

**Minutes of Master Management Board Meeting
December 20, 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 at the back of room if anyone wished to speak at Open Mic.

Eli noted in attendance: Sylvia Smaldone, President of the COOCVE; Michael Rosenzweig, Editor-in-Chief of the CVE Reporter; Rita Pickar, Chairperson of the COOCVE Recreation Advisory Committee.

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, Fred Rosenzweig, Dick Ciocca, Gene Goldman, Michael Routburg, Pierre Laliberté, Joe Roboz

Remote - Barry Warhoftig, Joe Maney

Meeting Minutes: (9:30:52 a.m.)
The Board unanimously approved the Minutes of the November 8, 2018, MM Board Meeting; the November 27, 2018, Executive Session Meeting; and the December 6, 2018, Executive Session Meeting.

President's Report - Eli Okun: (9:31:57 a.m.)

- 1) East Gatehouse -
Eli stated the East Gatehouse is open and explained there are 2 entrance lanes in to the Village. The wait time for entry is a safety mechanism that prevents the 2 gate arms from raising simultaneously to prevent traffic accidents as the lanes merge after passing through the gate.
- 2) BSO Presence in the Village - (9:33:01 a.m.)
Eli reported BSO has issued 47 traffic citations in the Village from November to date. The majority of the tickets were for speeding and stop sign violations. He advised Residents should obey the traffic laws, and pointed out the speeding along Century Village has reduced and hoped the police presence would continue to enhance Village safety.
- 3) Village Lighting Update - (9:33:47 a.m.)
Eli advised Phase I with replacement of the existing lamp heads with LED lighting was complete, with the exception of Tilford. Secondly, FPL has changed out all of the yellow lights with brighter LED bulbs along Century Boulevard that give off substantially more light to enhance visibility and safety. He stated with Michael Routburg's expertise and leadership, the final phase of the lighting project will begin

in about February with a photometric study to determine additional lighting needs, with a focus on potential dark areas throughout the Village, and will seek recommendation, to include the possibility of affixing additional poles and lighting on the buildings themselves, particularly the high rises. Those buildings will be contacted for permission. The objective is to make a brighter, safer Village.

- 4) Personnel - (9:36:10 a.m.)
Eli informed that Executive Director, Dan Johnson, has resigned, and his last day will be January 10th. The Board elected Val Smikle to resume the role as Interim Executive Director beginning January 11th. Eli noted Val's vast familiarity and terrific contribution in having spearheaded a majority of the Village projects. Eli commented Dan would be missed and has done a terrific job. Applause ensued after each announcement.

Treasurer's Report - Joe Maney: (9:37:28 a.m.)

November 2018 Financial Report -

For the month ending November 30, 2018, Revenue was \$1,061,254 and Expenses were \$1,172,838. The Net Expenses exceeded the Revenue by \$111,585. The YTD Revenue was \$11,790,897. The YTD Expenses were \$12,065,799. The YTD Expenses exceeded the Revenue by \$274,902.

The balance sheet is showing Cash on hand of \$1,993,732. The Net Assessment Receivables on uncollected items was \$288,934. Total assets were \$3,120,409, with Total Liabilities of \$3,008,067 and Total Net Equity of \$386,844. Joe stated the major items of increased expenditures continue to be transportation services up by \$121,000, YTD and security guard services up by \$250,000 YTD, which were offset by a reduction in capital spending of \$315,000.

Executive Director's Report - Dan Johnson: (9:39:16 a.m.)

- 1) Golf Course Update -
Dan reported MM had past the November 13th due-diligence period and is now in a fully-executed agreement with Toll Brothers and Fairway Investors. MM anticipates acquisition of the property around November 2019, at which time MM would basically be gifted Parcel 1 (Hillsboro side), 2 (just north of piece of land across from Lyndhurst area), and 3 (Lyndhurst area). He advised once the retention pond is built for Toll Brothers, MM would receive Parcel 4 (Grantham and Berkshire area). Park planners will soon be engaged to reach out to the community via email and phone to assess Resident desires for the area, i.e., bike paths, walking paths, gazebos, grills, etc. Breaking ground on park services is about two-and-a-half to three years away. Per agreement, Toll's responsibility is to remediate the grounds from arsenic and other fertilizer chemicals. The Department of Regulation and the county are working to formulate what that would be. Dan also reported MM conducted offsite testing while Toll continues their offsite testing as mandated by the county. For the five additional wells needed to be done, those buildings have been contacted, and if there are any buildings in need of remediation, Toll will also be responsible for remediating those spaces.
- 2) Bar Code Enforcement - (9:41:24 a.m.)
Dan reported as of December, a couple dozen IDs have been confiscated from Residents at the Main and East Gates for accessing the barcode lane without a barcode and using their ID's to go through the barcode lane. Dan advised the confiscated IDs can be retrieved the following day at the ID office; hoping Residents would obtain a barcode at that time.

He encouraged Residents to spread word of enforcement of the barcode lane and if Residents do not have a barcode, they can be picked up at the ID Office, with your Century Village ID and car registration free of charge.

He expressed appreciation for the over 500 Residents who have picked up their free barcodes, adding that traffic congestion in and out of the Village has been greatly reduced as a result.

Business:

(9:42:14 a.m.)

Old -

New -

- 1) 2019 Auditor Approval – Treasurer, Joe Maney
Joe M. mentioned he was asked to accept recommendations for a new auditor as good business practice, especially to review audit procedures. As a result, three recommendations for audit interns were received from a Board Member and MM counsel. The first proposal quoted was \$10,800, the second was \$13,500, and the third proposal quote was \$18,000. He explained the second auditor was selected after a counter offer was made of \$12,500. As a result, Joe M. made the following motion:

Joe Maney moved to appoint Keefe McCullough of Fort Lauderdale as the MM independent auditor for 2019. The motion was seconded by Fred Rosenzweig. The motion passed unanimously.

- 2) Landscape Contract Approval - **(9:44:34 a.m.)**
Eli informed the Village landscaping contract with Luke's was up for renewal and advised that a copy of the proposed contract had been previously distributed for the Board's review. Therefore, Eli made the following motion:

Eli Okun moved to approve a three-year contract with Luke's Landscaping, which includes ground maintenance, fertilization, pest control, seasonal planting, and tree trimming not to exceed \$166,550 annually. The motion was seconded by Dick Ciocca.

Following a brief discussion, **the motion passed unanimously.**

Dan thanked Robert for his efforts over the past six months obtaining a full-scale RFP for the bid to include site and business visits and evaluation, as well as people provide us with the highest level of service they could through this contract. MM ultimately selected the vendor they were familiar with and pleased with their landscaping services. A round of applause ensued.

Member Comments:

(9:47:03 a.m.)

Eli informed this would be the last meeting before election of MM Board Members for 2019, noting there were seven candidates running for the three MM open seats. He thanked the Board very much for their cooperation and attendance at the many meetings, adding the Board should be proud of the many great and noticeable accomplishments in the Village, and wished everyone happy holidays and a happy, healthy new year.

Pierre commented he had noticed a big difference; less speeding and pedestrian respect along Century Boulevard and was pleased with the new Village lighting improvements. He remarked it was his pleasure serving on the Board and hoped to continue.

Dick said with his service on six MM Boards, he was aware of the accusations of Members patting themselves on the back but felt they were well deserved as evident throughout the Community. He was pleased to work with such a tremendous group and wished everyone a healthy holiday season and a very healthy new year.

Joe R. stated although he felt this might be his last time sitting at the table, he pointed out the many changes during his three years of service on the Board to include irrigation, lighting, roadways, signage upgrades. He remarked the Board had dedicated three to four days a month; it's not easy and disagreements occur, but a consensus is reached every time and thanked the Board and Residents for the opportunity to serve. A round of applause ensued.

Michael wished everyone a happy holiday season; complimented the many Village improvements; and desired that the past neglected Village matters continue to move forward with improvements and hoped the Board continues to be supportive.

Fred was pleased with the developments the MM Board of Directors have made since his service began nine years ago. He pointed out as a result of his suggestion back in November of 2018 that the Board should meet every Thursday for workshops and since then have accomplished a lot. Fred expressed his joy witnessing the projects that were discussed long ago that are now implemented such as traffic easement, police presence with Barry's assistance; lighting with Michael's assistance; and finances with Joe's assistance, and the enormous changes, with the biggest of all we won't see for 3 to 4 years, which is the golf course property acquisition through Toll Brothers, which had been up for sale since 2013. He was very pleased to see a "ribbon being tied" on a lot of the major projects and the legal matters settled. He thanked the Board, Dan, and Eli for their hard work. A round of applause ensued.

Gene reflected since his service on the Board in 2007 he had the opportunity to work with all five Executive Directors with vast skill sets; expressed gratitude for working with past Executive Director, Kelly O'Meara Hampton and Dan Johnson who helped bring overdue projects to fruition. He was grateful to work with such a dynamic group of people and complimented the Board and Eli for their hard work; and noted he has one year of his term remaining. A round of applause ensued.

Barry was pleased with the roadway and pedestrian safety, lighting, LeClub, paving project, gatehouses, BSO, entry access, landscaping, and perimeter wall improvements in the Village and was honored and glad to be a part of process. He expressed gratitude for his service on the Board and wished Dan well. A round of applause ensued.

Following Member comment, Eli confirmed the balanced budget was voted on at the No 8th meeting.

Michael remarked Kelly initiated the Village projects that have since been completed and complimented Dan for his hard work through the process and he would be missed. A round of applause ensued.

Announcement:

(9:59:11 a.m.)

The next MM Board Meeting will be Thursday, January 17th, 2019, at 9:30AM and will be two-fold; first will be the Special Election to elect the Officers of the Master Management Board of Directors and second will be the MM Regular Monthly Board Meeting.

Adjourn:

(9:59:38 a.m.)

Meeting was adjourned at 9:59 a.m.

(For greater detail, those wishing to hear all comments, discussions 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.