



Minutes of Master Management Board Meeting November 8, 2018

President Eli Okun called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:28 a.m.

Eli informed the audience of the sign-in sheet is back of room if they wish to speak at Open Mic.

Eli noted in attendance: Sylvia Smaldone, President of the COOCVE; Rita Pickar, Chairperson of the COOCVE Recreation Advisory Committee; Pat Bidol-Padva, Chairperson of the Council of Area Chairs; Michael Rosenzweig, Editor-in-Chief of the CVE Reporter; and Deerfield Beach Commissioner, Bernie Parness.

Following the Pledge of Allegiance, a moment of silence was held for those who gave their lives in service to preserve our democracy.

Roll Call:

Present - Eli Okun, Barry Warhoftig, Joe Maney, Dick Ciocca, Gene Goldman, Michael Routburg, Joe Roboz

Remote - Fred Rosenzweig

Absent - Pierre Laliberté

Meeting Minutes:

(9:30:45 a.m.)

The Board unanimously approved the October 18, 2018, Meeting Minutes and the November 1, 2018, Executive Session Meeting Minutes.

FDOT Reminder:

(9:31:43 a.m.)

Dan announced FDOT accepted MM's invitation to the meeting to give a brief overview of the SW 10th Street meeting that will take place today in the Party Room at 1:30 p.m. It is a very important meeting. They are going to display their latest iteration of plans, and they are asking for feedback. They are also going to give a presentation. At the end of the presentation they will include an Open Mic for attendees to express their thoughts and ask questions regarding the project plans.

Security Recognition - Fernando Navarro -

(9:32:27 a.m.)

Eli introduced Fernando Navarro, head of security in the Village. Fernando praised the hard-working security officers for their incredible work protecting the Village, particularly over the past few days in accommodating the large turnout of voters at the three polls. He added himself and the guards strive to meet and exceed their duties and care about the Village.

Fernando publicly recognized long-time officers: Jose, who also recently became a US citizen. Fernando advised that some of the officers being recognized could not be here. He acknowledged the following officers who worked the election: Tamara, Carla Burrows, Ida, Andrea, works utilities, Natalie, Mirlanda, Alex, rover supervisor, Loobens, rover supervisor, Jonas, works the West gate, Rudy, and Jonelle Burns. He commented the poll traffic was tremendous, noting the West Gate logs 1,500 to 2,200 vehicle per day.

Fernando stated he was a marine and suggested thanking fellow marines for their service in the United States Marine Corps' 273rd birthday, November 10th; reminded November 11th was Veterans Day and thanked Richard and Jeff for their service. He suggested wishing Phil a happy birthday on November 12th. A round of applause ensued.

President's Report - Eli Okun:

(9:40:42 a.m.)

1) East Gatehouse Construction -

Eli reported the East Gatehouse was complete and would be open today by noon pending final inspection, approval by the fire marshal. Eli was hopeful the extra lane would reduce traffic congestion at the Main and West Gate.

2) BSO Presence in the Village -

(9:41:19 a.m.)

Eli stated BSO has issued a number of warnings and have written approximately five tickets to traffic violators, one for going almost 20 miles over the speed limit and for going through a stop sign near the West Gate and North Drive. Eli hoped Residents would abide by the rules to avoid tickets and thought BSO's presence was a positive effect.

Eli advised due to the meeting being held early in the month for budget approval, the September financial report was not available.

Treasurer's Report - Joe Maney:

(9:42:32 a.m.)

Joe stated a clean audit with no exceptions was important for the best outcome, and MM received a clean audit with no exceptions to the accounting system.

He commented a good way to look at an audit is to compare one year to the other and so we compared 2017-2016 for reference.

The balance sheet is showing Cash on hand for 2017 was \$1,551,000 compared to \$2,558,000 in 2016, a loss of \$520,000. Total assets were \$2,703,000 compared to \$4,037,000, noting a principal reduction of about \$120,000 in cash and Assessments Receivable from unit owners which was a good thing. Member Equity was \$889,000 compared to \$368,000, down as a result of the \$520,000 loss for the year. The Revenues for 2017 were \$12,261,000 compared to \$13,650,000, down \$1,389,000, noting the principal reason was a legal settlement in 2016 of \$770,000.

Expenses for 2017 were \$892,000 higher than 2016; \$12,782,000 compared to \$11,890,000 in 2016; noting the principal reason for the \$892,000 increase was a result of special projects in 2017. Joe stated the \$520,000 deficit which brought the Member's equity to a total of \$368,000.

The detailed schedule of expenses for the year: payroll and tax expense up by \$63,000, professional legal services up by \$270,000, insurance down by \$74,000, general administrative expenses up by \$351,000 for a total of \$2,084,000 compared to \$1,733,000. Utilities and maintenance (water, sewer, garbage, electric, landscaping, etc.) was down \$4,223,000 compared to \$4,623,000. Special projects were \$1,203,000 compared to \$507,000 in 2016, up by \$697,000. Community services (transportation, cable TV, and security) was up 0, \$5,270,000 in 2017 compared to \$5,025,000 in 2016, for an increase of \$245,000.

Comments and discussion ensued by the Board regarding bringing all collections business and payments in-house to MM in 2017. Joe advised the \$500,000 loss of equity in 2017 was mainly from unplanned events: \$250,000 in hurricane emergency spending, and approximately \$100,000 for additional security. Joe pointed out 85% of the expenses are community services, i.e., garbage, recycling, sewage, lighting, and bus transportation. **(Refer to video at Time Stamp for full discussion.)**

Executive Director's Report - Dan Johnson:

(9:49:34 a.m.)

1) Golf Course Update -

Dan reported MM was in the due-diligence period through November 13th with Toll Brothers and with Fairway Investors. MM testing was completed and submitted for review and Broward County has asked Toll Brothers to perform additional tests which would extend past the due-diligence period, though most areas are part of MM's original off-site testing. Dan thanked the associations for their cooperation in the soil sampling process, advising the results have been emailed to the associate Residents and are available for pickup in the MM office. Additionally, meetings are scheduled with Toll and counsel to discuss the end of due-diligence period and moving forward. The city has approved Phase I and a second reading of the site plan and variance was scheduled for November 13th for Phase II.

2) Village Lighting Update - (9:51:52 a.m.)

Dan reported the lighting installations were moving along quickly with 15 areas completed with 16 and 17 permitted, with a project completion date of December 7th, barring any unforeseen issues. A photometric study will follow to determine additional lighting needs. Dan acknowledged the dark spots, especially at the garden style buildings, and would be meeting with the community next year to determine the need for additional lighting to enhance the safety and make the Village brighter.

Gene thanked and congratulated Michael for his tremendous efforts working with the staff to address the Village lighting. A round of applause ensued.

3) Bar Codes - (9:52:40 a.m.)

Dan expressed appreciation for the over 500 Residents who have picked up their free bar codes, adding traffic congestion has greatly reduced as a result. He encouraged Residents to bring their car registration and Century Village ID to the Clubhouse ID Office to register for the free bar code, which will be applied to your vehicle the following day free of charge without having to get out of your car. Dan pointed out each gate will have a bar code lane to expedite traffic flow in and out of the Village.

Business: (9:53:54 a.m.)

Old -

Joe M. requested a motion be made to accept the auditor's report as presented.

Joe Roboz moved to approve the audited financial statements of 2017 as presented. The motion was seconded by Joe Maney. The motion passed unanimously.

Joe M. suggested a motion be made authorizing the treasure to seek a new auditor.

Fred Rosenzweig moved to authorize the Treasurer to seek a new auditor. The motion was seconded by Barry Warhoftig. The motion passed unanimously.

New - (9:54:51 a.m.)

Eli Okun moved to approve the 2019 proposed balance budget in the sum of \$13,579,826 which will result in a monthly coupon rate increase of \$5.00 bringing it to \$127.00 per month. The motion was seconded by Dick Ciocca.

Eli informed approximately 82% of the budget is fixed costs; administrative, rent, staff, insurance, bus service, cable TV, general maintenance, water, sewer, electric, trash pickup, and security, which have risen over the years. Capital projects budgeted for next year were the West Gatehouse, perimeter wall work, and the continued roadway replacements scheduled for completion in 2021. Eli explained the \$5.00 coupon increase was strictly for the pursuit of acquiring from Bay Management the Recreation property (Clubhouse, pools, tennis, and pickle ball courts, etc.) and in order to do this it includes legal fees, a PR campaign, and the opportunity for all 8,508 units to vote via proxy or in person. He stated MM, COOCVE, and Recreation elected representatives are working together and will continue to work together for the Village.

Following Eli's comments, **Joe Maney moved to approve the 2019 proposed balance budget in the sum of \$13,579,826 resulting in a monthly coupon rate increase of \$5.00 bringing it to \$127.00 per month. The motion was secondary by Michael Routburg. The motion passed unanimously.**

Joe M. pointed out the auditor has done a fine job over the past many years, and that it is a good business practice to consider changing auditors.

Joe R. mentioned the Board had spent two full days discussing and reviewing the budget line item by line item. Dan thanked Bob for his work with him, Val, and Robert to ensure the final budget was ready for approval as presented; and thanked the Board for their support. A round of applause ensued.

Member Comments:

(10:00:51 a.m.)

Fred looked forward to observing the many Village improvements when he returns.

Dick was impressed with the large turnout of voters who exercised their civic duty and was pleased with the security's responsiveness. A round of applause ensued.

Barry expressed gratitude for the privilege to serve on the Board and hoped to continue; complimented their hard work and accomplishments.

Michael stated the purchase of the Recreation properties lease is a one-time shot at generating a significant savings for MM, and will keep the community informed accordingly; noted the bar codes have been effective as well as BSO's presence in the Village; reiterated the SW 10th Street meeting was today at 1:30 to 3:30 in the Party Room and encouraged Residents to attend and offer feedback; wished a happy and peaceful Thanksgiving and good season; and indicated flyers went out for the Hanukah party on December 2nd.

Gene informed he has served the community for the last 15 years in various capacities, with 11 years as a Member of the MM Board of Directors; and thanked Eli for his leadership.

Eli complimented the board for their hard work and hoped the Village sees the improvements that have been made and welcomed Residents back for the season.

Adjourn:

(10:05:11 a.m.)

Meeting was adjourned at 10:05 a.m.

Announcement:

The MM Board Meeting was moved up to Thursday, December 20, 2018, at 9:30 a.m. in the Activities Center Room A.

(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 _____, 2018.