

**Minutes of Master Management Board Meeting
November 10, 2016**

President Gene Goldman called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:30 a.m.

Roll Call:

Present - Gene Goldman, Michael Routburg, Bill Morse, Danielle LoBono, Pierre Laliberté, Fred Rosenzweig, Daniel Glickman

Remotely - Dick Ciocca

Absent - Joseph Roboz

Gene noted in attendance: 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 for City of Deerfield Beach, Richard Rosenzweig (entered the meeting at 9:41 a.m.) (Refer to video at time stamp for acknowledgement by Gene.)

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: (9:33:04 a.m.)

The Board approved the Minutes of the October 13, 2016, MM Board Meeting and the October 25, 2016, MM Special Board Meeting as presented.

Financial Report – Bill Morse: (9:33:49 a.m.)

For the month ending October 31, 2016, the Revenue was \$1,050,596 and Expenses were \$975,835. The Net Revenue exceeded expenses by \$74,761. YTD Revenue was \$10,515,093. The YTD Expenses were \$9,743,367. The Revenue exceeded the Expenses YTD \$771,726.

The balance sheet is showing Cash on hand of \$2,200,078. The Net Assessments Receivables on uncollected items was \$288,034. Total Assets were \$3,190,029 with Total Liabilities of \$3,134,099 and Total Net Equity of \$55,930. Bill noted there were no extraordinary items for the month.

President's Report - Gene Goldman, President: (9:35:37 a.m.)

1) General Comments -

Gene reminded everyone that the very lengthy, involved contract between MM, the Recreation Committee, and Bay Management approved at the Special Board Meeting on October 25th was an agreement to transfer management of the Activities Center, LeClub, Tilford pool and tennis courts to the Recreation Committee and Bay Management where the recreational activities belong. Gene complimented the good working relationship and cooperation of the parties involved, and thanked Dan Johnson and Rita Pikar.

A round of applause ensued.

2) Beach Bus Route - (9:36:53 a.m.)

After numerous requests, Gene was excited to announce a Sunday beach bus route was added and will circulate a total of seven times throughout the day with the first bus departing from the CVE Clubhouse at 10:30 a.m. and the last

bus leaving Deerfield Beach at 5:00 p.m. Gene thanked Kelly for her efforts. Gene suggested going early to avoid missing the last bus from the beach.

Gene also thanked Kelly for her efforts to extend a courtesy shuttle bus from the Clubhouse to the polling precincts at the LeClub and Activities Center on Election Day.

Executive Director - Kelly O'Meara Hampton:

(9:38:55 a.m.)

1) Electronic Payments -

Kelly reminded Residents due to complications with the vendor used by Seacrest to process electronic and online payments (no effect via autopay), an email blast went out for Residents to contact MM to check their payment status. She further advised late fees would not be assessed and apologized for any inconvenience.

Per Member inquiry, Kelly advised the vendor, Click Pay, would be contacting those residents affected by the payment process.

Dan concurred with Kelly's statement that he was, in fact, contacted by the company. Kelly reiterated to contact MM with any questions or concerns.

Moving the meeting away from the agenda, Gene introduced and thanked Commissioner Richard Rosenzweig for his attendance at the Board Meeting.

2) Comcast -

(9:41:45 a.m.)

Due to numerous Comcast related issues, Kelly advised information had been gathered and will be distributed in an email blast to hopefully address the majority of the questions and concerns made by the Residents. Kelly thanked everyone for their patience.

Per Member Inquiry, Kelly encouraged Residents to contact MM for additional Comcast matters.

3) Traffic Safety Project -

(9:43:21 a.m.)

Kelly introduced Barry Warhoftig as the volunteer Resident who has provided an excellent service for the Village for the past several months on the traffic safety project. After Barry was introduced he provided an outline of the several traffic safety change updates made in the Village to include the installation of 500 signs, roadway restriping, added roadway reflectors as well as a focus on pedestrian safety enhancements all in accordance with National and Florida statutes. Barry reminded Residents the project is halfway complete, with the goal to provide the Village a safer community. Barry thanked MM for their initiative and involvement of this type of program. For questions, contact MM. (Refer to video at time stamp for full discussion.)

Questions and comments by the Board and Barry regarding the traffic safety project ensued. (Refer to video at time stamp for full discussion.)

Gene, on behalf of the Board and the Community, thanked Barry for his volunteer services.

Dan was pleased for the newly installed raised marking between the yellow lines; Dan highlighted Barry's previous experience as the director of traffic engineering for the entire state of West Virginia.

A round of applause ensued.

- 4) General Liability Insurance - **(9:50:33 a.m.)**
Kelly mentioned one of the items discussed in the 2016 budget was the general liability insurance having skyrocketed from \$100,000 to about \$250,000 in one year. Kelly explained the increase was due to the 20 plus injury claims on MM properties in 2015. Kelly was proud to announce only 1 claim was filed in 2016 to date, and that the incident was off MM property, so the cost of general liability insurance will drop down to about \$75,000.

A round of applause ensued.

Per Member inquiry, Kelly confirmed the reduction in claims was a result of the dedicated staff of seven members who took a number of initiatives to assess risk management, which included sidewalk and roadway maintenance along with incorporating a newly added lighting policy to address matters quickly.

Per Member inquiry, Kelly was excited to announce the Tilford pool and bathrooms were now opened and are handicapped accessible.

Gene complimented the bathroom renovations.

- 5) Renovations - **(9:54:23 a.m.)**
Kelly was excited to announce, with the exception of the MM bathrooms' conversion to ADA accessibility (currently in the midst of construction), that all renovations including the LeClub and Activities Center are complete.

A round of applause ensued.

- 6) Gatehouses - **(9:55:05 a.m.)**
Kelly reported the gatehouse project remained on hold, reminding Residents the legal process is lengthy, and will continue to provide updates when available. Kelly advised the community may likely experience traffic congestion and asked for patience in the meantime.

Questions, comments, and suggestions by the Board ensued. Gene noted barcodes are available for \$5 and replacement of defective barcodes are done free of charge.

Business:

Unfinished - None

New -

- 1) 2017 Seacrest Accounting Contract - **(9:58:45 a.m.)**
Kelly hoped to move forward with the Seacrest accounting contract for 2017.

Fred Rosenzweig moved to authorize the Executive Director to execute the 2017 Seacrest Accounting contract as presented, for the term of one year for a total cost of \$50,000 to include the annual letter and coupon printing. The motion was seconded by Dick Ciocca.

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

- 2) 2017 Budget - (10:06:46 a.m.)
Kelly announced the Annual Town Hall meeting would be scheduled in December for a detailed recap of 2016 and the plans going forward for 2017. Kelly reported the proposed budget included a coupon decrease from \$122 to \$116 per month, as a result of the irrigation loan being paid in full. She noted proposed capital projects and improvements throughout the Village total a little over \$1 million dollars and spoke to many of those in general terms. Kelly noted the detailed budget would be published in the Reporter and sent out to Residents via an email blast. (Refer to video at time stamp for full discussion.)

Michael Routburg moved to allow the Board of Directors to approve the 2017 budget as presented, reducing the monthly coupon from \$122 to \$116. The motion was seconded by Pierre Laliberté.

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

A round of applause ensued.

Member Comments: (10:17:26 a.m.)
Dan confirmed to the Board he would not seek re-election and alerted the community to the vacant position. He expressed gratitude for the opportunity to serve on the Board for the last several years and received a round of applause in appreciation.

Pierre, Danielle, Fred, Michael, Gene and Dick all spoke to Dan's contributions and participation on the Board, thanked him for his service to the community and wished him well. (Refer to video at time stamp for full accolades.)

In addition, Fred expressed his pleasure at being back in the Village, noting the much improved appearance, which he credited to the new irrigation system, landscaping and traffic hubs with lighting.

Announcements: (10:21:20 a.m.)
The next regular Master Management Board Meeting is scheduled for December 15, 2016, at 9:30 a.m. in the Activities Center.

The Annual Town Hall Meeting will be announced.

Adjourn: (10:21:41 a.m.)
Meeting was adjourned at 10:21 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.