

**Minutes of Master Management Board Meeting
August 11, 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.

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, Daniel Glickman, Bill Morse, Danielle LoBono

Remotely - Pierre Laliberté, Fred Rosenzweig, Joseph Roboz

Absent - Dick Ciocca

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

Gene advised as a courtesy to Commission Rosenzweig, a short presentation by Code Enforcement regarding hot water heaters would be made after agenda item New Business.

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: (9:40:10 a.m.)
The Board approved the Minutes of the June 16, 2016, MM Board Meeting as presented.

Financial Report – Bill Morse: (9:40:39 a.m.)
For the month ending July 31, 2016, Revenue was \$1,054,571 and Expenses were \$1,052,978. The Net Revenue was just under \$1,600. Bill noted the extraordinary item expenses for the month included roadway replacement, traffic hubs, repair and maintenance work at the Tilford recreation facilities, and LeClub repair work for a total of \$237,607. The YTD Revenue was \$7,363,016. The YTD Expenses were \$6,904,934. The Revenue exceeded the Expenses YTD \$458,081. The balance sheet is showing Cash on hand of \$2,287,042. The Net Assessments Receivables on uncollected items was \$383,323. Total Assets were \$3,462,413 with Total Liabilities of \$3,700,091 and negative Total Net Equity of \$237,678.

President’s Report - Gene Goldman, President: (9:43:03 a.m.)
1) See Executive Director’s Report below.

Executive Director - Kelly O’Meara Hampton: (9:43:19 a.m.)
1) Security -
Kelly announced the Village security company, Universal Protection Service, merged with AlliedBarton Security Services, forming one of the largest security

companies in the country. Kelly said no changes to the staff on property, but uniform changes may occur in a month or two.

Per Member inquiry, Kelly reported the new company name would be Allied Universal.

Per Member inquiry, Kelly informed the Board she would apprise them of any uniform costs if any.

- 2) FPL - **9:44:41 a.m.)**
Kelly was pleased to report FPL had finally located the 10 missing poles, and would soon issue a work order to bring the exterior roadway poles up to the standard of the newly installed fixtures.

Questions regarding cost of the lights, fixtures, and electricity were made by Board Members. (Refer to video at time stamp for full discussion.)

- 3) Busses - **(9:46:13 a.m.)**
Kelly informed First Transit had been accommodating and will be allowing the temporary use of a low-grade ramp bus to be used throughout the Village for a week to gather resident feedback. MM would generate data to determine the course of action, possibly swapping out the current fleet of busses which would not be costly and would be a large decision down the road.

Discussion ensued by Board Members regarding the bus issue. (Refer to video at time stamp for full discussion.)

- 4) Bus Route Optimization - **(9:49:28 a.m.)**
After feedback from public meeting forums and the community was received, MM is seeking alternatives to what was presented. In the meantime, changes to the West Route were made to run on 30-minute intervals so the internal and external routes would sync. Consideration of adding Sunday beach service and other easy modification issues would be addressed. Kelly advised an email blast would be sent out and urged residents to visit the website for the most up-to-date information regarding bus schedules and route changes.

- 5) Gatehouse Construction - **(9:50:47 a.m.)**
Kelly mentioned the volume of emails and inquiries received and explained the construction project was put on hold until further notice, and would definitely go forward to budget it again this year for off-season 2017. Kelly further noted there was no guarantees at this point.

- 6) Annual Budget - **(9:51:27 a.m.)**
The budget planning process would begin soon for presentation and approval at the October meeting. Additionally, the annual audited financial statements would be out momentarily, noting the delay was due to gathering of information from the lawsuits by the attorneys to ensure they are properly documented.

Per Member inquiry, Kelly advised an email blast would be sent, published in the Reporter once it is back up, and the website. Kelly said any email blast sent out automatically posts to the Village website.

- 7) Tilford Tennis Courts - **(9:52:21 a.m.)**
Renovations to the Tilford Tennis Court were completed. Kelly complimented the new courts and thanked Lori and Robert for their efforts. An email blast

would be sent by Bay Management informing residents of the sign-up procedures and use. Adding, the court use is first come first serve during the summer months.

- 8) Renovations - (9:52:52 a.m.)
The LeClub and Activity Center renovations are near completion, with the furniture on order. Kelly explained the flooring and railings for LeClub would be installed after the dances come to a close in September for a completion date by October/November.

Gene stated the new recycling containers had been fitted with new, smaller lids making them easier to use. He was very pleased with the new look of the landscaping at the three major hubs helping to make the community look fantastic and hoped the public got to see and enjoy it. With the dances currently being held at LeClub, he thanked Kelly for arranging an additional bus to bring residents from the Clubhouse to make participation more possible.

Business: (9:54:19 a.m.)
New -

- 1) Traffic Hub Landscaping & Lighting -
Kelly announced the traffic hub landscaping was recently completed and said it looked beautiful. After completion it was determined additional lighting could be added to the palm trees by tapping into disc top lights, advising MM would be working with building property management companies to ensure any compensation for electricity is addressed. Kelly explained it was originally projected as \$41,800 for traffic hub landscaping at all three intersections, and noted the project came in almost \$6000 under budget. She asked for an additional \$8,000 to cover the approximate \$13,000 total cost for the additional lights. The Board was furnished with a detailed budget.

Michael Routburg moved to allow the Executive Director to expend an additional \$8,000 on the traffic hub landscaping project for a total of \$48,000 so that lighting can be installed at each hub. Pierre Laliberté seconded the motion. The motion passed unanimously.

- 2) Medical Center Lease Renewal - (9:56:38 a.m.)
Postponed until next month.

Unfinished -

- 1) Procurement Policy - (9:57:03 a.m.)
Gene noted the distribution of the revised procurement policy for Member's review.

Michael Routburg moved to accept the new procurement policy to be effective immediately. Fred Rosenzweig seconded the motion.

Following extensive discussion, **the Motion was withdrawn.**

Moving the meeting away from the agenda, Gene introduced Commissioner Richard Rosenzweig, wherein introduced Bernard Pita, Code Compliance Supervisor for the City of Deerfield Beach and Code Enforcement supervisor Lenore Graber to speak on the issue of the hot water heaters and placement in the units.

Member Comments:

(10:17:05 a.m.)

No comments.

Adjourn:

(10:17:40 a.m.)

Meeting was adjourned at 10:17 a.m.

Announcements:

(10:17:45 a.m.)

The next regular Master Management Board Meeting is scheduled for September 15, 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.