



Minutes of Master Management Board Meeting

January 19, 2023

Board Director Gene Goldman called to order the Special Meeting of the elected volunteer Board of Directors of CVE Master Management at 9:30 a.m.

Roll Call:

Present - Eli Okun, Barry Warhoftig, Michael Routburg, Gene Goldman, Joe Roboz, Lester Gerson, Donna Capobianco, Paul Bourque

Remote - Patricia 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.

Gene, having previously served as Board Secretary, was chosen by the President to preside over the Election of Officers in place of Dr. Patricia Bidol-Padva's remote appearance who will be submitting her vote in private to Meryl Brunelle. He congratulated and welcomed Paul Bourque and congratulated re-elected Board Members Lester Gerson, Barry Warhoftig, and himself, Gene Goldman, and. He explained the voting procedures and the secret ballot process, referencing the Corporate Bylaws and Robert's Rules of Order. Once the President is elected, Gene will turn over the Chair to the President who will then preside over the election of the 1st Vice President, the 2nd Vice President, the Treasurer, and the Secretary, as well as the remainder of the regular open Board meeting.

2023 Election of Officers to CVE Master Management Board of Directors - Gene Goldman: (09:34:21 a.m.)

President -

Les Gerson nominated Eli Okun for President of the Board. Being no other nominations and having closed the nominations, Board members will mark their ballots by checking a nominee or writing down the name of a candidate they choose. The Chair appointed Meryl Brunelle and Sherry Duffy of MM as ballot counters.

Ballots were counted and Eli Okun was elected by unanimous vote as President of the Board for 2023. Eli would assume his role and preside over the remainder of the meeting. Eli thanked the Board for the confidence they have shown in him.

2023 Election of Officers to the CVE Master Management Board of Directors Cont'd. - Eli Okun:

1st Vice President -

Barry Warhoftig nominated Michael Routburg for 1st Vice President. Being no other nominations, the vote was taken, and Michael Routburg was elected by 9-0.

2nd Vice President -

Gene Goldman nominated Les Gerson for 2nd Vice President. Being no other nominations, the vote was taken, and Les was elected by 9-0.

Treasurer -

Gene Goldman nominated Barry Warhoftig for Treasurer. Being no other nominations, the vote was taken, and Barry was elected by 9-0.

Secretary -

Les Gerson nominated Gene Goldman for Secretary. Donna Capobianco nominated Pat Bidol-Padva who expressed she was not running for re-election upon Donna's inquiry. Being no other nominations, the vote was taken, and Gene was elected by 9-0.

Open CVE Master Management Board of Directors Meeting - Eli Okun: (09:44:56 a.m.)

Meeting Minutes: (09:45:04 a.m.)

The Board unanimously approved the December 15, 2022, MM Board Meeting Minutes and the December 15, 2022, Executive Session Minutes as presented.

President's Report - Eli Okun: (09:45:48 a.m.)

Eli wished everyone a good morning. He congratulated the re-election of Gene, Les, and Barry and welcomed Paul to the Board and looked forward to working with him. Eli thanked the Board for his being re-elected as President and welcomed back Pat.

1) Increases with the City of Deerfield Beach - (09:46:40 a.m.)
Eli informed the city increased the cost of trash pickup by 6% in January after the coupon was printed and will increase an additional 6% October 1st leaving the Board to find a way to cover the substantial cost increases.

2) 2023 Coupon Reminder - (09:47:13 a.m.)
If you have not received your coupons by now and pay via check, please contact MM office to make arrangements to receive the coupons.

3) CVEMM Townhall Meeting Celebrating 40 years of CVE Master Management CVE Central Park Groundbreaking Ceremony - (09:47:40 a.m.)
Eli was pleased to announce the first Townhall Meeting since the pandemic is scheduled at the Le Club complex on Wednesday, March 15th, at 10:00 a.m., and coincides with MM's 40th anniversary. The previously scheduled Thursday, March 16th, open Board Meeting was moved to take place at the same time as the Townhall Meeting due to availability of meeting space. All 2023 projects will be discussed, and the audience will have an opportunity to ask questions.

A groundbreaking ceremony for CVE Central Park will be Thursday, February 9th. Tree removal has begun and we will be adding a fence and signage along Century Boulevard between Berkshire E and Ashby A. CenClub and MM are working together on the project and will send out additional information.

Per Member inquiry, Eli informed the site for the ceremony has not been determined. The Open Board meeting scheduled for March 16th was moved to March 15th when the Townhall meeting takes place and will not conflict with other meetings. Town Hall meetings are very informative and a great opportunity to ask questions. Members were pleased the Townhall meetings resumed.

Treasurer's Report - Barry Warhoftig: (09:50:40 a.m.)

December 2022 Financial Report -

For the month ending December 31, 2022, the Revenue was \$1,140,990 and Expenses were \$1,048,867. The Net Revenue exceeded Expenses by \$92,123. YTD Revenue was \$13,820,035 and YTD Expenses were \$14,101,322. The YTD Expenses exceeded Revenue by \$281,287.

The balance sheet is showing Cash on Hand of \$2,648,177. The Net Assessments Receivable on uncollected items was \$110,084. Total Assets were \$3,627,752. Total Liabilities of \$2,603,486 and a Total Net Equity of \$1,024,265.

Executive Director's Report - Vallen Smikle: (09:52:40 a.m.)

1) 2022 Year-End Report & Highlights -

a. Val was happy to see 2022 come to a close and start 2023 with excellent projects. He revealed good news from the city regarding the Main Gate that's been a topic for many, many years.

Eli, himself, and the Mayor will be in front of Community Appearance Board, known as DRC, the Development Review Committee, to discuss the Main Gate structure, aesthetics, and safety on January 25th at 7:00 p.m. The East and West Gate was a significant improvement. With no unforeseen issues, he was hopeful all five Community Appearance Board members would approve plans so the permit will be in hand to proceed with construction sometime next month.

b. Le Club -

(09:52:45 a.m.)

The new roof installation on Le Club was completed last week in addition to the new beautiful sidewalk wrapping the entire Activity Center and Le Club complex with added landscaping and lighting. The sidewalk connects pickleball players to the courts to prevent disrupting the Tilford pool residents. Also, a patio has been added to the underdeveloped outdoor space to the left and right sides of Le Club for Associations that would like to have sit down, outdoor meetings that will accommodate 30 to 40 people. This space can be reserved through CenClub.

Also completed at the Durham entryway, across from the bus lot, was some tightening of that area with an improved and safer pedestrian crosswalk, as well as extending the island out to tighten the turns for vehicles that are entering or exiting Durham, as well as the bus lot.

Tree removal began on Monday to take out dead trees approved for demolition by permit for the CVE Central Park. This activity will continue until we have the groundbreaking ceremony on February 9th, at 10:00 a.m.

Following Gene's inquiry about the tree removal, Val informed the goal was to keep as many trees as possible. He said the city arborist and inspector surveyed the entire 60-acre property with Denis Barreto to identify which trees to keep and which ones posed a fire hazard or dead wood for removal. Val will advise at the February meeting how many trees will be added/planted and at what cost. Val wanted the Community to be aware MM invests a lot in keeping CVE beautiful.

c. FDOT -

(09:58:18 a.m.)

Val was encouraged following a good meeting last week with the Florida Department of Transportation. They advised they will cover the costs of constructing a 350-foot-long wall along SW 10th Street, adding to their wall extending from Newport to Farnham K. The 22-foot wall they are covering will jag (make a cut) and extend over to MM property to connect with the wall on Military Trail, which will be 8 feet tall. The main difference between the two walls is because at Farnham K where it ends, the 22-foot wall, there will be a down ramp from the Military FDOT connector, and they need 10-feet of egress to work on the wall that they are adding to the down ramp. The down ramp wall was going to be 8 feet on their attached wall; however, they have come back and said they are adding 14 feet to that attached wall, along with a 10 foot buffer for working on the wall and then MM will have an 8 foot wall connecting to our existing 8 foot wall on Military Trail. Val explained the walls will be adequate protection. MM negotiated keeping as many viable trees as possible within the Community which will ease the view for the Newport, Harwood, Farnham areas. MM will manage the trees at the wall line.

Following Member inquiry, as it relates to the down ramp, Val confirmed the wall at the down ramp itself will be 14 feet high, and you will be unable to see the vehicles over the wall. MM has agreed to maintain the greenery for Associations in that area near the wall and this is a great kindness, having taken responsibility for the care and maintenance of these trees and foliage. It also saves money for the Associations and MM from having to pay for planting more trees, as we will have to plant some additional trees to fill some holes and will be working to get irrigation along that line.

The Board will discuss in further detail how many trees will be planted to fill in the holes and adding irrigation. Project Manager, Denis Barreto, shared the vendor that did our wall so they are in direct contract with our same vendor that did the work for us along Military Trail, and will be doing future work along Hillsboro Boulevard, as well.

Donna said it was so important that FDOT paid to have the wall look similar aesthetically, as well as for safety. Val wanted everybody to know this negotiation has taken a year plus, and this is a savings to the Community of a half million dollars if MM had installed it.

He was glad MM held out and fought, and complimented MM attorneys and those at FDOT for listening; fighting any government entity is not easy and they don't want those spend additional dollars that were not set aside, so this really worked out well. Paul said he'd been following the wall project, commenting he held out on building a wall at his building and now FDOT is building one. He asked if MM planned to show the final design of the wall. Val said on FDOT's website at 10thstreetconnector.com have renderings once they are available. (Refer to video at Time Stamp for full discussion.)

2) Staff Member Farewell -

(10:04:08 a.m.)

Val announced MM Staff Accountant, Rinku Agarwal, was resigning after five years with MM. He thanked her for doing a very tough job with grace. Compliments and best wishes to Rinku ensued by the Board. She expressed her appreciation for the opportunity to have grown both personally and professionally. Gene said Rinku and the whole accounting office did a phenomenal job, noting the receivables decreased to \$110,000 from one time being at \$1 million plus. Val added since 2017 Bob and Rinku worked very hard reducing the amount of coupon books sent out; at one time spending \$20,000 which has now been reduced to only \$8,500 annually. Gene encouraged Residents to sign up for the automatic deductions, which have always been accurate and timely.

Val hoped to convert the list of 1,600 Residents receiving the coupon via paper to electronic form to reduce paper waste and hoped to report next year saving thousands more as a result. Gathering Resident data was discussed for purposes of mailing out coupons. Donna said it was important for Residents to be aware ClickPay is not a MM program; you must independently handle this and there is a spot to check off a box. The direct debit program works very well. Joe asked if MM received payment notifications and if email addresses were recorded automatically. Val said Sherrie automatically captures the Resident's information and email address and signs new Residents up for the automatic ACH debit program for Residents who do not receive a coupon book which has significantly cut costs.

Donna asked is there any legal issue or anything that prevents MM from doing something similar to the Associations to convert Residents to electronic payments. Val said no, nothing that would prevent us from doing that, but as a courtesy Eli has been gradually transitioning the Community over from paper to electronic format and hoped for 100% participation. Joe asked if we considered using incentives such as coming up with a program to convert Residents to ACH or ClickPay and we will, as an example, give Residents a \$25 gift card. Donna clarified ACH only. Val said this can be discussed at a Workshop and thanked Joe and took the matter under advisement (Refer to video at Time Stamp for full discussion.)

3) Other -

(10:13:47 a.m.)

Val drew attention to Residents being disrespectful to vendors on property and equipment. Val wants Residents to understand that there is a consequence when certain things are violated; i.e., violate a person's space, violate a person with language, you can be barred from our buses and participating in certain activities, and we do not want to see that happen. We do not wish to fine Residents, as an example, when equipment is damaged and there are several people through carelessness that are crashing into gate arms, stop signs, signage in general, crashing into the Plaza Gate again, through carelessness. You will be held accountable. MM does not pay for those things when damaged, you do, and he wants to remind Residents of that, and we do direct bill a person whether to their insurance or self-pay, to pay for the costly damages. For example, someone was charged \$3,500 for damages to cover repair costs of a welder and a security guard for 24 hours to ensure no one entered the community during the repair. If the gates are not functioning contact MM. Val said the neighbors are watching and additional security cameras will be installed so be aware you will be caught and held accountable for any damage done in the Village. Gene said it was disrespectful and raises the costs for everyone. Val stated we have a brand new electric vehicle charging station and during season 86 people used that charging station from November to March. It is first come, first service. You are not supposed to leave your vehicle there all day. Four hours is the limit, and it is all you need if you want 200 to 300 miles on your vehicle, and an hour also gets you 70 miles.

Be courteous to your neighbors. Allow them the opportunity to use the charging stations as well. A person out of frustration smashed the front of the charging station. Fortunately for the community, it is under warranty and this is very disrespectful, and going forward you will be on camera and held accountable. If, as an example, the West Gate is not operational, notify Security or MM. We ask you to please notify us if you know of an issue.

Barry wanted to go back to the Main Gate. It is good news on January 25th that not only are we being represented but the Mayor will be speaking on our behalf and he wanted to point out that Eli and Val have had conversations previously with the Mayor and he is now very sympathetic to our concern about the length of time it has taken to get this permit through. This is a culmination of their efforts to get the Mayor to speak on our behalf. For those who are not familiar the CAB (Community Appearance Board) is a Board that is made up of volunteers and was established by the City to look at certain aspects of the appearance from a public area, roadway. Barry asked if the vote taken by CAB was a majority vote by a quorum. Val confirmed after a quorum is established, the majority vote rules.

Val said the last time we appeared in front of the CAB was regarding the wall and there is a reason why we have a slate wall, as well as a textured wall, as well as ivy on the wall, which was a 50% compromise with the CAB. Most people who are on the CAB do not understand the added cost to the community when we have a slated budget and when they change or add things, it creates more costs for the community and we try to stress that to them and we are a static income community and not revenue driven and here to support the community. Sometimes it helps when this is explained. Further discussion ensued regarding the wall permit. Michael said the Mayor was on MM's side having offered to come to the meeting, which he's never done, and hoped his presence there will move the CAB to a quick approval. Val confirmed per Donna's inquiry, the CAB approval was the last step. She said it was important for the Community to understand the CAB Board was the final step in the approval process, and it was important to know it signified the permit was already approved for all construction work, electrical, etc. Les expanded on previous Member comments. He said Eli, Val, Denis, and staff continue to work hard and diligently and not just on the Main Gate. He understood the frustration, adding they will work more closely with MM to push other permits as required. (Refer to video at Time Stamp for full discussion.)

Allied Universal Security - Security Director - Christopher Kelley:

(10:23:20 a.m.)

1) Village Security Report -

a. CVE Badges -

Chris advised CVE ID badges do not expire for owners; tennis IDs and bar codes have a one-year expiration date; service provider IDs expire at various times and will be confiscated by security or CenClub staff if they are expired and no longer valid.

Please do not copy or alter CVE IDs. They are designed to work one way only. Go to the security office or CenClub for ID-related issues. He mentioned an occasion where somebody printed a photocopy and came into the office with it to find out why it was not working. Go to the security office or CenClub if your badge is not working. If you have a badge that is not yours it is a breach of CVE's rules and it could be confiscated by security or staff personnel. Make sure you have your CVE ID when you ride the City bus #48. IDs are being checked when you come off the buses and an activity log is being recorded as well.

b. Pedestrian Safety -

Pedestrians and bicyclist must obey all posted traffic signs, including those on pathways and when coming to an intersection stop completely before crossing. It was advised to wear bright reflective clothing and carry a flashlight while walking in the dark.

c. Traffic Safety Concerns -

Chris said the Broward Sheriff's Office reported an increase in moving violations from three issued the previous month. BSO will have unmarked vehicles on site and spends 24 to 32 hours average on site monitoring traffic, safety, and issuing citations. Last month 12 tickets were issued for failing to stop for a stop sign, 1 for unlawful speeding, 1 operating a vehicle without insurance, 4 careless driving, 2 failures to wear seat belt while operating a vehicle, 1 driving with license suspended. You will be pulled over for not wearing a seatbelt.

If you received an insurance violation you were pulled over for an additional reason which carries a greater fine so carry proof of insurance and your license when operating a motor vehicle.

Following Member inquiry, Chris informed costs for failure for rolling through a stop sign is \$150 to \$200, depending how fast and reckless you are driving and can also affect your insurance.

Gene said good, adding this behavior needs to stop and was also disrespectful, and wished he had a camera to capture an incident this morning at the three-way stop where Century Boulevard meets West Drive where someone ran the stop sign. Chris said he takes the opportunity to engage with drivers when sees a violation to warn them as well as introducing himself and getting to know the Community. Donna was thankful the tree hedges were trimmed at Durham for better visibility. She pleaded with pedestrians to stop before crossing the road for their own safety.

Chris replied to a question regarding confiscated badges. He informed visitor call-ins are valid for 24 hours.

Chris advised pedestrians and bicyclists to enter and exit through the West Gate designated pedestrian gate and that this is for the West Gate only, which is accessible by swiping your card on the reader which scans the five-digit code on the back and alerts security to verify. The automatic gate will open and close with a 10-second delay. If your card does not have five digits on the back you can push the intercom system which ties into the security staff, they will look at your face and have your badge so they can see your ID and then they will open the gate. If you leave, there is a green button to push for the gate to open automatically and close behind you. You can also go to security between 8:00 a.m. and 4:00 p.m. to add pedestrian gate access. The East Gate does not have a pedestrian gate as it is not safe.

Bar code assistance is available 9:00 a.m. to 12:00 p.m. Chris said the system was recently checked to ensure the system was functioning properly. Gene expressed concern the West Gate arm bars, in particular, open and close simultaneously, adding perhaps a better system was needed. Val said Robert, Director Kelly, and himself are meeting next week with TEM, the gate technology vendor, to discuss the matter. Les said the system will be synced one the Main Gate is completed.

Following Member inquiry, informed MM requested and pays for an additional 24 to 32 hours of BSO patrol in the Village. Chris advised this was in addition to their normal patrols broken up into three hour shifts. Each Officer spends 3 hours in the Village. There are normal patrols that BSO makes in the Village. MM and the Village does not pay for those patrols; however, we have asked for additional patrols to come in and do pay for that and if these numbers given us are 24 to 32 hours, we have additional 24 to 32 hours a month that BSO is specifically here in addition to the regular patrols. Chris reminded the officers have 26 miles of roadway to cover and travel down all the small roads at times in unmarked units throughout the Village. (Refer to video at Time Stamp for full discussion.)

Business:

(10:36:28 a.m.)

Old -

N/A -

Member Comments:

(10:36:38 a.m.)

Eli welcomed back Pat.

Pat said she moved to Philadelphia for various health issues, so this was her last meeting. She deeply enjoyed being on the Board and interacting with the community. A lot of progress has been made, and deeply appreciated Eli's leadership; for example, being mindful some Residents that do not have email capabilities and other legitimate reasons for the inability to receive the coupon electronically. Bottom line, she loved and thanked everybody on the Board, everyone she's worked with, and welcomed Paul to the Board.

Joe thanked Pat for her contribution, having brought a different light to certain problems which helped the Board and the Community, and she will be missed and wished her good luck.

Les said it was great to see Pat, that it's been a long time. He thanked the people who re-elected him to the Board for another three years. He appreciated the support and hoped to live up to their requirements. It's a new year with some continuing old problems regarding bikes, cars, walkers, and safety. Please drive and walk safely looking in all directions and/or driving safely. Have a great season.

Gene thanked Pat for everything she has done and misses her dearly. She was a great colleague and shared many, many wonderful conversations, discussions, and debates and it has been a wonderful time working with Pat. He expressed remorse she was unable to attend, and wished her the best of health and luck.

Eli noted Pat would be submitting her letter of resignation following her announcement. He said she had a terrific background and knowledge. He believed she served as the head of Area Chairs for a number of years, headed up the Village community elections, and was Secretary of her building. Pat was the one who informed Eli the Secretary not the President of the building has the seal. She's been a great asset to the Community for many years, thanked her from the bottom of his heart for everything she's done for the Board, and wished her well and good health.

Barry echoed Member comments. Pat was a value to the Community, most recently on MM, and will be a tough act to replace. He appreciated her efforts and wished her the best of health. As mentioned at all meetings, he said roadway and pedestrian safety were two continuing concerns. Responsibility is shared for all bike riders, vehicles, and pedestrians, who also have obligations when walking on the pathway, especially along the Century Boulevard pathway. Walk on the right-hand side for others to pass by, do not congregate on the entire pathways, and only cross in designated crosswalks and has no rights if not crossing at a duly designated crosswalk. Pedestrians should not be walking in the roadway. All vehicles must come to a complete stop at stop signs. Envision dropping off a friend; would you drop them off at a rolling stop? No. He was grateful and appreciated the support for his re-election to the Board, as well as the other two Members. He hoped to live up their standards over the next three years.

Michael congratulated Rinku. He thanked Pat for always being a voice of reason, keeping MM focused on issues and discussions, and she will be missed. He said every member on the Board was a friend of Pat's and there to support her and feel free to reach out. He said to take care and was sure there will be a lot of prayers and to be well.

Donna said her goodbyes. She mentioned her and Pat share similar backgrounds, both have doctorates in organizational development and training, etc., and very respectful of what it takes to help keep the people you're working with focused and doing what needs to be done. Donna said she has very high respect for the way Pat has always conducted herself. She didn't want to miss Pat's input and asked her if she would be open and comfortable engaging in offering further input in the future.

Paul thanked Pat for her work on the Board and wished her all the best. He thanked the people who voted for him, and looked forward to working on the Board to address the concerns as a resident he's mentioned previously such as communication, websites, speeding, stop signs, bikes, pedestrians, safety, parking, dumpsters, lighting, noise level, dress code, animals, etc. to be addressed with the Board at Workshops and hoped continue to improve the Community.

Val thanked Pat and really appreciated her for always being a great supporter to Val and the professional staff, and will see her later.

Announcement:

(10:48:12 a.m.)

The next regular MM Board meeting will be held on Thursday, February 16, 2023, at 9:30 a.m. in the Activity Center Room A (CVE Master Management BOD) & Room B (Residents) & via Zoom. Meeting notification will be sent out.

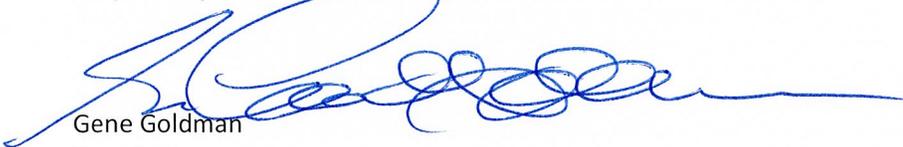
Adjourn:

(10:48:36 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. Meetings may also be viewed on our Community TV Channel 98.)

Respectfully submitted on behalf of,



Gene Goldman
Secretary
CVEMM Board of Directors

The signature above indicates only that these are the minutes adopted by the Board of Directors in open session on February 16, 2023.