



## Minutes of Master Management Board Meeting September 15, 2022

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

A sign-up sheet was available in the back of the room to speak at Open Mic.

### **Roll Call:**

**Present** - Michael Routburg, Barry Warhoftig, Eli Okun, Gene Goldman, Donna Capobianco,

**Remote** - Joe Roboz, Les Gerson

**Absent** - 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:**

**(9:32:12 a.m.)**

Eli read motions and minutes that were voted on and approved by the Board for expenditures and projects for transparency to be published in the Reporter, on Channel 98, and the Centuryvillageeast.com website.

**The Board unanimously approved the Minutes of the June 16, 2022, MM Open Board Meeting as presented.**

### **The July 14, 2022, Executive Session Motions unanimously approved as presented:**

- A.** To approve Bob Baumiller, Controller, to negotiate a \$15 million open line of credit loan for the construction of Central Park, terms to be approved by the Board. **Motion passed by a vote of 8-0.**
- B.** To approve the increase of the First Transit contract not to exceed \$300,217 for the purpose of increasing bus driver's starting salary to \$17 per hour. Eli explained the wage increase from \$15 to \$17 per hour was a competitive rate and incentive to help retain experienced drivers, as school and charter bus companies pay more. **Motion passed by a vote of 7-0.**
- C.** To approve the expenditure not to exceed \$19,750 to Bell & Son Fence Company Incorporated for the installation of a three (3) metal rail fence at the Tilford Medical Center parking lot. **Motion passed by a vote of 7-0.** Eli explained the fence was city mandated and provided extra security.

### **The August 11, 2022, Executive Session Motion approved as presented:**

- A.** To approve the expenditure not to exceed \$55,000 to bring the egress of Le Club building complex up to code per the attached proposed plan. Eli explained the building does not meet ADA code.

We are grandfathered so the building is OK but not safe for handicap individuals. When walking out of the Activity Center on the left side or back side there is a step down which is not to code. We also have the same issue at Le Club; therefore, a ramp will be built up to ADA standards and code.

**Motion passed by a vote of 5-0, 1 abstention.**

**The August 25, 2022, Executive Session Motions approved as presented:**

**A.** To approve the expenditure not to exceed \$1,125,000 to Apex contractors for the CVE Central Park for engineering and construction of two (2) sea walls and an elevated dock over the lake between Ashby A and Berkshire D with a wide 12-foot bridge leading to a nice sitting area beneath a covered gazebo overlooking the lake fountain, which will be the park's focal point and these additions are within budget.

**Motion passed by a vote of 5 yes, 1 no, and 1 abstention.**

**President's Report - Eli Okun:**

**(9:38:43 a.m.)**

Eli welcomed everyone in attendance to include Zoom participants, as well as those attending for the first in-person meeting.

1) Summer Board Workshops Update -

As previously mentioned, Eli informed the Board continued to meet throughout the summer addressing day-to-day issues and capital projects, and also met with CenClub to discuss Central Park plans, the reconstruction of the main entrance, and the security wall on Hillsboro Boulevard. A lot was planned, and Eli advised we look forward to a very productive year.

2) Summer Project Highlights -

Tilford Pool -

Eli advised the Tilford pool was reopened and hoped residents enjoyed the newly resurfaced pool, as well as the wider swim lanes.

2022 Paving Project -

Eli stated we have now completed the 2022 paving project, which includes a new walkway at Lyndhurst Drive which makes it safer for residents walking and have also installed a new drainage system to alleviate potential flooding from heavy rains. This concludes the 7-year paving project.

3) Coyote Update -

MM hired an animal control trapping company to catch the roaming coyotes in the Village with the intention to relocate them safely. Eli said the coyotes may be cute but are wild animals, so please do not feed them.

4) Transportation Update -

Eli reported we have received 6 new buses over the past few months; unfortunately, we have encountered some problems with these buses and is why you have seen them out-of-service from time to time with some old buses temporarily brought back into use while 6 new buses were pulled out to repair and modify A/C issues. The airbags on some of the buses that raise and lower the bus have been bursting. The company is working to find a fix for this issue. Additionally, the rear seats were moved forward nine inches for compliance and to accommodate two wheelchairs in the back of the bus. Eli said the buses were state of the art and will be enjoyed for years to come.

Eli wished L'Shana Tova, a happy and healthy new year. Eli informed there were no public meeting over the summer so the financial reports for June, July, and August would be presented.

**Treasurer's Report - Barry Warhoftig:**

**(9:42:47 a.m.)**

June 2022 Financial Report -

For the month ending June 30, 2022, the Revenue was \$1,141,798 and Expenses were \$1,176,783. The Net Expenses exceeded Revenue by \$34,986. YTD Revenue was \$6,899,976 and YTD Expenses were \$6,778,091. The YTD Revenue exceeded Expenses by \$121,884. The balance sheet is showing Cash on Hand of \$3,345,417. The Net Assessments Receivable on uncollected items was \$144,329. Total Assets were \$4,457,686 with Total Liabilities of \$3,030,248 and a Total Net Equity of \$1,427,438.

July 2022 Financial Report -

For the month ending July 31, 2022, the Revenue was \$1,135,840 and Expenses were \$1,225,392. The Net Expenses exceeded Revenue by \$89,552. YTD Revenue was \$8,035,816 and YTD Expenses were \$8,003,483. The YTD Revenue exceeded Expenses by \$32,333.

The balance sheet is showing Cash on Hand of \$3,191,411. The Net Assessments Receivable on uncollected items was \$145,002. Total Assets were \$4,271,927 with Total Liabilities of \$2,934,041, and a Total Net Equity of \$1,337,886.

August 2022 Financial Report -

For the month ending August 31, 2022, the Revenue was \$1,220,533 and Expenses were \$1,360,408. The Net Expenses exceeded Revenue by \$139,874. YTD Revenue was \$9,256,349 and YTD Expenses were \$9,363,890. The YTD Expenses exceeded Revenue by \$107,541.

The balance sheet is showing Cash on Hand of \$3,230,530. The Net Assessments Receivable on uncollected items was \$127,864. Total Assets were \$4,268,592 with Total Liabilities of \$3,070,580 and a Total Net Equity of \$1,198,012.

Donna thanked MM for their efforts over the past five years working to reduce the millions owed on net assessments receivables to \$128,000. Eli agreed, adding since MM has taken collection efforts in-house and contacting residents who are late by three months has been effective.

**Executive Director's Report - Vallen Smikle:**

**(9:47:43 a.m.)**

1) Introduction - New Hire Kira Hays -

Val introduced new Customer Service team member, Kira Hays, on the frontline of the MM office since June. When you enter the MM office, she is the first person you see at the front desk.

Kira said it's been a pleasure, she's learned a lot, and looked forward to continuing to help residents with a smile.

2) Summer Project Highlights -

**(9:48:54 a.m.)**

a. Website -

Val was very proud to announce the Centuryvillageeast.com website was revamped to be more appealing and user-friendly. The main page connects users to the COOCVE and CenClub organizations as well. Val indicated the site was gaining more traffic and popularity. Val encouraged everybody to check out the updated site and leave feedback.

b. Water Fountains -

Val informed two additional water fountains were ordered and looked forward to the installation of them on West Drive along the land bridge of the Prescott and Newport side by the end of the year as an added amenity and enhancing beautification.

c. Tree Trimming -

Val said CVEMM and CenClub will be performing the semi-annual tree trimmings and advised building associations to have a tree trimming contract for routine tree trimmings for safety and contribute to Village beautification.

Gene pointed out regular tree trimmings were important for safety to prevent falling branches and palm fronds which could be more expensive. Val concurred.

d. CVE Insider -

Val said the August issue of the newsletter discussed the summer projects, including the new roof installation at the Activity Center. Val informed the Le Club roof replacement was scheduled towards the fall, however, the original contractor increased the price for inflation, which was outside of budget, so the proposal went back out for bid to ensure the best rate. Val encouraged residents to sign up for the CVE Insider monthly newsletter online at Centuryvillageeast.com or with Customer Service.

e. Water Valves -

Val stated new water valves were installed for meters located at the Newport entrance this year. We have 3 valves in the community. Last year we did the main one at Farnham and Hillsboro is scheduled for next year.

3) Paving Project Update & "Thank You" to Robert Streater **(9:52:58 a.m.)**

Val stated the 7-year paving project was a very tedious task, and thanked Robert Streater, Director of Operations, for leading the project successfully to completion.

Robert informed the paving vendor was working in the Markham area placing temporary double solid yellow lines where the thermal plastic striping will be. We narrowed the intersections in the Lyndhurst area for safety reasons to size that code requires and installed curbs to prevent vehicles cutting corners and have also installed sod and have landscape coming to enhance that area and hope to continue over the next month.

Gene pointed out the paving project took several years to complete 26 miles of Village roadway. Robert added there was no way to finish a project such as this in a short period of time, as well as taking into consideration budgeting purposes. Donna added it was important for the community to know this is now the new way of business; MM analyzing major projects for maintenance of the infrastructure for beauty and functionality but also that put out a future plan that says 20

years doesn't go by without planning to reconstruct. Donna asked about how long is the useful life for a big project like this; is it 20 years. Robert advised the asphalt was original to the Village and it would be very expensive to mill every area to the sub-base and add new roadway, so the overlay was installed to extend the life of the roadways another 10 to 15 years. Val expressed gratitude to the Board members past and present, vendor Five Star, and Robert for their contributions and dedication, particularly for the 2015-2016 motion voted and approved to create, budget, and scale an affordable project for the community. (Refer to Video at Time Stamp for full discussion.)

f. FPL -

Val informed we are still in communication with FPL regarding the hole dug in front Grantham F which has been blocked off with a temporary fence to prevent association liability and injury while subcontractor, Viking, awaits parts to install the transformer.

g. Signage -

Val stated some old directional signage was updated. New bus shelters were installed at the Durham, Farnham, and Tilford areas. The 2023 budget planning has begun and will include budgeting for additional shelters.

4) Fall Projects Update -

**(9:58:43 a.m.)**

a. Main Gate - Denis Barreto -

Denis hoped to have the architect permit submitted for the main gate in the next day or two and receive our permit back in a couple weeks. Eli said obtaining permits back from the city has been very difficult. MM had a meeting with City Manager, David Santucci, to discuss the frustration with the permit delays and was informed it may be a system issue but would look into assisting in advancing the permit phase.

Comments ensued regarding the delay in the city's permitting process. (Refer to Video at Time Stamp for full discussion.)

b. Perimeter Wall -

Val hoped to have the perimeter wall permit approved by the end of the year to begin construction beginning of next year.

c. Utility Wraps -

Val hoped to have the permit for the utility wraps approved by the end of the year.

d. Life Safety Plan -

Val stated the engineering permits were submitted for the Activity Center, Le Club complex to the Planning and Zoning Board for approval of the Life Safety Plan. This plan is for new sidewalk construction which will wrap around the Activity Center and Le Club complex and lead right up to the entry and exits of the buildings for added safety.

e. CVE Central Park -

The infrastructure permit would be submitted, and Val hoped to have the approval in time for a groundbreaking ceremony at the end of the year or beginning of next.

Val directed residents to visit [keepingcvebeautiful.com](http://keepingcvebeautiful.com) for project information past, present, and future.

**Allied Universal Security - Security Director, Christopher Kelley:** (10:05:56 a.m.)

- 1) Village Security Report -
  - a. Community Safety -

Chris remarked the busy season was approaching and reminded residents the importance of maintaining the speed limit of 25 MPH on Century Boulevard and 15 MPH in our Communities, to come to a full and complete stop at the stop signs, and pedestrians have the right of way and wait for them to completely cross the street before proceeding. Be safe and pay attention to your surroundings. If you see something, say something.
  - b. Officer of the month -

Chris announced the Officer of the Month was Anne Buissereth. She works in the Clubhouse. He informed residents may participate in the nomination process for Officer of the Month via email.
  - c. Broward Sheriff's Office -

Chris stated BSO's presence in the Village helps maintain a safe environment. A total 23 violations were reported last month: 14 citations for failing to stop for stop signs; 2 operating vehicles without insurance; 3 for invalid tags; 1 seatbelt violation; operating a motor vehicle without a valid license; 1 commercial vehicle operating without proper insurance; and for 1 unsafe windscreen.

Val announced Chris had done a great job as Interim Director since June and was promoted to full-time Security Director of Allied Universal. Gene informed Chris attended all the functions and assisted a resident who tripped on the steps of the Le Club complex side entrance, which is being fixed. Michael drew attention to the many warnings issued in the Village.

**Business:** (10:10:06 a.m.)

Old - N/A

New - N/A

**Announcement:** (10:10:14 a.m.)

The next regular MM Board meeting will be held on Thursday, October 20, 2022, at 9:30 a.m. in the Activities Center Room B for residents attending in person, as well as on Zoom.

**Member Comments:** (10:10:35 a.m.)

Les thanked everybody for attending the meeting and looked forward to being back in October. He wished L'Shana Tova and a healthy and happy new year.

Gene was amazed to see how much the MM staff of 12 oversee and maintain with the help of staff support to help keep costs low in areas of construction, bus transportation, security, potable water, sewage, financial, pond maintenance, landscaping, Le Club complex to include tennis and pickle ball courts and MM buildings.

Barry agreed with Gene, adding he hoped to offer a cable/internet package. He wished a happy new year and was pleased to be back in person since the last open Board meeting in March 2020. He stressed how important roadway and pedestrian safety is and advised residents to use the new sidewalk installed along Lyndhurst Drive at the Lyndhurst south pool. He said Lyndhurst Drive was busy and the only roadway connecting both sides of Century Boulevard, so he added the sidewalk was a major safety improvement and thanked the staff and encouraged residents to check it out. In the fall pedestrian crosswalk markings will be made on Century Boulevard crossing the side roads on Century Boulevard with additional markings; approximately 20 to 30 intersections for more cars coming out of the side roads. The lighting project in the parking areas were 98% complete which was a big improvement over the past 3 years. Again, as a reminder, pedestrians have the right of way in a crosswalk, do not assume cars will stop. Barry said Village safety was very important and thanked Val and the staff for their safety initiatives.

Michael expressed concern for the potential increase of electric bike riders. Michael welcomed back residents in person and wished a happy fall season, L'Shana Tova, and a happy and peaceful year. He reminded elections were approaching for COOCVE and MM has three 3-year term positions and one opening for a 1-year term. Applications were available at MM, CenClub, and the October issue of the Reporter. He noted MM's continued commitment to listening to the community, project expansion, increasing bus routes and lighting.

Joe wished L'Shana Tova to friends, family, and residents. He said not only did MM take on projects but expanded the scope. He discussed previous years when not much was done to improve the community and how much that has improved over the years to develop a better community. He noted it was a hard 2 ½ years and welcomed back the audience and seasonal residents, adding it was good to see people out attending meetings, shows, and using the facilities. He hoped to have a joint relationship with the city and suggested ways to improve the process.

**Adjourn:**

**(10:23:42 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,



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 October 20<sup>th</sup>, 2022.