



**MASTER MANAGEMENT**  
*Century Village East Community Services*

**Minutes of Master Management Board Meeting**  
**October 20, 2022**

Vice President, Barry Warhoftig, called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:30 a.m. while Eli Okun was out of town.

Barry advised there is a sign-up sheet was in the back for Open Mic or participants may submit their names via Zoom chat or raising their hand at the end of the meeting to speak for a maximum of 3 minutes.

**Roll Call:**

**Present** – Barry Warhoftig, Gene Goldman, Les Gerson, Donna Capobianco

**Remote** – Michael Routburg, Joe Roboz

**Absent** – Eli Okun, Pat Bidol-Padva

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:**

**(9:31:22 a.m.)**

**The Board unanimously approved the Minutes of the September 15, 2022, MM Board Meeting and the September 22, 2022, Executive Session Meeting Minutes where the motion was approved for the expenditure not to exceed \$125,000 for Top Seal Services Corporation to install a new roof on the Le Club building as presented.**

**Vice President's Report - Barry Warhoftig:**

**(9:34:22 a.m.)**

1) Traffic Safety Update -

New initiatives were planned by the Board to add safer pedestrian crosswalks on Century Boulevard near the Durham entrance and the bus parking lot. Refer to the Executive Director's report below for more detail. Pedestrians were reminded they were responsible for crossing the roadways, particularly at nighttime. Barry suggested wearing light and reflective clothing. New radar signs will be installed in the Tilford area, as well as painted striping on the crosswalks along Century Boulevard over the next several months. The lighting in all the parking lots was complete, contact MM or Denis Barreto to report dark areas. The paving at Lyndhurst and the Marham areas concluded the seven-year paving project.

Gene remarked there was 26 miles of roadway within the Village.

- 2) Val/Barry - Transportation/Master Management Connect App - **(9:37:30 a.m.)**  
Barry directed residents to Val's report for detailed bus tracker information. The new app features a real time bus tracker, reports breakdowns, schedule changes, bus occupancy, and bus speed through the city with focus on the Village. Val stated the app took a year to develop as demonstrated accessing the app via [centuryvillageeast.com](http://centuryvillageeast.com) then clicking on the bus tab for information including color-coded route tracking, loading times, noting the app would improve the rider's quality of life. He said MM always looks for ways to progress and improve the quality of life.

Gene was impressed the app was able to report the number of occupants in real time. Val continued to demonstrate the app with Angelica's assistance through the MM Connect mobile app on a cell phone where residents can mark their favorite locations. Val indicated the county was working on a similar app. Gene asked about the roadway at the Lyndhurst area going to the café. Val said the road closure was mandated by the engineering department. MM was working with the bus company to add a turnaround at the ID office as the closest they could get to the Clubhouse. The closest stop to the diner is the bus depot at the top of the Clubhouse. Barry was proud of the new sidewalk installed connecting the pool to Lyndhurst Drive. (Refer to video at Time Stamp for full discussion.)

- 3) Hurricane Ian Relief Efforts - **(9:45:01 a.m.)**  
Barry thanked MM for being responsive during the hurricane. He said MM and CenClub joined Red Cross to collect donations for those adversely impacted.

Val thanked Denis Barreto, Robert Streater, and the security staff for their team effort during Hurricane Ian checking and clearing drains, continued patrol and property surveillance, ensured vendors BrightView and Seacrest were on property for assistance and Maxum and did a great job removing a downed tree from CenClub; full team effort.

**Treasurer's Report - Barry Warhoftig:** **(9:46:38 a.m.)**  
September 2022 Financial Report -

For the month ending September 30, 2022, the Revenue was \$1,139,085 and Expenses were \$1,424,329. The Net Expenses exceeded Revenue by \$285,244. YTD Revenue was \$10,396,059 and YTD Expenses were \$10,787,874. The YTD Expenses exceeded Revenue by \$391,815. The balance sheet is showing Cash on Hand of \$3,062,841. The Net Assessments Receivable on uncollected items was \$109,243. Total Assets were \$4,056,743 with Total Liabilities of \$4,056,743 and a Total Net Equity of \$913,738.

**Executive Director's Report - Vallen Smikle:** **(9:48:15 a.m.)**

- 1) Introduction - New Hires Vitel Datus & Javier Rosario -  
Val informed there were MM staffing changes. Vitel Datus announced he was the new MM irrigation technician and Javier Rosario was recently hired as a MM maintenance technician.

2) Staff Member Farewell -

Val said a farewell to Angelica who was employed with MM for 2 years and will be resuming her position prior to the pandemic as an accounts manager for a recruiting firm; leaving MM on Friday, her last day, and wished her well. Doreen Duque was employed by Allied Universal and is familiar with the property came on board to replace Angelica.

Gene welcomed Angelica's upbeat voice and wished her luck, as well as welcomed Doreen and wished her luck. Donna was pleased with MM attracting and the retention of great personnel. She mentioned her prior history serving on the Board and said MM has improved greatly through the years especially with the current administration.

3) Val/Barry - Lighting Project Update -

Val stated the lighting project was complete and was pleased MM followed the engineer's 2016 photometric study and advice. Contact the building president to report dark areas so MM can resolve the issue. He reminded safety was the goal for adding the extra lighting; the Village is not a city. Val started the project and thanked Denis for finalizing the project.

Gene commented a Resident complimented the enhanced lighting.

4) Fall Projects Update -

**(9:53:43 a.m.)**

a. Drains -

Two storm drain will be installed tomorrow at Berkshire A and Berkshire C off Century Boulevard. Notification will be sent today and tomorrow alerting the community of the minor construction in those 2 areas on Century Boulevard just past the Clubhouse headed towards the Upminster pool.

Per Member inquiry, Robert explained the drain at Berkshire A will be expanded significantly to accommodate water flow when we have heavy rain and the second type of drain at the corner of Berkshire C will connect to the storm drain to feed off into our lakes. It's a big job and will take approximately 2 weeks to complete. Les drew attention to the pooling water at Grantham C at Century Boulevard following rain. Robert explained the water has to go somewhere, adding the drains are maintained and cleared from obstructions as much as possible. Additional storm drains would be considered in the future. Member discussion ensued. Val tabled the discussion regarding the addition of a walking path at the widening of Century Boulevard at the Clubhouse where Berkshire A narrows. (Refer to video at Time Stamp for full discussion.)

b. Central Park -

The park was sectioned into 4 phases; phase 1 is to submit the park planners and engineers getting ready to turn in for the permit at the end of this month. Val reported there were many permits being sought for approval including 1 for a new roof on Le Club and 1 for the main gate. The gate project was split in 2 parts, 1 for landscaping and fountain and 1 for the building. Val was aware it was costing a dollar a day every day the project is delayed and anxious to get started, noting they've been urging the city for permit approval.

c. Beautification -

More beautifications will be modification added at the intersection in front of the bus lot and the Durham entrance. The permit includes adding and extending the islands to tighten the roadway.

Barry pointed out pedestrians will have a safe designated waiting space in the middle of the road to be able to cross half the walkway and stop and then cross the other half of the roadway - between the 4 traffic lanes and may add more in the future. Val said a permit was submitted to add a dedicated sidewalk around this building so people don't have to walk on the grass with privacy for those at the Tilford pool. More lake fountains, as well as utility box wraps, would be added in the next fiscal year in January.

5) Comcast Update -

(10:07:02 a.m.)

Comcast is working behind the buildings in a 12-phase project for approximately the next 3 months replacing, repairing, and/or removing old equipment which will enhance Village beautification.

Val reminded residents and new owners to be cognizant of their property taxes ensuring they are paid. There are people looking for delinquent property taxes to proceed to go forward and purchase a unit. He encouraged owners/residents to spread the word. Val pointed out rental scams involving false deeds and listings, avoid Craigslist, and advised residents to source from a reputable housing site with a listing agent. He elaborated the scams involved copying deeds, forging, and spam email with links. The Club House alerted the MM office of a scam that we were recently able to shut down. Please be cognizant and do not click on the links, close, and delete messages, and contact the company directly to inquire. An in-depth news alert will be sent to residents describing the property and PayPal scams. (Refer to video at Time Stamp for full discussion.)

Utility wraps and 2 lake fountains will be added by the end of the year. Denis reported all the FPL transformers and most of the AT&T equipment that could be wrapped safely will enhance the views on Century Boulevard and Village entrances. One wrap was already installed at the Ventnor tennis court. The selection committee has selected 5 of the 19 images to be wrapped around the utility boxes by the end of the year. Donna pointed out the wraps will emulate the city's wrapped utility boxes and asked about the old equipment. Denis said the vendors were working to update and removing whatever is not in use. Les said the wraps looked very nice. Val and Denis stated permits and authorization was required to apply a utility box wrap.

**Allied Universal Security - Security Director, Christopher Kelley:**

(10:16:50 a.m.)

1) Introduction - New Hire, Thomas Miller, Deputy Director -

Deputy Director, Thomas Miller, was promoted and introduced himself and thanked Val for the opportunity. He summed up his 2 1/2 weeks' experience as amazing. He was impressed with MM and said they were a busy, cohesive team and looked forward to applying his knowledge and experience.

Val stated Thomas' background and resume was spectacular and said he was very fortunate to have him on board and expressed gratitude for his 24 years of service in the Airforce.

Gene mentioned traffic violations and BSO's presence in the Village and thanked Chris for his efforts. Discussion ensued regarding chain of command for reporting incidents. Les recommended additional training for the gate guards. Gene stated the Village surveillance footage had been useful. Barry complimented security's responsiveness. Contact security for gate issues and provide a date and time if available. Chris indicated the west gate was the busiest gate. Exercise caution in the parking lots, watch out for small cars, and wheelchairs. Have your head on a "swivel." The speed limit in the individual property communities is 15 miles an hour.

Please do not feed wildlife in CVE; birds, turtles, raccoons, iguanas, and coyotes. The animals will continue coming back for food particularly migrating birds and cats which can cause injury and property damage. Chris advised residents are responsible for visitor and vendor parking that block the roadways, impeding buses or emergency traffic getting by and will be fined.

2) Village Security Report - (10:27:59 a.m.)

a. Officer of the month -

Chadwick Reid works the gatehouses and was officer of the month for not missing a day in 4 months on the job following 2 months of training. The officer of the month will be photographed and posted in the Village.

b. Broward Sheriff's Office -

Chris reported a total of 59 citations were issued for the month of September: 41 for failing to stop for stop signs; 3 unlawful speeding, 2 in the 15-mile-an-hour speed zones; 1 vehicle damage, i.e., windshield; 1 vehicle registration; 1 unsecured tag; 1 failure to change address; 2 notifications improper passenger seating; 2 expired driver licenses in less than 6 months; 2 vendor vehicles improperly insured; 1 unsafe manner or equipment; 1 expired tag greater than 6 months.

Member comments, questions, and inquiry ensued regarding traffic and the number of citations issued to residents. Barry said the overall goal was increasing safety. Gene encouraged COOCVE to engage with the Area Chair to emphasize Village safety. For emergencies call 911, Broward Sheriff's Office, the fire department, and then security if the issue is serious enough. Stay on phone and speak calm. Chris said security are notified when emergency personnel are called and report to emergency site. (Refer to video at Time Stamp for full discussion.)

**Business:**

(10:36:26 a.m.)

**Old - N/A**

**New - N/A**

**Announcement:**

**(10:48:32 a.m.)**

The next regular MM Board meeting will be held on Thursday, November 17<sup>th</sup>, 2022, at 9:30 a.m. in the Activities Center Room A.

**Member Comments:**

**(10:37:37 a.m.)**

Michael said candidate applications for CenClub and MM need to be submitted by November 9<sup>th</sup> by 3:00 PM EST. The Candidate Forum is January 5<sup>th</sup> from 2:30 p.m. to 4:30 p.m. and the election will be January 17<sup>th</sup>. Online votes will not be considered. He wished good luck to Angelica and new hires and be well and safe.

Barry said the forum location was not confirmed but will be announced in the *Reporter*. Candidates must attach a 100-word resume to their application in a sealed envelope to the MM office by November 9<sup>th</sup> at 3:00 PM. Details will be posted in the *Reporter*. MM has 3 positions for 3-year terms and 1 position for a 1-year term.

Joe welcomed everyone back for the first time in 2 seasons, noting the large amount of snowbirds. He congratulated Val and the team on the app and transportation side. He requested Val and the Board to escalate the pathway between Keswick and Century Boulevard south, involving CenClub and Berkshire A, B, and C. He said Barry, Robert, and Val did an excellent job with the many crosswalks. They are necessary and suggested a button for flashing lights at the crosswalks to avoid an accident. He wished everyone good holidays. (Refer to video at Time Stamp for full discussion.)

Les said it was wonderful seeing everybody in person joining the meeting. He pointed out MM was working to complete many projects while planning new and exciting projects. He said there were permit delays but assured MM was working to complete projects on a timely basis. He welcomed everyone to the winter and spring seasons, and hoped for great weather and actives, most important be safe and healthy.

Gene said it was great and encouraging to see 60 participants mostly on Zoom and in the audience. He wished happy holidays and thanked Val and the fabulous MM staff of 12 overseeing operations, maintenance, the grounds, bus transportation, security, irrigation, and the drains.

Donna echoed Member comments and welcomed everybody back.

Barry thanked Joe for his suggestions, adding they were difficult topics and will be discussed in future meetings and workshops.

Barry said residents who signed up via chat, the sign-in sheet, and raise their hand will have an opportunity to speak at the conclusion of the meeting.

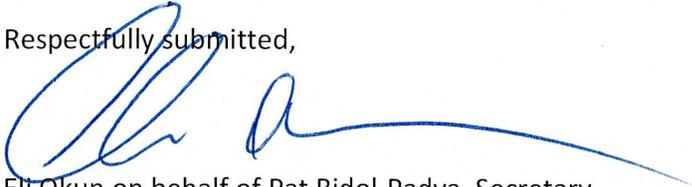
**Adjourn:**

**(10:49:12 a.m.)**

Meeting was adjourned.

(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.CenturyVillageEast.com](http://www.CenturyVillageEast.com). Meetings may also be viewed on our community TV Channel 98.)

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'Eli Okun', written in a cursive style.

Eli Okun on behalf of Pat Bidol-Padva, Secretary  
President  
CVEMM Board of Directors

The signature above indicates only that these are the minutes adopted by the Board of Directors in open session on November 17, 2022.