

**Minutes of Master Management Board Meeting
October 10, 2017**

President Gene Goldman called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 1:31 p.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, Dick Ciocca, Marjorie Kopacsi, Mel Nass, Barry Warhoftig, Michael Routburg

Remotely - Joseph Roboz, Fred Rosenzweig, Pierre Laliberté

Gene noted also in attendance: Charles Parness, President of COOCVE. Committee; Dan Johnson; Silvia Smaldone, Chairperson of the Council of Area Chairmen; 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: (1:34:41 p.m.)

The Board, without objection, approved the Minutes of the September 19, 2017, Executive Session Meeting and the September 25, Executive Session Meeting as presented.

Financial Report - Joseph Roboz: (1:41:44 p.m.)

The balance sheet is showing Cash on Hand of \$2.99 million that is bank accounts, deposits, clearing accounts, etc. Fixed Assets of \$255,000 for the undepreciated amount on the Activities Center. Total Fixed Assets were \$3.2 million, with Total Liabilities of \$3.1 million and a total Net Equity of Negative \$180,000.

For the month ending September 30, 2017, the Revenue was \$999,000 and Expenses were \$1,100,000. The Net Expenses exceeded Revenue by \$263,000 for a rotated project.

During the MM workshops over the past month, the contract with Seacrest was cancelled and the Board moved to bring maintenance collection fees in-house as of January 1, 2018. The Board moved to have maintenance fees made on an automatic withdrawal basis to ease the cost of quality in terms of collecting our receivables for a savings of over \$300,000 per year, as well as additional amounts associated with the coupon. The Board also decided to move the coupon fee back to \$122 per month, per unit, to cover the large number of projects for 2018. The Board approved upgrades to disc-top lights in various communities, adding an eight-foot perimeter wall around the Village, as well as install, as well as replace some of the bus shelters.

Kelly reported the big projects to date include the 2018 paving project, which includes 5 areas participating and Le Club will receive electrical work and theatre lighting upgrades for use by Recreation and Bay Management. Joe confirmed the gatehouse project, our most important project, will begin as soon as permitting is established which is one of our largest capital budgets second to the irrigation project. The budget will be presented to the Board for review at the next meeting.

Per Member inquiry, Gene confirmed the \$6 will be added back to the coupon to what it was 2 years ago to pay for the additional work being done, to include an eight-foot concrete perimeter wall which will be installed to replace the current 40-year-old deteriorating fence and provide a much safer, more appealing look for the Community. He stated he was hopeful the much needed lighting upgrade project would be completed within 1 year.

Gene was excited for the new projects underway. He complimented the staff's efforts. He thanked Joe for his report.

President's Report - Gene Goldman:

(1:47:41 p.m.)

1) Golf Course Property Update -

Gene reminded Residents they had not received communication from Toll Brothers but a document was finally received and said the property would only be accepted if MM standards are met. He also advised one of the state's leading environmental attorneys, MM's legal counsel, and a firm that deals with property transfers are in discussion to prepare a response to Toll Brothers and was hopeful for a good outcome and will receive the property. Gene explained it will be close to a year before Toll Brothers will be in possession of the property. Therefore, MM will not receive said property until their acquisition.

Gene thanked Recreation, MM, East Coast, Luke's, Seacrest and everyone involved for their involvement in the hurricane cleanup, noting the 26 miles of roadway that were cleared for emergency personnel within hours of the curfew beings lifted on Tuesday at 10AM and by 5PM that same evening every road was cleared for emergency vehicles. A round of applause ensued.

2) Gatehouse Project -

(1:49:32 p.m.)

Gene stated the legal matters have resolved in MM's favor; the East Gatehouse construction would now begin. He advised due to the resignation of the former architect, some adjustments were made and are pending City approval. He was hopeful for East Gatehouse completion by the end of the year. If not, construction of all three gatehouses will begin in the spring of 2018.

Gene acknowledged the importance of the Village projects and was excited for them to begin.

Executive Director's Report - Kelly O'Meara Hampton:

(1:50:31 p.m.)

3) Announcement -

Kelly introduced new staff members: Meryl Brunelle, Executive Assistant; Erica Gregorio (soon to be Erica Cajiao), Customer Service Coordinator (formerly with Allied Universal), that Sherrie Duffy is moving to Accounts Receivable (formerly Customer Service Coordinator). Kelly encouraged residents to introduce themselves.

4) Bus Routes -

(1:51:31 p.m.)

Kelly inquired how many attendees were interested in the bus route updates. She reported a Village bus was totaled in a car accident last week and was pleased to report the two Residents on board will make a full recovery. A leased bus will be utilized until replacement is finalized. Kelly was confident the transportation company, as well as the Board, met 98% of the community objectives in their decision, which included extensive discussion, meetings, public forums, community feedback, ridership analysis, and data collection; effective October 15th the busses will run in 30-minute synchronized schedules, with the elimination of the North

Broward Medical Center and Bank of America, and by popular vote and research and analysis the Winn Dixie, Kosher Market on Powerline Rd., and Publix in the Boca Del Mar area will continue. She stated new bus schedules were available in the back of the room, the Clubhouse, and via the website. Kelly requested comments be reserved for Open Mic.

Kelly and Gene offered alternative transportation suggestions for Residents.

- 5) Hurricane Debris - **(1:58:00 p.m.)**
Kelly reported MM met with Seacrest, East Coast, and Luke's and confirmed about 160 trees throughout the village were lost, 30 of these were on MM property. The trees that could be re-staked and fertilized were. She stated the trees that were permitted installations will need to be replanted per City Code. She reported MM spent close to \$100,000 on hurricane cleanup, 5,000 yards of debris removed, not including the bus depot parking lot remnants that needs to be dealt with. Kelly complimented Seacrest, East Coast, Luke's and MM staff, and Robert Streather who does an amazing job on a regular basis to ensure the village is exactly where we need it to be, people could get by, and village looks beautiful again.

Gene stated the new piles of tree trimmings along East Drive, West Drive, and Century Boulevard will be removed. Kelly concurred with Gene, advising arrangements for the Associations' debris in the parking lot of the Clubhouse would be made.

- 6) Disc-top Lights - **(2:01:02 p.m.)**
Kelly stated 30 disc-top lights were damaged and an insurance claim was submitted. She explained for cost-effectiveness, it will be determined whether to fix or replace the lights.
- 7) FPL Lighting - **(2:01:35 p.m.)**
Kelly acknowledged the numerous calls received regarding light outages. She advised FPL remains in crisis response mode and therefore, will not be out anytime soon. She advised Residents may contact customer service to ensure their outage is documented.
- 8) Animal Control - **(2:02:06 p.m.)**
Kelly reported a recent raccoon biting, as a result of feeding feral cats. Kelly advised please do not feed the animals and that MM cannot trap raccoons.
- 9) Paving Project 2018 - **(2:02:49 p.m.)**
Kelly reported MM question/answer meetings were held regarding the paving project, advising Associations and those who have paving questions were and are welcome to attend. She stated there are flyers in the back of the room for directions. Kelly, Robert Streather, and a Five-Star representative will be available for questions or contact MM customer service.
- 10) East Gatehouse - **(2:03:25 p.m.)**
Kelly expressed excitement for the East Gatehouse construction and was hopeful the project would be completed by the end of the year and move onto the West Gatehouse. Lane access into the Village during construction is pending further evaluation. She reported the gatehouse permit has passed a couple departments and is pending additional approval. Notice will be sent for Village access during construction.
- 11) Firewall Repair Settlement - **(2:04:02 p.m.)**

Kelly stated a two-page spread highlighting the Ventnor B firewall repair project settlement map was published in The Reporter. The article depicts which buildings were reimbursed, repaired, and which ones were sent to litigation, due to lack of cooperation with MM's interest in offer of reimbursement/repairs. She was excited to report the long project is complete and the garden style units are up to Code.

12) Traffic Safety Project - (2:04:50 p.m.)

Kelly stated MM was in the process of going through the different areas and hoped for project completion February/March, as well as replacement of the street signs that were lost or damaged as a result of the hurricane.

13) Westbury Retaining Wall - (2:05:09 p.m.)

Kelly was hopeful the permit for the Westbury retaining wall would be received in the next few weeks after delay, largely as a result of landscaping plans so construction can begin right away within next few weeks.

14) Roadway Repaving & Sidewalks - (2:05:27 p.m.)

The roadway repaving and sidewalk configuration is complete. Kelly pointed out the corners will need additional work, due to hurricane damage.

Per Member Inquiry, Kelly confirmed the above-mentioned bus accident occurred off Village property.

Mel reminded the Toll Brother's will make a presentation at the COOCVE meeting tomorrow, October 11, at 9:30 a.m. and everyone is invited to attend.

Marjorie complimented the staff's speedy hurricane cleanup efforts. Gene concurred and pointed out Robert's extended efforts. A round of applause ensued.

Gene also drew attention to the good work of Mike Rosenzweig, Editor-in-Chief of The Reporter. A round of applause ensued.

Business: (2:08:42 p.m.)

Unfinished - None

New - None

Per Fred's comment, Gene stated the dark areas throughout the Village are a priority. Kelly added lighting prototypes that are both functional and aesthetically pleasing are being sought out with Vallen's assistance to be brought to the Board for recommendation and approval. Michael stated the extra time it takes to review the lighting samples is worth the added assurance.

Barry pointed out the amount of work that has been neglected over the past 45 years and progress and all the projects now coming to light within budget will improve the quality of life in the Village. Gene concurred, adding the Board in the last two years has been the most successful BOD to date. A round of applause ensued.

Gene announced there will be 5 open positions on the MM Board up for election in January (Pierre, Mel, Marjorie, Michael, and Dick); and asked Residents to support them if they think they are doing a good job. A round of applause ensued.

Member Comments:

(2:13:18 p.m.)

Barry (See above-posted comment).

Mel stated he was thrilled to have the new employees because he believed it would be a savings and reiterated the Accounts Receivable being internal as one area of financial improvement.

Marjorie appreciated the Board's collaboration and efforts and expressed gratitude for their assistance,

Dick wanted to congratulate the area defenders' help due to the extended outreach of other damaged areas throughout the country. A round of applause ensued.

Michael thanked the Board rescheduling the hearing from the Jewish holiday; wish everyone a happy holiday and fall season; mentioned the open positions on the following Boards; COOCVE with 10, MM with 5, and Recreation with 4 positions available. Applications are available in The Reporter for those that are interested in contribution to the community. He explained the coupon increase was a result of the numerous ongoing projects that had been delayed. He stated the eight-foot wall was a solution of protection and said people have been jumping the fence for years, one attacked a resident. He requested the Community's patience for the pending lighting project,

Fred agreed with Michal and Marjorie. He stated it's important to have new people on Boards with new perspectives and was hopeful for a good turnout. He stated he was looking forward to being in the Village at next month's meeting.

Pierre stated he keeps current with Village events and was aware of the great job done with the Hurricane Irma cleanup. He said he anticipated being back in the Village in the beginning of November.

Joe congratulated Kelly and the staff for the Village cleanup efforts. He stated the village was created in 1975 in a cash society, being the 21st Century it's bringing in the accounts receivable and moving to direct banking noting 2/3 of the Residents are on automatic withdrawal.

Gene thanked the Members for their comments and mentioned when he came in 1988 the Village was referred to as "Cemetery Village" and now all can be proud of the community. A round of applause ensued.

Announcements:

(2:21:05 p.m.)

The MM Board Meeting will be held Tuesday, November 16, 2017, at 9:30 a.m. Activities Center.

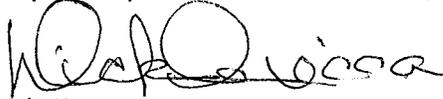
Adjourn:

(2:21:34 p.m.)

Meeting was adjourned at 2:21 p.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,

A handwritten signature in black ink, appearing to read "Dick Ciocca". The signature is written in a cursive, somewhat stylized font.

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 11/16, 2017.