



MASTER MANAGEMENT
Century Village East Community Services

Minutes of Master Management Board Meeting

December 19, 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, Pierre Laliberté, Dick Ciocca, Gene Goldman, Michael Routburg, Joe Roboz

Remote - Barry Warhoftig, Joe Maney

Eli noted in attendance: Rita Pickar, Chairperson of the COOCVE Recreation Advisory Committee and President of CenClub; Pat Bidol-Padvá, 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:

(9:31:39 a.m.)

The Board unanimously approved the Minutes of the November 21, 2019, MM Board Meeting and the December 5, 2019, Executive Session Meeting as presented.

President's Report - Eli Okun:

(9:32:17 a.m.)

1) The Perimeter Wall Project Update -

Eli was pleased to report MM was informed by Code Enforcement the Village is a multi-dwelling property, therefore a variance for the eight-foot perimeter wall was not required. Plans have been filed with the City for review, and hoped to proceed with construction in late January, early February starting with Military Trail to Hillsboro Boulevard. Eli anticipated the project to be 100% completed by the end of 2020.

2) Traffic Control Update - (BSO) - (9:33:23 a.m.)

As mentioned in the prior meeting, Eli reiterated the importance of adhering to the traffic laws to avoid getting a ticket. The Board developed an education campaign to help remind Residents to comply with the laws in the Village. The new slogan "Follow the signs or pay the fines" will be posted on the back of buses. Eli reported the Board has allocated additional funds for BSO special detail for the specific purpose of ensuring the traffic safety rules in the Village are followed. Associations were invited to come to the MM office in January to sign the document prepared by the MM attorney granting permission for BSO to patrol their 15 mile an hour speed limit on Association private roadways. He remarked the Board is very committed to the Village safety and will continue to do the best they can do for the community.

5) Paving Project - (9:34:06 a.m.)

The following areas scheduled for 2020 are Farnham, Harwood, Newport, Oakridge, and Prescott A, B, C, D, and E only. All Residents were invited to attend the Paving Project Q&A meeting scheduled for Thursday, January 16th at 1:00 p.m. in Activity Center Room A.

Joe R. asked if any Associations have refused in the four-year span of the paving project. Eli replied only one Association was unwilling to participate due to lack of funds in the treasury; MM offered to postpone the date but they did not accept. Michael, in accordance with Five-Star Paving, commented future paving would be difficult as the equipment would be unable to access the newly paved roadways. Michael encouraged Associations who have paving coming up to get paved.

Treasurer's Report - Joe Maney: (9:37:10 a.m.)

November 2019 Financial Report -

For the month ending November 30, 2019, the Revenue was \$1,100,506 and Expenses were \$1,033,635. The Net Revenue exceeded Expenses by \$66,871. YTD Revenue was \$12,535,771 and YTD Expenses were \$11,196,339. The YTD Revenue exceeded Expenses by \$1,339,433.

The balance sheet is showing Cash on Hand of \$3,320,568. The Net Assessments Receivable on collected items was \$219,323. Total Assets were \$4,652,367 with Total Liabilities of \$2,902,275 and a Total Net Equity of \$1,750,092.

Eli pointed out the reason for the favorable was for budgeted projects that were not done for this year, reporting the money had accrued for next year's use to complete the West Gate, etc.

Executive Director's Report - Vallen Smikle: (9:38:41 a.m.)

1) CVE Insider Update -

Val pointed out the CVE Insider is sent out the first week of every month and is a great informative tool for those that signed up to receive the latest news, MM activities, and improvements. Val thanked Elliot Cohen for his assistance with the paper, adding it's a fabulous way to disperse updates and share what MM is doing to enhance the Community.

- 2) CVEMM Coupon Update - **(9:39:29 a.m.)**
As previously mentioned, Val was happy to report the monthly coupon rate decreased from \$127 monthly to \$122. For those that have not received the latest coupon with the ClickPay information attached to submit timely payments or have a change of address, to contact Customer Service to avoid late fees.
- 3) Toll Brothers Update - **(9:40:03 a.m.)**
Val was pleased to inform drone footage taken December 13th depicted Parcel 5 of the former golf course was steadily moving along and the new model home pads were in place; Parcel 4 remains under construction with expansion of the lake and anticipated completion in mid-January, and will be signed over to MM and the Community mid-February next year following sod and total land cleanup.
- 4) Upcoming 2020 Projects Update - **(9:40:46 a.m.)**
Val discussed the wonderful MM projects planned for 2020 and looked forward to a big year ahead enhancing the Community and bringing added value as he outlined the following planned projects:
- a. Lighting Project -
Phase III of the lighting project will continue with the garden style units. Interested Associations were encouraged to sign up at MM Customer Service to be added to the additional lighting contract. Project Manager, Denis Barreto, is ready to assist the associations on how and when to get started.
 - b. Perimeter Wall -
Val reiterated the great news MM's request for a variance from the City to install the eight-foot wall was unnecessary per the City of Deerfield Beach multi-family residential code. Only regular residential properties qualify for a six-foot wall.
 - c. Val was happy to report construction of the West Guardhouse will commence in April of next year, and looked forward to getting the traffic problem solved. Val reminded with the exception of daily service providers, Seacrest Services and East Coast Services, all vendors will be directed to access the East Gate at Military Trail as well as the North Gate on Hillsboro Boulevard starting January 1st to alleviate traffic. Additional guards will be at the gates to assist with traffic flow. Signs and cards will be handed out to vendors and guests to alert them of the change.
 - d. As previously mentioned, Robert Streater will be holding an additional Paving Project meeting to remind Residents what to anticipate in 2020. The first meeting was held December 12th and has been posted to the website for review. Val was hopeful the project would be completed in 2021.
 - e. Val directed Residents to visit the Community website, keepingcvebeautiful.com for the latest project updates, MM news, pictures and video of the new landscaping lighting, and paving.

- f. With heavy heart, Val announced Fernando Navarro, Director of Security, would be transitioning with Allied Security in mid-January to a new assignment. Val recognized his former Marine service and his great work over the past seven years. Val wished Fernando luck in his next assignment and remarked he will always have a home at CVE. Val stated Fernando will be assisting with the new transition that is already in place. Val commented Fernando's great integrity and great honor and thanked him. A round of applause ensued.

Directory of Security Report - Fernando Navarro:

(9:47:14 a.m.)

- Fernando thanked everyone for the opportunity to serve the Village.
- He advised the officers will continue monthly training to enhance services to the Community.
- Fernando stated the traffic laws will continue to be enforced and must be obeyed, i.e., stopping at stop signs, reminded Residents to be mindful of pedestrian crosswalks.
- Fernando wished everyone happy holidays and a good year and that he would be around for a little while longer.

Val extended his well wishes for a happy holiday season and new year.

Announcement:

(9:48:59 a.m.)

The next regular MM open Board meeting will be on Thursday, January 16, 2020, at 9:30 a.m. in Activity Center A.

Val reminded Robert Streather and Five-Star Paving will be hosting a Q&A meeting to discuss 2020 Paving Project January 16, 2020, at 1:00 p.m. in the Activity Center A.

Business:

(9:49:24 a.m.)

Old -

New -

Member Comments:

(9:49:36 a.m.)

Eli wished everyone a happy and healthy holiday season and a happy, healthy, and prosperous new year.

Michael wished everyone a happy holiday season, Merry Christmas, and Happy Hanukkah. He invited everyone to attend the Hanukkah party this Sunday at 3:30 p.m. to 5:00 p.m. Fliers were made available at the meeting. Michael informed MM was made aware the eight-foot variance was not necessary thanks to Commissioner Bernie Parness' interaction with high-powered City officials; the meeting was not well attended, as usual, noting kosher food was served and thanked Bernie for his efforts. A round of applause ensued.

Joe M. wished happy holidays to everybody; and woke up to 12-degree weather and look forward to getting back to Florida in a couple weeks.

Barry echoed fellow Member comments to have a happy holiday season, Happy New Year. Due to family illness he was unable to attend the meeting. He stated the year had been successful and looked forward to the upcoming year, and applauded Fernando for all his contribution to the Village and will be long lasting.

Joe R. wished everyone a happy holiday season, Happy Hanukkah, Merry Christmas. He thanked Val and staff for a wonderful year and the projects completed. On behalf of Board, he extended well wishes to June Warhoftig, Barry's wife, for a speedy recovery. He thanked Residents for their meeting attendance and for raising issues to the Board, stating the Board has implemented policy and changes based on their feedback.

Gene wished a Merry Christmas, Happy Hanukkah, Happy Kwanza, and a peaceful and joyful year ahead. He thanked Val for attending the Grantham meeting where the attendees were able to meet Val and ask questions. He thanked Eli for the tremendous year and years prior and for his terrific leadership. A round of applause ensued.

Pierre pointed out the nice decorations throughout the Village for everybody to enjoy.

Dick mentioned the Hanukkah festival where delicious jelly donuts are served and encouraged Residents to attend. He thanked the Community for the opportunity to serve on the Board another year. He congratulated his fellow Board members for their diligence and professionalism. Lastly, he wished everyone a happy holiday season, the best of health and happiness and blessing for next year. A round of applause ensued.

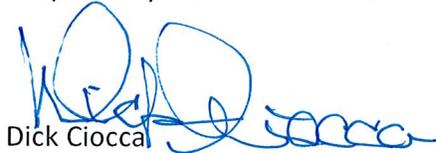
Adjourn:

(9:56:16 a.m.)

Meeting was adjourned at 9:56 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 01-16-20, 2020.