

**Minutes of Master Management Board Meeting
January 12, 2017**

President Gene Goldman called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:30 a.m.

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

Roll Call:

Present - Gene Goldman, Michael Routburg, Fred Rosenzweig, Dick Ciocca, Bill Morse, Daniel Glickman, Danielle LoBono, Pierre Laliberté, Joe Roboz

Gene noted in attendance: Rita Pikar, Chairperson of the COOCVE Recreation Advisory Committee and Sylvia Smaldone, Chairperson of the Council of Area Chairmen.

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: (9:32:42 a.m.)
The Board approved the Minutes of the December 13, 2016, Executive Session Meeting and the December 15, 2016, MM Board Meeting as presented.

Financial Report – Bill Morse: (9:33:21 a.m.)

For the month ending December 31, 2016, the Revenue was \$1,051,338 and Expenses were \$972,857. The Net Revenue exceeded Expenses by \$78,481. YTD Revenue was \$12,617,345. The YTD Expenses were \$11,752,982. The Revenue exceeded the Expenses YTD \$864,363.

The balance sheet is showing Cash on hand of \$2,620,141. The Net Assessments Receivables on uncollected items was \$258,879. Total Assets were \$3,168,668 with Total Liabilities of \$3,020,102 and Total Net Equity of \$148,567. Bill noted there were no extraordinary items for the month.

President's Report – Gene Goldman, President: (9:34:52 a.m.)

1) Announcements -

Gene reminded everyone of the Elections on January 17th as the COOCVE Board would convene for election of the MM Board Members, the Recreation Committee's Advisory Board, and its own officers in vacant positions. Gene encouraged everyone to vote.

Gene advised there's a Meet the Candidates Meeting this afternoon at 1:00 p.m. in the GPA Room at the Clubhouse. Although the turnout in the past has been minimal, Gene said it was a good opportunity to ask questions and encouraged everyone to attend.

Per Member inquiry, Gene clarified as per the current rule, only those associations in good standing with COOCVE would be able to cast votes, but everyone is welcome to attend the meeting.

Executive Director's Report - Kelly O'Meara Hampton: (9:37:10 a.m.)

- 1) Town Hall Meeting -
The Town Hall Meeting presented by MM, Bay Management & Recreation is scheduled for January 19, 2017, at 10:00 a.m. in the LeClub Theater.

- 2) Wildlife - **(9:37:30 a.m.)**
Kelly reported a number of calls were made to MM regarding the duck population, fox, an injured coyote, a possible shark sighting, large iguanas, and a couple alligators that have since been captured and removed. She explained Game and Wildlife have been contacted and advised MM they would not remove the animals with the exception of alligators. Kelly stated the animals live on the preserve and the golf course and recommended Residents to avoid feeding them and suggested Residents contact MM as needed.

- 3) Security - **(9:39:59 a.m.)**
Due to the recent fire at Newport O (Kelly, Rita Pikar, and Dan Johnson were onsite for assistance) and assault at Upminster via a fence jumper, Kelly asked the BOD for permission to pursue collaboration with COOCVE and Recreation on drafting a community-wide emergency response team to assist with coordination efforts and to take charge of available resources and to ensure the fire department does what it needs to do.

Gene authorized approval for Kelly to propose a committee for further discussion.

Additional discussions offered by the Board Members regarding privacy, security and procedure implementation in events of an emergency ensued. (Refer to time stamp to hear full discussion.)

- 4) Village Lighting - **(9:50:01 a.m.)**
Due to security issues, a contract for additional lighting was re-negotiated between MM and FPL, wherein dramatic upgrades were made along the exterior roadway to include installation of new lighting fixtures. However, the maintenance, responsibility and upgrading of 300 plus disc top lights on associations property remains complicated as MM is currently in litigation regarding MM's authority & responsibility for maintaining and having access to property belonging to the associations. In addition, Kelly noted the replacement of those 40 year disc top lights would be a multi-million dollar project and would have to be done over time and in phases.

Additional discussions offered by the Board Members regarding the Village lighting ensued. (Refer to the time stamp to hear full discussion.)

- 5) Demonstration Bus - **(9:57:12 a.m.)**
Kelly advised an email blast would be sent when the results from the surveys are confirmed, noting the preliminary reviews indicate the demonstration bus fitted with the electric ramp did not adequately address the needs of the handicapped

population as the ramp felt unsafe when navigating. Also, the general manager of First Transit commented the larger communities that have the same bus have expressed dissatisfaction of the bus ramp.

Per Member inquiry, Kelly confirmed due to the lack of curbsides in the Village, finding a suitable bus continues to be a challenge.

6) Firewall Repair - **(9:59:06 a.m.)**

Kelly was pleased to announce the firewall repairs are completed with the exception of 8 buildings wherein access was not granted due to refusal, no keys, or out of town Residents. The total project cost including inspection, reimbursement, and repair was just under \$250,000. A list of all the buildings paid out was distributed to the Board previously and legal letters have been sent to the remaining 8 buildings with a 10-day period for response or MM would close out the order.

7) LeClub Repair - **(9:59:49 a.m.)**

Although the LeClub dance floor replacement was not part of the renovation plan, it is being replaced due to damage and is scheduled for completion in the next day or so.

Per Member inquiry, Kelly advised the floor replacement was a result of possible water damage caused by a cleaning crew and cost just under \$10,000 to fix.

8) Traffic Safety Project - **(10:00:51 a.m.)**

Kelly was pleased to introduce Resident volunteer Barry Warhoftig, traffic engineer, who addressed the Board. She stated the initial phase of the project is about 95% complete which includes the exterior roadway signs, pavement markings, delineators, et cetera. Additionally, Phase II of the project was budgeted to include the individual areas for signage upgrades and will be presented at the next Board Meeting for approval.

Barry provided an outline of the several traffic safety change updates made in the Village along the main roadways to include pavement and reflective markings, signage upgrades in accordance with state and national DOT standards. Barry reminded Residents the process is a slow process due to technical issues as a result of the utilities being underground so everything that goes in the ground requires approval. Barry explained once the main roadways are completed and with the Board's concurrence, the individual areas will be upgraded. He commented the project is being closely monitored as it progresses with very reliable contractors.

Additional discussions offered by the Board Members regarding Village safety ensued. (Refer to the time stamp to hear full discussion.)

A round of applause ensued.

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

Business:

(10:07:54 a.m.)

Unfinished - None

New - None

Gene reminded the Board of the workshop immediately following the Board Meeting in the MM office conference room.

Member Comments:

(10:08:14 a.m.)

Dan informed the Board this was his last meeting, and suggested the Board and Executive Director pay for and use professional services in certain areas as needed.

Gene responded the Board does utilize professional services.

Gene and Danielle thanked Dan for his service on the Board.

Dick mentioned the lack of attendance at Village Meetings and wished the Residents would get more involved and reiterated the upcoming Town Hall Meeting was a good opportunity to ask questions and receive accurate information and knowledge directly from the source.

Michael thanked everyone involved with the successful Hanukkah party, and was thankful for Gene's presence today as he was experiencing extreme pain. A round of applause ensued.

Michael mentioned the mounting issues regarding low lighting, the gatehouses, traffic, and security were being hindered due to litigation and was bothered by the delays.

Gene expressed gratitude and was extremely proud of the Board and professional staff for the several accomplishments made under Kelly's leadership and summarized some of the projects which included a newly completed irrigation system, newly installed valves for every building, new lighting along Century Boulevard, East Drive and West Drive, the shrub replacement along the perimeter, new trees planted, walkway repairs, new signage, roadways, and crosswalks for safety, new busses, a total remodel of the LeClub complex, and a budget reduction of \$600,000.

A round of applause ensued.

Danielle wished Dan well; service; questioned why the walk-in gate at the West Gate was always open; and pointed out a trailer parked at Newport Drive had been parked there for a substantial period of time and felt it violated Village Ordinance. Gene, Kelly, Michael, and Joe responded to Danielle's comments.

Adjourn:

(10:19:03 a.m.)

Meeting was adjourned at 10:19 a.m.

Announcements:

(10:19:09 a.m.)

The MM Special Board Meeting for the Election of Officers is scheduled January 20, 2017, Friday at 9:30 a.m. in the Activities Center.

The next regular MM Board Meeting is scheduled for February 16, 2017, at 9:30 a.m. in the Activities Center.

The Town Hall Meeting presented by MM, Bay Management & Recreation is scheduled for January 19, 2017, at 10:00 a.m. in the LeClub Theater.

(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 _____, 2017.