

**Minutes of Master Management Board Meeting
February 11, 2016**

President Gene Goldman called the meeting to order at 9:30 a.m.

Roll Call:

Present - Gene Goldman, Michael Routburg, Fred Rosenzweig, Dick Ciocca, Bill Morse, Dan Glickman, Danielle LoBono, Joseph Roboz

Remotely - Pierre Laliberté

Meeting Minutes:

(9:32:49 a.m.)

The Board approved the Minutes of the January 14, 2016 MM Board Meeting and the January 20, 2016 MM Special Meeting as presented.

Financial Report – Bill Morse:

(9:33:49 a.m.)

For the month ending January 31, 2016, Revenue was \$1,054,155 and Expenses were \$980,935. The Revenue exceeded the Expenses \$73,220. Being the first month of the year, the YTD numbers are the same. Bill noted no extraordinary items for the month.

The balance sheet is showing Cash of \$2,134,641. The Net Assessments Receivables on uncollected items was \$763,315. Total Assets were \$5,604,772 with Total Liabilities of \$6,314,966 and negative Total Net Equity of \$710,194.

President’s Report - Gene Goldman, President:

(9:35:10 a.m.)

No report

Executive Director - Kelly O’Meara Hampton:

(9:35:24 a.m.)

1) Village Lighting -

Kelly was pleased to report Phase I has begun ahead of the previously scheduled March 1st date, as FPL works to change out the light fixtures. MM is monitoring the work and remains in constant communication with FPL.

2) Bus Step Modification -

(9:36:08 a.m.)

The most recent bus step experienced issues and was discontinued. Kelly advised efforts will continue, and will provide an update at the next meeting.

Per Member inquiry, Kelly answered there have been 11 bus step modifications to date.

3) Bus Route Optimization -

(9:36:43 a.m.)

It was decided at the mid-November Committee meeting to meet with a transportation consultant company. Kelly added email notification would be sent next week to organize a meeting with Kittelson to discuss recommendations.

4) Gatehouse Design & Construction -

(9:37:11 a.m.)

After approval by Design Committee and Community Appearance Board, construction

will begin on the East and West gatehouses as soon as the city issues the permits which are expected by April.

5) Community Survey - **(9:37:28 a.m.)**

The results of the online poll revealed the new gatehouses will be painted gray, a slight win over the color beige. The same color scheme will be applied soon to both the MM building, Le Club, and the Activities Center exterior paint.

6) Renovations - **(9:38:00 a.m.)**

Renovations have begun in the Activities and the MM office building, with painting to follow. Updates will be progressive throughout.

Per Member inquiry, Kelly affirmed the Le Club was included, further describing the interior work that will be done around the ticket booth, ceiling work, and possible flooring. Further discussions were made by the Board Members. (Refer to video at time stamp to hear full discussion.)

Fred commented the lighting fixture enhancements provide extra safety and commended Kelly's efforts.

7) Firewall Repair - **(9:44:26 a.m.)**

Per the Ventnor B settlement agreement, repairs and reimbursements are continuing at the garden-style buildings. The crescent/horseshoe-shaped buildings are more difficult to access, therefore Seacrest has been contracted to inspect and make necessary repairs. Certified letters have been sent with a claim form attached to it informing residents how to submit a claim. Kelly noted there is a strict turnaround time for submission of claim.

Additional discussions were offered by Board Members. (Refer to video at time stamp to hear full discussion.)

8) Road Resurfacing - **(9:50:21 a.m.)**

Feedback from the six-year pavement plan discussed at last month's meeting will be published in the March Reporter. Kelly announced annual notices will be sent to the selected buildings. The 2016 plan moving forward will be addressed at next month's meeting, and will seek approval of \$125,000 to move forward. It was noted the entire plan is posted to the CVEDB website.

Dick complimented of the new website. Kelly answered his question noting the recent online poll generated 1,500 votes out of 5,000 registered users. Also noting, the Reporter will continue to run new registration notification for the new website.

Per Member inquiry, Kelly advised a link connecting CVEDB.com to Recreation and Bay Management website was available.

Fred desired Recreation to continue to display the easels.

Business:

(9:53:42 a.m.)

Unfinished - None

New - Resolution for Donna Capobianco -

Gene noted Donna Capobianco's presence and **moved to seek Resolution by the Board of Directors of the Century Village East Master Management Co., Inc:**
Whereas in March of 2013, at the beginning of the election of a new Board of Directors, Donna Capobianco was elected President of Century Village East Master Management Co., Inc., And Whereas after that time the Board of Directors of Century Village East Master Management Co., Inc. embarked on the completion of the irrigation system, instituted a valve replacement project and a large landscape planting project, and acquiring a new fleet of buses amongst others, And Whereas from that time forward, Donna Capobianco worked with and led the Corporation in the direction of fiscal solvency, transparency, democracy, and organized operational management, Therefore, Be It Resolved That We Commend and Thank Donna M. Capobianco for her hard work, time, effort, commitment, and the dedication she expended for the residents of Century Village East. Be It Further Resolved That We Thank Her for providing sound leadership and support to the Board of Directors of Century Village East Master Management Co., Inc. and to Century Village East in a time of great improvements needed for the benefit of the residents.
Dick Ciocca seconded the motion.

Dan thanked Donna for her service.

The Resolution and Motion passed unanimously.

Round of applause ensued.

(Refer to video at time stamp at 9:59:12 a.m. for New Business continued.)

Member Comments:

(9:56:56 a.m.)

Dick was impressed with the pace and the way things were going, and congratulated the Board.

Michael enjoyed the lighting comments, and looked forward to addressing speeding in the Village in the future.

Gene thanked volunteers Mike Rosenzweig, new editor- in chief of the Reporter; and Barry Warhoftig, former West Virginia Director of Traffic Engineering for their efforts.

Business Cont'd:

(9:59:12 a.m.)

New - Vehicle Lease -

Fred Rosenzweig moved to authorize the Executive Director to enter into a contract to lease a new Toyota Tacoma for use by the operations/maintenance department at MM at a cost not

to exceed \$32,000 including tax, tag, and title and all routine maintenance over the course of the lease. The Motion was seconded by Dick Ciocca.

Following discussion, the vote was taken and the Motion passed 8-1.

Adjourn: (10:03:55
a.m.)

Meeting was adjourned at 10:03 a.m.

Announcements: (10:04:13
a.m.)

The next regular Master Management Board Meeting is scheduled for March 10, 2016, at 9:30 a.m. in the Activities Center.

(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,

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 _____, 2016.