

**Minutes of Master Management Board Meeting**  
**November 17, 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. in Eli Okun's absence.

Barry advised a sign-up sheet was available in the back of the room for Residents attending in person to speak at the conclusion of the meeting at Open Mic. Questions could also be asked by raising your hand in Zoom. When called upon, you will have 3 minutes to speak. Alternately, you can submit questions via Zoom chat or by sending an email to Customer Service by 2:00 p.m. on the day before the meeting.

**Roll Call:**

**Present** - Barry Warhoftig, Michael Routburg, Gene Goldman, Joe Roboz, Les Gerson, Donna Capobianco

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

Barry welcomed Carol Freedman, President of COOCVE, and the seasonal Residents.

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:**

The Board unanimously approved the Minutes of the October 20, 2022, (09:32:47 a.m.) MM Board Meeting and the November 10, 2022, Executive Sessions as presented.

**President's Report - Barry Warhoftig:** (09:33:28 a.m.)

- 1) Introduction - President, Eli Okun, Pre-recorded Message -  
A pre-recorded message by Eli Okun was played wherein he offered condolences to Charlie Parness' wife Sandy, brother Bernie, and their children, and friends for his recent passing and complimented his efforts serving in many capacities over the years to make the Village a better place to live. He served as President of Master Management, COOCVE, The Reporter, and his building, as well as the Area Chair for Ventnor.

The 2023 budget will be voted on under New Business. He informed every effort was made to avoid the monthly coupon increase of \$14 from \$128 to \$142 for 2023. As so many of us have felt over the past 12 months, the cost of goods and services has risen due to inflation.

This is also the case for the essential services provided by CVE Master Management. Eli pointed out in the past year the City of Deerfield Beach increased water and sewer by 7.1% and garbage collection 10%, FPL electricity was raised by 15%, insurance increased 17%, cost of running the buses rose 12%, and security and fuel for rovers increased 3%. Eli advised Master Management is a not-for-profit organization and every dollar collected is reinvested in the Village. Unfortunately, given all the cost increases, we had no choice but to raise the coupon.

Eli wished everyone a safe and happy Thanksgiving.

2) Open Letter from Election Committee Chair – Sheila Pascar **(9:37:09 a.m.)**

Barry read a letter from Election Committee Chair, Sheila Pascar, who was unable to be present at the meeting. She informed the Election Committee had been working and meeting since September. The candidate's forum is scheduled for January 5th from 2:30 p.m. to 4:30 p.m. in the Clubhouse Party Room for all candidates and Residents to attend in person. It's the COOCVE Directors' opportunity to learn and hear what the candidates have to offer on the different boards. It is important for building Presidents to notify all COOCVE Directors and Alternates of your building to get involved in what they're elected for or allow other Residents to get involved and become a COOCVE Director and have a vote. There will be an area for social distancing seating for those who prefer. On January 17<sup>th</sup> at 8:30 a.m. we will be voting for Master Management and CenClub Board of Directors. COOCVE Directors and alternates of each building will vote in person in the Clubhouse Party Room. This election has nothing to do with the Board of Directors for your building. You were elected or appointed by your building to serve as a Director for COOCVE to vote for Master Management and CenClub Boards. Barry thanked Sheila.

Carol Freedman informed actual voting will begin at 9:30 a.m. The room will be open at 8:30 a.m. for registration. Information will continue to be published in The Reporter and on the COOCVE website and will be going out in CenClub and Master Management's information vehicles. Per Member inquiry, Carol advised all votes must be cast in person in the Clubhouse Party Room, and there will be no on-line voting, which was a decision of the election committee. A survey was sent to all Directors to poll who would attend in person for a better sense of what role the Alternate Directors' will play and how anyone who is not there to be able to vote in person as to how their vote will be dealt with. The current plan is that if Directors cannot be physically there that once the voting by their building has been done and it is clear they are not there, then the Alternate will be called up to cast the vote in their absence. Per Member inquiry, Carol explained the Election Committee functions, how they operate, and make decisions. Discussion ensued regarding voting remotely, the election, voter turnout, and participation. (Refer to video at Time Stamp for discussion.)

3) FDOT Update - **(09:47:37 a.m.)**

An email blast will be sent informing Residents of the upcoming Florida Department of Transportation SW 10th Street project meeting virtually on December 7th. Visit [www.sw10street.com](http://www.sw10street.com) for registration and detailed information.

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

October 2022 Financial Report -

**(09:49:13 a.m.)**

For the month ending October 31, 2022, the Revenue was \$1,142,034 and Expenses were \$1,132,250. The Net Revenue exceeded Expenses by \$9,783. YTD Revenue was \$11,538,093 and YTD Expenses were \$11,976,526. The YTD Expenses exceeded Revenue by \$438,433. The balance sheet is showing Cash on Hand of \$2,660,974. The Net Assessments Receivable on uncollected items was \$104,668. Total Assets were \$3,648,899 with Total Liabilities of \$2,781,779 and a Total Net Equity of \$867,120.

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

**(09:50:47 a.m.)**

- 1) Introduction - New Hire Rosanna Charles  
Val welcomed Rosanna Charles as MM's new janitorial aid.
  
- 2) Transportation Update - First Transit General Manager, Craig Garcia - **(09:51:16 a.m.)**  
Val introduced Craig to discuss the Village bus transportation issues and to answer Member questions. He is responsible for the Community bus service in the Village and the 2 buses that have routes exiting the community. He explained residents have been experiencing higher than usual delays over the past few weeks. Seven new buses were purchased. We received 6 of the smaller buses and received a larger bus last week that is operating at this time. The large bus is all white and has not yet been wrapped, but this was approved and hopefully this bus will be wrapped next week. The new buses have been modified with a kneeling module in the front of the bus, which is not working properly. The airbag system in the front of the bus, as well, is not operating properly. When the airbags leak or break or the compressor breaks, the bus is inoperable. There are times when half of the buses have been out-of-service due to the issue. First Transit has been working with the corporate office, Creative Bus Sales, and the manufacturer of the airbag system in an attempt to permanently fix the issue.

Extensive discussion ensued regarding the Village bus transportation. It was stated the buses were under contract and not purchased by MM. Val informed MM has yet to submit payment for the buses under contract. MM did not purchase the buses and have yet to submit payment for the contracted buses. Val advised a credit was issued as a result of the buses intermittently out-of-service and will continue to work on receiving additional credit for the inconvenience and keep the Community informed. Download the bus app to track all bus activity in the Community real-time. (Refer to the video at Time Stamp for discussion.)

- 3) Guest Speaker: Jayne Johnston - **(10:19:49 a.m.)**  
Florida Fish & Wildlife Conservation Commission -  
Coyote Update -  
Robert Streather reached out to wildlife expert and biologist, Jayne Johnston, to discuss the coyote situation in the Village. Jayne included a PowerPoint presentation as she informed the history of the coyote population, origination, habitat, and diet. She offered ways to ward off coyotes by everybody in the Village working together to scare off the coyotes and keep garbage in seal-tight containers. Contact the FWC South Regional office located in West Palm

Beach at (561) 625-5122 or visit myfwc.com and search coyotes/living with coyotes for more information. (Refer to video at Time Stamp for discussion.)

- 4) Guest Speaker: BSO - **(10:49:54 a.m.)**  
Val said the Village was very large with 775 acres and 26 miles of roadway, and BSO was doing their best to protect the Community. Donna expressed appreciation and thanked BSO for their help, rapid response times, and effective communication with Village security to elevate Village safety. Sergeant Atkins, Traffic Unit, City of Deerfield Beach, Broward County provided a history of his 37 years of patrol experience, now in charge of the traffic unit for the City of Deerfield Beach. BSO is active in the Community enforcing traffic laws on the main roads, handicap violations, working with the security staff, and pursuing stop sign violators in order to enhance safety, it is not their intention to punish but to resolve issues and enhance safety. The main traffic concern and complaint is running stop signs. Sergeant Atkins reiterated BSO was here to help and serve the Community. Barry expressed gratitude for their rapid response and effective communication with security. Sergeant Cresbo introduced herself and is in charge of the Core Unit in Deerfield and spoke briefly about education the BSO Core group offers. Per Member inquiry, Sergeant Atkins advised a law enforcement officer must witness an infraction in order to issue a citation. (Refer to video at Time Stamp for discussion.)

(Val asked Director of Security, Chris Kelley, to give his report while he escorted BSO Sheriffs out of the meeting.)

**Allied Universal Security - Christopher Kelley, Director of Security -** **(11:15:07 a.m.)**  
Chris remarked per request of BSO to attend the meeting, 3 officers showed up. They are very friendly and willing to help.

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

Be alert while driving throughout the Community. Don't be distracted, be mindful. Do not text and drive.
  - b. Roadways -

Please do not block roadways with moving trucks. If you have a vendor or are having service done at your residence, you are responsible for their actions and parking. If emergency vehicle cannot get through, you are impeding traffic, including community buses.
  - c. Staff -

Increasing staff for season; 2 officers will be at the West Gate. There will be a learning curve getting them used to the system and upgrades and asked for patience. Please be kind to officers trying to help get you moving fast.
  - d. Officer of the month -

Chris announced Shaylee Williams was security officer of the month of October for her outstanding attention to detail. She worked in the Clubhouse and was promoted to shift supervisor and in the office, processing barcodes and for information.

e. Broward Sheriff's Office Report -

A total of 20 citations were reported for the month of October: 14 for failure to stop at a stop sign; 1 for unlawful speeding, 2 for failure to display vehicle registration; 1 for failure to yield to emergency vehicle; 1 for improper change of lanes with oncoming traffic; 1 for expired driver license less than six months.

Member comments and questions ensued regarding the number of citations issued to residents. Barry said the overall goal was to increase safety. Gene encouraged COOCVE to engage with the Area Chair to emphasize Village safety. Call 911, the Broward Sheriff's Office, the fire department, and security depending on the level of urgency and stay on the phone and speak calmly. When emergency personnel are called, security is notified and show up to the scene. Donna spoke about a particular section of Durham headed towards West Drive, asking if there was something security could do to alert pedestrians and bicyclists at the crossing. Chris said when he sees drivers violating the traffic laws, he will bring it to their attention. Joe suggested ways to alleviate the traffic pile up at the West Gate and discussion ensued regarding ways to improve the barcode system and participation rate, and ways to educate the Community the importance of having a barcode. Gene advised we cannot bar someone from coming in if they have a driver's license. Traffic safety discussion ensued regarding people's lack of attention and distraction and to be alert at all times. Bicyclists are treated as a vehicle in the roadway and Barry asked Chris to help regulate road safety and suggested the matter be workshopped. (Refer to video at Time Stamp for discussion.)

(Val returned to the meeting to continue his report.)

4) Fall Projects Update -

a. Tilford Pool -

**(11:33:38 a.m.)**

Val said the new ADA-compliant handrail installed at the Tilford pool was a big improvement and allows one to extend fully when exiting the pool.

b. FPL -

Val informed the two FPL work orders have been delayed by almost a year due to weather and equipment issues to install a new meter behind Berkshire E and add a new transformer behind Grantham F and asked for patience. He looked forward to the new addition of a lake fountain behind Berkshire E.

c. Storm Drain -

A new storm drain was installed by Berkshire A and Berkshire C.

d. Le Club Roof -

Val was happy to report the roof materials was delivered and already up on the roof to begin replacing the Le Club complex roof Monday, November 28th and anticipated 3 weeks to complete. This will conclude the roof replacements of all MM-owned buildings.

e. Sidewalk -

Val said their will be installation of a new, well-lit sidewalk that will wrap will around the entire Activities Center, allowing access to the pickleball courts safely and to minimize foot traffic by the Tilford pool, and the added ingress and egress at Le Club complex will be a great improvement.

Gene mentioned the walkway added last year at Grantham C area connecting the miniature golf course and was pleased to see CenClub adding the brick walkway connecting Harwood to the Clubhouse on sidewalk. Val said construction will begin in December to extend the islands on Century Boulevard to enclose the Durham entry way for the main entrance.

f. Central Park Plan -

Val hoped to have the park plan completed and submitted next month to the city for approval. An update on the guardhouse project will be given at the next open Board meeting on December 15.

g. Toys for Tots -

MM and CenClub offices are collecting unwrapped gifts for Toys for Tots Monday through Friday 8:00 a.m. to 4:00 p.m. through December 3rd.

Call (954) 421-5566 to sign up for The Insider published the 1st of every month full of valuable information, Village news updates and highlights.

Barry said the FDOT meeting was scheduled for December 7th at 6:00 p.m. Visit the website for detailed information.

**Business:**

**(10:38:33 a.m.)**

**Old - N/A**

**New - Vote on the 2023 Budget -**

**Barry moved to approve the 2023 balanced budget in the sum of \$16,100,248, which will result in a monthly coupon rate of \$142. The motion was seconded by Gene Goldman. The motion passed unanimously.**

Board Members joined in commenting the 2023 budget was extensively workshopped, heavily scrutinized line item by line in best efforts to minimize the coupon increase. Donna said when the coupon increases it's for a good reason and is necessary to keep up with maintenance and improvements the Village. Gene added Century Village East was one of the most affordable places to live for 55+ communities in South Florida. American Coastal Insurance company, insurance issues, and direct debit payment, ClickPay, and coupon discussion ensued. (Refer to video at Time Stamp for discussion.)

**Announcement:**

**(11:47:46 a.m.)**

The next regular MM Board meeting will be held on Thursday, December 15, 2022, at 9:30 a.m. in the Activities Center Room A (BOD) and Room B (Residents) and viewable online.

The pre-recorded message played under the President's Report will be available online.

**Member Comments:**

**(11:50:31 a.m.)**

Les welcomed everyone and was pleased to see the seasonal Residents and sunshine. He said it was everybody's job to cooperate to improve safety, i.e., vehicles, bikes, and pedestrians. He said bicyclists were equal to vehicles in the roadway and to be careful. Les wished a Happy Thanksgiving.

Gene welcomed back the seasonal Residents, glad to see them back enjoying the Village. He said be mindful and respectful of the 1/3 of the Residents who live here year-round, adding as soon as a project approval such as the guardhouse is available the construction would begin regardless of the season. He wished a good Thanksgiving and was informed Canada celebrates Thanksgiving in October.

Michael wished Thanksgiving and to be well, healthy, and safe.

Barry echoed Member comments regarding safety, it's our highest priority. He complimented Barry, Robert, and Val for their efforts to install the necessary crosswalks and suggested adding flashing lights at the press of a button to cross the road. He wished good holidays and said he learned coyotes walk on sidewalks.

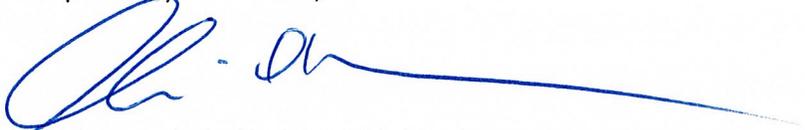
**Adjourn:**

**(11:53:57 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 December 15, 2022.