

**Minutes of Master Management Board Meeting  
April 13, 2017**

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

Gene thanked those in attending the meeting, and wished everyone a wonderful, joyful, and peaceful Passover and Easter holiday.

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

**Roll Call:**

**Present** - Gene Goldman, Michael Routburg, Barry Warhoftig, Marjorie Kopacsi, Mel Nass

**Absent** - Fred Rosenzveig, Dick Ciocca, Joe Roboz, Pierre Laliberté

Gene noted in attendance: Rita Pikar, Chairperson of the COOCVE Recreation Advisory Committee; Sylvia Smaldone, Chairperson of the Council of Area Chairmen; Bernie Parness, Deerfield Beach Commissioner; and Charles Parness, President of COOCVE.

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

**Meeting Minutes:**

**(9:36:32 a.m.)**

**The Board approved the Minutes of the March 16, 2017, MM Board Meeting as presented.**

**President's Report - Gene Goldman:**

**(9:37:18 a.m.)**

1) **Golf Course Property -**

Although no formal communication from the Toll Brother's Company, in contract to purchase the 81-acre golf course property, has been received, Gene summarized it is believed Property 5, the 20 acres along Military Trail, will be zoned for the development of 230 two-story connected townhouses in the \$300- to \$400,000 range. Of the 254 buildings in the Village, 6 of them would be impacted the greatest due to possible view obstruction. City officials have stated that permission from those 6 buildings is not required to build on said property. However, per agreement Toll Brother's Company will provide written communication to MM as updates become available.

Gene announced Village Resident and City Councilman, Bernie Parness, is in support of the people in the Village. He referenced a Sun Sentinel newspaper article wherein most golf course property conversions were constructed on regardless of

opposition. Gene requested residents to remain calm and patient and to check CVEDB.com for additional information and updates.

Kelly confirmed written communication was requested and will be shared with the Community when available.

Michael commented on the land being offered to MM. (Refer to video at time stamp for full discussion.)

**Financial Report - Kelly O'Meara Hampton:** (9:44:22 a.m.)

For the month ending March 31, 2017, the Revenue was \$1,010,799 and Expenses were \$1,160,599. The Net Expenses exceeded Revenue by \$149,800. YTD Revenue was \$3,011,891. The YTD Expenses were \$3,204,116. The Expenses exceeded the Revenue YTD \$192,221.

The balance sheet is showing Cash on hand of \$1,516,768. The Net Assessments Receivables on uncollected items was \$229,038. Total Assets were \$3,787,598 with Total Liabilities of \$4,039,540 and negative Total Net Equity of \$59,000. Kelly noted the reason Expenses exceeding the Revenues was primarily the 2017 Traffic Safety Project budget. However, an additional \$75,000 was needed for Village signage to bring the total project cost to \$204,000. She explained MM budgeted all capital projects in the beginning of the year and permits and deposits for all projects were made. Kelly assured the budget remains on target for the year. Refer to Executive Director's report below for additional information.

**Executive Director's Report - Kelly O'Meara Hampton:** (9:46:54 a.m.)

1) Comment -

Kelly reported a slow month for MM and reiterated all major projects are in for permits and deposits have been submitted and now await the arrival of equipment.

2) Traffic Safety Project - Phase II -

(9:47:06 a.m.)

After Barry was introduced by Kelly, he reported signage indicators have been installed and will continue for a while. Also, the major roadways; Century Boulevard, East Drive, and West Drive are almost 99% complete in terms of directional signage placement with highly reflective green and white signs and will assist drivers to access points throughout the Village. Barry explained the individual residential areas will take some time due to the underground utilities placement. In no particular order, Harwood, Farnham, and Berkshire will be the starting location for the new 15-mile-an-hour speed limit and street name signage and will continue to be installed uniformly throughout the Village in accordance with national and FDOT standards. Barry concluded his report by stating these modifications will enable BSO to enforce traffic safety violators.

Both Gene and Kelly were pleased with the Traffic Safety Project progression and thanked Barry for his contribution and effort.

- 3) 2017 Roadway Repaving Project - **(9:52:12 a.m.)**  
 Kelly advised the paving of Century Boulevard and portions of East Drive and West Drive are pending permit. The project is scheduled to begin in May and will take a month or two to complete.
- 4) Westbury Retaining Wall - **(9:52:28 a.m.)**  
 After review of the permit, the City came back with appearance concerns along Hillsboro Boulevard. Kelly advised landscaping will be added along the wall and will submit additional information to the City in order to proceed.
- 5) LeClub Sound System & Acoustics - **(9:52:56 a.m.)**  
 Kelly explained the acoustic panels and sound system equipment have been ordered and anticipates installation in the next month or so.
- 6) Announcements - **(9:53:12 a.m.)**
1. Bus Shelters & Benches -  
 Kelly will provide a budget proposal for new bus shelters, benches, and refurbishment plans of some for Board approval next month.
  2. Additional Paving - **(9:53:28 a.m.)**  
 Kelly will provide a budget proposal for additional paving per MM's request for Board approval next month.

Gene informed Kelly has been active with legal counsel and attending court hearings regarding the gatehouses and was hopeful to have some news to report in the future.

Moving the meeting away from agenda, Kelly announced MM Director of Operations, Lori Douvris, submitted her resignation to accept an amazing offer by the City of Oakland Park as Director of Construction. Kelly assured the Community would not be affected and would continue to move forward and wished Lori well. Both Gene and Kelly thanked the staff for their quality work and will expand staffing as needed.

**Business:** **(9:56:11 a.m.)**

**Unfinished - None**

**New - None**

**Member Comments:** **(9:56:21 a.m.)**

Michael wished everybody a happy holiday season and wished everyone be well.

Marjorie complimented the Board's work and is studying hard to keep up.

Barry pointed out his desire to volunteer his time and effort was due to the desire to work with a quality, focused, and professional staff who are results-driven. He thanked Lori for her contribution to the Village and found it enlightening to live in a caring community.

Gene complimented Lori's work ethic, felt she represented the Village well and her work with the vendors which are very important qualities to have when serving as Director of Operations.

**Announcements:** **(9:58:17 a.m.)**

The next regular MM Board Meeting is scheduled for May 11, 2017, at 9:30 a.m. in the Activities Center.

**Adjourn:** **(9:58:40 a.m.)**

Meeting was adjourned at 9:58 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](http://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.