 a.m.)

Barry Warhoftig moved to approve the Minutes of the January 30, 2018, MM Executive Session Meeting. The Motion was seconded by Joseph Maney.

Following discussion regarding Executive Session procedures and corporate Bylaws, **the vote was taken and the Motion, as amended, was passed unanimously.** (Refer to video at time stamp for full discussion.)

President's Report - Barry Warhoftig: (9:46:44 a.m.)

- 1) Announcement -
As chairman of his first meeting as President, Barry thanked the previous Board Members and for their accomplishments; expressed gratitude for Gene and other Officers and Members efforts; welcomed new Members Eli Okun and Joseph Maney; and was grateful for Kelly and staff for their cooperation. A round of applause ensued after each announcement.

- 2) Perimeter Wall - (9:48:43 a.m.)
Barry informed the perimeter wall project would be a lengthy process as a result of plan development and application submission to the City, which includes two requested approvals; one, a variance request seeking an 8-foot wall, as opposed to the City standard of 6 feet. To date, a verbal acceptance has been noted.

He anticipated 9 months or longer to obtain approval by the City. Once the variance is approved, a permit will be submitted to the City for design and wall type approval. As the project progresses, Kelly and the staff are gathering documentation and plans for presentation to the City. Barry anticipated the wall construction to commence in the next 9 to 12 months or longer. As a result, budget adjustments may be forthcoming associated with the wall.

- 3) Toll Brothers - **(9:51:23 a.m.)**
Barry stated an additional major budget expense may include MM's acquisition of the golf course property from Toll Brothers, assuming all arrangements are agreed to.

Updates or revision to the existing budget may be made based on the wall project and other major projects of MM.

- 4) Perimeter Wall Cont. - **(9:52:26 a.m.)**
Barry reminded Resident of the FDOT's 10th Street project plans discussed at meetings in and outside the Village, addressing target dates with respect to a PD&E study (Project Development and Environment) and roadway appearance. Barry reported the project will include a sound barrier wall, a retaining wall, or a combination of both. MM has already had preliminary discussion with FDOT's engineers regarding the perimeter wall incorporation.

- 5) Crosswalks/sidewalks - **(9:53:44 a.m.)**
Barry pointed out the new crosswalks/sidewalks, signage, and markings established along the main roadways of East Drive, West Drive, and Century Blvd. MM will address other areas for signage and markings accordingly. Of note: Per Florida State Law, pedestrians have the right of way on a marked crosswalk and vehicles must yield to a pedestrian; a pedestrian crossing a road at any point other than within a marked crosswalk must yield the right-of-way to all vehicles. Undesignated crosswalks do not give pedestrians right-of-way and suggested to walk to the nearest marked crossing where effort was made to secure a safe connection on either side of the roadway.

Following Member comments, Barry stated a bicycle is considered a pedestrian when on a walkway and the bicycle is considered a vehicle when in a road crossing. Once the Village is in compliance with national, state, county, and City requirements, MM will seek approval for BSO to patrol the Village.

- 6) Retaining Wall - **(9:59:43 a.m.)**
Barry reported retaining wall construction is underway in the Westbury area along Hillsboro Blvd., with anticipated completion in the next 3 to 4 weeks.

Dick complimented Barry and Kelly's efforts. A round of applause ensued.

Executive Director's Report - Kelly O'Meara Hampton: **(10:00:49 a.m.)**

- 1) Traffic Safety Project -
Kelly reported as Phase II nears completion, additional phases of the project will be planned for the upcoming years. The deadline for completion of the traffic safety project is scheduled for April 1st, and will be followed up by a Village inspection of pavement markings, traffic control, and street signage. We are in the process of working with the City now and they have been fantastic. With the exception of a few minor adjustments to be made, Kelly hoped to be on the City Commission Agenda to pass resolution for BSO's presence in the community. We will have more information on that as the project draws to an end at the beginning of April.

- 2) Village Lighting - **(10:01:51 a.m.)**
Kelly reported all the disc top lights will be replaced and additional lighting will be installed throughout the Village, as needed. Kelly acknowledged Val Smikle and Michael Routburg's hard work. Several groups of electricians will be simultaneously working throughout the Village to expedite project completion. The light fixtures have been ordered, with anticipated delivery the first week of April. Notification will be sent seeking permission to conduct a photometric study, evaluation of the old electrical work that is close to the surface and may need to be replaced, and trenching. Kelly pointed out it will enhance the Village appearance upon completion of the project, which may take approximately 6 months with permitting, etc. and how much electrical work will be required.

Per Member inquiry, Kelly confirmed additional lighting will be assessed and prioritized throughout the Village for uniformity at the end of the project.

Per Member inquiry, 3 light samples for Resident view are at the entrance and exit of Century Blvd. at Upminster K, the side of the library, and the right side of West Drive, and in the Newport area. Although the sample stems may be a different color, they will ultimately all be silver.

Discussion ensued regarding Village lighting. (Refer to video at time stamp for full discussion.)

- 3) Le Club - **(10:07:21 a.m.)**
Kelly reported Phase 1 replacement of Le Club theater lighting and electrical work was complete and Phase 2 is in the permitting phase for replacement of the remaining electrical work in the next 60 days or so. Kelly advised Phase 1 was needed to avoid theater lighting rental.

Gene Goldman was pleased with the updates at Le Club and thought it was a great venue for events and cabaret type shows; complementing Rec. on doing a fabulous job of putting events in Le Club, and it is now getting a lot of usage and holds approximately 500 people. Kelly stated following completion of the electrical work, all components of Le Club will have been replaced and/or upgraded.

- 4) East Gatehouse Construction - **(10:09:19 a.m.)**
Kelly advised construction of the East Gatehouse remains in the permitting phase, due to delays with the City volunteer group's review of the plans. Kelly anticipated the East Gatehouse construction to begin in late March/early April and hoped to proceed to the West Gatehouse, then to the Main Gatehouse, depending on the time of year.

Per Member inquiry, Kelly stated the volunteer appearance board and planning and zoning groups are associated with the City boards and the permit is pending final approval having all the major City departments. The West Gatehouse permit has been submitted and looks forward to City approval.

- 5) Roadway Re-paving - **(10:10:17 a.m.)**
All paving, crosswalk markings, and modifications for the year are complete. The 2018 paving and planning phase is currently being worked on. Kelly was pleased to report of the 25 to 30 buildings asked to join the paving project slated for the summer only 3 declined.

Barry thanked Kelly for her comprehensive report.

Financial Report - Joseph Roboz:

(10:11:21 a.m.)

1) December 2017 Financial Report -

The December financials were not reported/unaudited and the books will be sent for audit April 15th.

For the month ending December 31, 2017, the YTD Revenue was \$12 million and Expenses were \$12,500,000. The YTD Expenses exceeded Revenue by approximately \$500,000. Year-end Total Net Equity was \$566,000.

2) January 2018 Financial Report -

(10:11:31 a.m.)

For the month ending January 31, 2018, the YTD Revenue was \$1,051,000. The YTD Expenses exceeded the Revenue by \$31,000.

The Balance sheet is showing Total Assets of \$3.6 million with Total Liabilities of \$3 million and Total Net Equity of just over \$500,000.

Business:

(10:12:28 a.m.)

Unfinished - None

New -

1) Le Club Air Conditioning-

(10:12:36 a.m.)

Kelly reported there are 3 air conditioners in Le Club; 1 was replaced and 1 stopped working and will need to be replaced; the cost is approximately \$38,000. Kelly indicated a proposal was drafted for Member review, and is requesting approval of the motion.

Eli Okun moved to replace 1 air conditioning unit in Le Club at a total cost of \$38,000. The motion was seconded by Barry Warhoftig. The motion passed unanimously.

2) Public Board of Director Meetings -

(10:13:35 a.m.)

Barry would like to propose the CVE Master Management monthly Board of Directors meetings be moved from the 2nd Thursday of the month to the 3rd Thursday of the month going forward for an opportunity to review previous months' activities and will assist in addressing issues timely. Adjustments would be made to accommodate holidays. Barry would like to propose a motion to set the public CVE MM BOD meeting for the 3rd Thursday of each month, with appropriate adjustments for holidays.

Gene Goldman moved to set the Public Master Management Board of Directors meeting be set for the 3rd Thursday of each month, with appropriate adjustments for Holidays. The motion was seconded by Dick Ciocca.

Following discussion, **the motion passed (7-1 opposed, 1 abstention).**

Member Comments:

(10:20:21 a.m.)

Michael Routburg congratulated new Board Members Eli Okun and Joe Maney and all elected officers and stated for the last four to five years MM has been going through a much-needed rebuilding process and he was pleased the perception of the Village has gone from negative to positive as the transformation of the Village is underway now that prior litigation has been resolved, to include moving forward on the Gatehouses, Village Lighting, and the Perimeter Wall Projects. He thanked Kelly, Bob, Val, Robert and the staff for all their work; wished everyone be well and happy holidays and winter/spring season.

Pierre complimented the new crosswalks and hoped people remain observant.

Fred complimented Barry's efforts and accomplishment for his traffic engineering expertise; acknowledged the Board's role and "if it ain't broke improve it." and thinks the Board does that all the time.

Eli thanked Kelly Hampton and staff, as well as the Board Members', for their support and guidance on projects taking place and future projects, and wanted to thank all.

Joe Roboz congratulated Kelly and staff for their accomplishments in 2017; welcomed the new Board Members; and thanked the Community for their participation in the democratic process.

Dick congratulated the new Board Members; stated while the Board does the talking and thinking, it is Kelly and her staff that enables the Board to accomplish their objectives.

Gene, again, welcomed the new Board Members; he noted his 11 years' experience as a Board Member and it was an honor to serve 2 years as President and stated it was a great pleasure and honor working with Kelly and credited her for forming an amazing staff who do a terrific job; stated the other officers need to maintain the level of respect and support of the staff going forward. He thanked Kelly personally.

Barry concurred with all Member comments; thought the staff is amazing; and looked forward to a positive future for the Board.

A round of applause ensued after each comment.

Announcements: **(10:28:20 a.m.)**
The MM Board Meeting will be held Thursday, March 15, 2018, at 9:30 a.m. in the Activities Center Room A.

Barry announced proceeding adjournment, Open Mic will begin from the list of names on the sign-in sheet; Residents may participate if they had not signed the sheet; and asked to keep comments brief and will be addressed.

Adjourn: **(10:29:19 a.m.)**
Meeting was adjourned at 10:29 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,

Joseph Maney
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 _____, 2018.