

**Minutes of Master Management Board Meeting
June 16, 2016**

President Gene Goldman called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:34 a.m.

Roll Call:

Present - Gene Goldman, Michael Routburg, Dick Ciocca, Daniel Glickman, Bill Morse, Danielle LoBono

Remotely - Pierre Laliberté, Fred Rosenzweig, Joseph 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, and for those who perished and were wounded in the Orlando tragedy.

Meeting Minutes:

(9:36:03 a.m.)

Following a move to a strike comment regarding Danielle from the MM Board Meeting Minutes of May 12, 2016, and a correction to amend the vote count to reflect 6 - 3 from the June 1, 2016, MM Executive Session were made, the Board adopted the minutes of the May 12, 2016, MM Board Meeting and the June 1, 2016, MM Executive Session.

Financial Report – Bill Morse:

(9:38:31 a.m.)

For the month ending May 31, 2016, Revenue was \$1,049,818 and Expenses were \$1,086,999. The Expenses exceeded the Revenue \$37,180. Bill noted the extraordinary items driving the Expenses over Revenue were invoices for a total of \$137,000 for repairs and upgrades to the Activities Center, LeClub, and Tilford tennis court. The YTD Revenue was \$5,257,492. The YTD Expenses were \$5,145,628. The Revenue exceeded the Expenses YTD \$111,863.

The balance sheet is showing Cash on hand of \$2,290,752. The Net Assessments Receivables on uncollected items was \$444,350. Total Assets were \$5,305,014 with Total Liabilities of \$6,007,924 and negative Total Net Equity of \$702,910.

President's Report - Gene Goldman, President:

(9:40:27 a.m.)

1) **Transportation Proposals -**

Gene advised the Board that the first of two planned meetings had taken place. The second meeting to address resident concerns is scheduled for next Monday at 1:30 pm. to 3:30 p.m. He also noted Kelly is attempting to schedule a third meeting in the evening at the Clubhouse for those residents unable to attend either of the daytime meetings.

Gene noted the meetings are for the purpose of listening to community concerns. Addressing the confusion by some residents, he reiterated that proposals are only being presented and none have been adopted nor any changes made.

Gene was pleased with the progress of the tennis court repairs.

Executive Director - Kelly O'Meara Hampton:

(9:41:44 a.m.)

1) Announcement -

Kelly announced MM is spraying the MM properties and common areas with a natural, non-toxic spray for the Zika virus. Associations are encouraged to contact their pest control providers to have their areas treated also. Kelly advised to use caution where there is standing water, especially around the garden style apartment air conditioners.

2) Announcement -

(9:42:46 a.m.)

Kelly was excited to report MM and the Rec Committee will partner together to have Rec and Bay Management manage the LeClub, Activities Center, and tennis court bookings which would help ease the insurance requirements MM had. She is hopeful all renovations would be completed by the fall. The agreement will be announced soon.

Per Member inquiry, Kelly advised to contact MM for bookings until further notice. Gene informed Kelly and Dan are working together on an agreement to present to both Boards for approval.

3) Gatehouse Renovations -

(9:44:34 a.m.)

Kelly explained the gatehouse project is postponed until further notice. Adding, the matter was filed with the court and was in the beginning stage of the legal process. Updates would be announced as they become available.

After receiving hundreds of emails and letters expressing desire to start the gatehouse project, Gene advised MM's intention to pursue the matter through the courts.

4) Renovations -

(9:45:58 a.m.)

Kelly hoped the restoration of the tennis courts would be completed in the next couple of months. Once the permits are received for the Tilford and MM bathrooms to be converted to ADA-compliant bathrooms, construction would begin. Kelly pointed out the substantial renovations made to LeClub and the Activities Center, however repairs to the railings and carpeting at LeClub are needed. The good news was Rec decided to use the facility to host Saturday night dances, therefore work would be scheduled between dances and hoped for completion by October 1st.

Per Member comment, Kelly advised informed Berkshire pool renovation questions be directed to Rec.

Business:

(9:47:38 a.m.)

New -

1) MM/LeClub/Activity Center Renovations Change Order #2 -

Due to unexpected items related to replacing framing behind the drywall, rewire fire alarms, and other requirements as part of the permitting process, a change order was requested, noting the Board was provided with a detailed budget as well as a presentation by Lori.

Dick Ciocca moved to authorize the Executive Director to expend, not more than \$35,000 on additional items as specified in the budget distributed for both the MM and Tilford pool bathrooms (four bathrooms total). Michael Routburg seconded the motion.

Following discussion, **the vote was taken and the Motion passed 8 - 1 (Dan Glickman opposed)**. (Refer to video at time stamp for full discussion.)

- 2) Landscaping/Traffic Hubs - **(9:50:20 a.m.)**
Due to the inability to go forward with the east and west gatehouse project, budget funds would be reallocated to contract with Lukes' Landscaping for enhancement of the landscaping at the traffic hubs where the ancillary streets intersect with Century Boulevard.

Pictures were displayed.

Fred Rosenzweig moved authorize the Executive Director to expend, not more than \$42,000 on the traffic hub landscaping at the intersections meeting Century Boulevard as detailed in the photos and budget provided. Dick Ciocca seconded the motion.

Following discussion, **the vote was taken and the Motion passed 8 - 1. (Dan Glickman opposed)**. (Refer to video at time stamp for full discussion.)

Unfinished - None

Member Comments: **(09:54:46 a.m.)**
Danielle reserved comment for herself.

Michael reserved comment for himself.

Joe asked if auditors have been engaged and a time frame. Bill advised they have been engaged, and Kelly advised they would be done in the next 30 days.

Pierre asked for clarification of the budget versus motions recently approved by the Board. Discussion between the Board Members ensued. (Refer to video at time stamp for full discussion.)

Gene summed up the Board has been trying very hard to meet the needs of the community, upgrading the community as needed to keep property values up and a desirable place to live.

Michael mentioned safety concerns were part of the gatehouse construction project.

Pierre advised the Transportation Committee's goal is to create efficient and effective riding experience for riders, and hoped the next meeting would reflect that.

Joseph suggested the Board not approve future budget transfers until the auditor's report is released. The matter was taken under advisement.

Adjourn: **(10:06:37 a.m.)**
Meeting was adjourned at 10:06 a.m.

Announcements: **(10:07:07 a.m.)**
The next regular Master Management Board Meeting is scheduled for July 14, 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 on behalf of,

Dick Ciocca
Secretary
CVEMM Board of Directors

By:
Kelly Serkin
Executive Administrator
CVE Master Management Co., Inc.

The signature above indicates only that these are the minutes adopted by the Board of Directors in open session on _____, 2016.