

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

President Gene Goldman called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:29 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.

Roll Call:

Present - Gene Goldman, Michael Routburg, Bill Morse, Danielle LoBono

Remotely - Pierre Laliberté, Fred Rosenzweig, Dick Ciocca

Absent - Joseph Roboz, Daniel Glickman

Gene noted in attendance: Rita Pikar, Chairperson of the COOCVE Recreation Advisory Committee; Sylvia Smaldone, Chairperson of the Council of Area Chairmen; and mentioned Deerfield Beach Commissioner and Vice Mayor Richard Rosenzweig hoped to attend after his meeting.

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: (9:32:40 a.m.)
The Board approved the Minutes of the August 11, 2016, MM Board Meeting; August 17, 2016, MM Executive Session; and the September 7, 2016, MM Executive Session as presented.

Financial Report – Bill Morse: (9:33:41 a.m.)
For the month ending August 31, 2016, Revenue was \$1,049,553 and Expenses were \$953,664. The Net Revenue of \$95,888. YTD Revenue was \$8,412,568. The YTD Expenses were \$7,873,890. The Revenue exceeded the Expenses YTD \$538,678. The balance sheet is showing Cash on hand of \$2,112,507. The Net Assessments Receivables on uncollected items was \$387,300. Total Assets were \$3,259,065 with Total Liabilities of \$3,436,183 and negative Total Net Equity of \$177,118. Bill noted the numbers have been adjusted for the audit by the CPA for the year ending December 31, 2015. Bill noted the extraordinary items expenses for the month included the traffic hubs, repair and maintenance work at the Tilford recreation facilities, Le Club repair work, and the Traffic Safety project.

Per Member inquiry, Bill answered the progress of the uncollected assessed receivables off-set by the bad debt reserves total \$387,300. Bill further offered to provide documentation upon request. Kelly advised MM, along with counsel, are taking an aggressive approach to pursue collections and proceed with foreclosures.

President's Report - Gene Goldman, President: (9:38:01 a.m.)

1. 1) Gatehouses -
Gene stated MM was awaiting a court date to move on the requested declaratory action.

1. 2) Golf Course -
(9:38:19 a.m.)

After receiving numerous calls regarding the possible sale of the golf course property, Gene advised to date there have been no formal offers presented to MM by any interested parties or development firms. Stating MM will keep the community apprised of any proposals received. (Refer to video at time stamp for full discussion.)

Executive Director - Kelly O'Meara Hampton: **(9:40:18 a.m.)**

1. 1) Renovations -

Kelly was excited to report the completion of the new railing installation at LeClub is being coordinated around the dances with new carpet and furniture to follow and expects completion by mid-October. Additionally, the Activities Center will be receiving new furniture.

1. 2) Tilford Bathrooms -
(9:40:47 a.m.)

Kelly advised the progress of the work on the bathrooms and pool has begun, apologizing for the opening date being moved to October 4th but anticipates everyone will be pleased with the outcome.

1. 3) Village Lighting -
(9:41:06 a.m.)

FPL has provided MM a date for the replacement of the additional 30 or so newly identified light fixtures, pointing out the shrubs and dirt along West Drive was a result of the replacement of the poles and expects the project to be completed in the next month or so.

1. 4) Waterways -
(9:41:53 a.m.)

Kelly acknowledged the many concerns regarding the state of the waterways, indicating the condition was a result of increased water temperatures and lack of rain. As a result, increased treatments as well as newly installed yellow waterway barrier was added along the C-2 Canal to contain garbage flow. The waterways are serviced by Aquatic Systems, Inc. Kelly explained the vendor will frequent more times per month for weed control and maintenance. Kelly noticed the appearance has substantially improved and hoped to improve the view for the residents along the water.

Per Gene's comment and inquiry, Kelly answered the C-2 Canal stems from Lake Okeechobee, and that a majority of South Florida waterways have experienced similar issues. Adding plan B would be to look at adding aerators to generate water movement along with additional options for the future. Kelly confirmed the water is owned by the South Florida Water District; therefore, permission is required for irrigation use.

1. 5) Bus Step Modification -
(9:44:24 a.m.)

As previously mentioned, Kelly reported good news the extending low-grade ramp trial bus will run internal routes in early November for a limited time for the purpose of gathering resident satisfaction and generate feedback for future recommendation.

1. 6) Bus Route Optimization -

(9:45:14 a.m.)

After review and consideration from the community's input at the public forums, it was decided to reevaluate the various options to submit new ideas for presentation at an in-season public forum for additional resident feedback.

1. 7) 2015 Audited Financial Statements -

(9:45:50 a.m.)

Kelly announced an email blast of MM's 2015 audited financial statements was sent yesterday and stated the information was also available on the website and will be published in the October issue of the Reporter.

Kelly once again encouraged residents to sign up to the website to receive email blasts, noting it was the best way to get current information.

1. 8) Tree Removal -

(9:46:20 a.m.)

With arborist confirmation, a permit for the removal of about 25 previously identified declining, unhealthy trees was submitted. Lori and Kelly will provide a budget proposal to replace the trees for the Board. Kelly pointed out the city has not obligated immediate replacement of the trees due to the 400+ trees which were planted last summer.

1. 9) Firewall Inspection & Repairs -

(9:47:19 a.m.)

Per the Ventnor B settlement agreement, Kelly was very excited to report the firewall inspection, repairs, and reimbursements are near completion pending five additional repairs. Kelly stated another round of inspection and photos will be taken to ensure quality and hoped for project completion by mid-October.

1. 10) Comprehensive Traffic Safety Project -

(9:48:02 a.m.)

Due to vendor scheduling issues, the project was put on hold until the beginning of October. Kelly pointed out new signage, new bus signs, and crosswalk signs have been installed. MM will be moving forward only on items endorsed by the traffic engineer.

Discussion ensued by the Board regarding BSO in the community and speed limits within the Village. (Refer to video at time stamp for full discussion.)

Business:

(9:52:17 a.m.)

Unfinished -

1. 1) Procurement Policy -

Gene announced a policy resolution was reached after lengthy discussion by the Board Members.

Michael Routberg moved to adopt the procurement policy as of today. Fred Rosenzweig seconded the motion.

After comments by Fred and Gene, **the Motion passed unanimously.**

2. 2) Medical Center Lease -

(9:55:13 a.m.)

Kelly advised the matter would be addressed at next month's meeting pending further discussion.

New -

1. 1) Aquatic Systems Contract -
(9:55:26 a.m.)

As discussed above, additional waterway maintenance and debris cleanup was added to the annual contract.

Per Member inquiry, Kelly confirmed this was doubling the number of visits.

Gene Goldman moved to approve the Executive Director to execute the Aquatic Systems, Inc. contract addendum to increase the lake maintenance and debris removal for the waterways, increasing the annual contract from \$39,420 to \$48,864. Dick Ciocca seconded the motion.

After discussion by the Board ensued, **the Motion passed unanimously.**

Moving the meeting away from the agenda item, Kelly introduced Richard Nieves, the newest member of the CVEMM team. A round of applause ensued.

Member Comments: (10:02:31 a.m.)

Pierre complimented the Village's appearance in light of the recent photographs.

Dick was very pleased with the information received and the progress of the Village.

Danielle mentioned the nice compliments received by the residents regarding the new crosswalks.

Announcements: (10:03:18 a.m.)

The next regular Master Management Board Meeting is scheduled for October 13, 2016, at 9:30 a.m. in the Activities Center.

Adjourn: (10:03:34 a.m.)

Meeting was adjourned at 10:03 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. 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.