



## Minutes of Master Management Board Meeting

February 16, 2023

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

A sign-up sheet is available in the back of the room for those wishing to speak at Open Mic.

### **Roll Call:**

**Present** - Eli Okun, Barry Warhoftig, Gene Goldman, Donna Capobianco, Joe Roboz, Paul Bourque, Amy Conner, Les Gerson (entered dais at 9:41 a.m.), Michael Routburg (entered dais at 9:50 a.m.)

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:**

(09:31:55 a.m.)

**The Board unanimously approved the Minutes of the January 19, 2023, MM Board Meeting and the February 2, 2023, Executive Session Meeting as presented.**

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

(09:32:35 a.m.)

Eli thanked everyone for attending the meeting in person.

#### 1) Welcome New Board Member -

(09:32:48 a.m.)

Eli received Pat Bidol-Padva's letter of resignation due to medical reasons effective February 1st. He explained in accordance with Corporate Bylaws the Board of Directors have the authority to fill a vacancy. At our last Workshop the Board appointed Amy Conner to fill the Board vacancy. Eli welcomed Amy and looked forward to working with her. A round of applause ensued.

#### 2) Eli / Val - CVE Central Park Groundbreaking Ceremony -

(09:33:18 a.m.)

Eli thanked everybody who showed up in person and via Zoom for CVE Central Park's Groundbreaking Ceremony. It was a great turnout full of excitement and better attended than anticipated with approximately 600 attendees and 300 on Zoom. He encouraged Residents to view the park plans by going to [CenturyVillageEast.com](http://CenturyVillageEast.com) and clicking on [KeepingCVEBeautiful](#). The video and pictures taken at the event are available by going to [CenturyVillageEast.com](http://CenturyVillageEast.com) and clicking on the Central Park Groundbreaking Ceremony, and you will be taken right to the site and can click to see the video (23 minutes) or see pictures (approximately 200 photos), and if you had your picture taken, you can download and print those pictures. You can also submit your event photos to Customer Service to be added to the gallery. Val thanked everyone that came out. It was a great turnout.

#### 3) FPL Update -

(09:35:06 a.m.)

FPL, in cooperation with MM, will be conducting free home energy surveys at no cost to the residents. An FPL energy expert will perform condo evaluations and offer energy-saving tips to help reduce your electric bill. Several installations will be offered free of charge such as a low-flow shower heads, water heater pipe wraps, faucet aerators, as well as caulking and weather stripping, if needed. Call **Angel Toro** at **305-323-8422** to schedule an appointment. This information is posted in the latest CVE Insider emailed February 1st and also sent out a separate flyer.

#### 4) City of Deerfield Beach Election -

(09:36:10 a.m.)

The City of Deerfield Beach election will be held Tuesday, March 14th. There are no candidates running in District 3 this year, Eli advised there is a very important measure regarding property for sale and played a short video regarding a 3.75 acre property located at 1045 SW 11th Way explaining the issue. (Refer to video at Time Stamp.) Eli advised if you are a registered voter on March 14<sup>th</sup> please come out and vote in the Village at Le Club.

- 5) CVE Master Mgmt. Townhall Meeting Celebrating 40 yrs. of CVE Master Mgmt. - **(09:39:19 a.m.)**  
This first Town Hall meeting post-pandemic will be held **March 15, 2023**, at **9:00 a.m.** in LeClub Theatre which coincides with MM's 40th anniversary celebration. There will be a presentation at the meeting of upcoming projects, and you will have an opportunity to ask questions; we will attempt to answer those questions. Everyone is invited. There will be refreshments with kosher options. Notification will go out advising the Open Board meeting on March 16th has been cancelled; the Town Hall meeting is taking its place on March 15<sup>th</sup>.

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

**(09:40:41 a.m.)**

January 2023 Financial Report -

For the month ending January 31, 2023, the Revenue was \$1,253,129 and Expenses were \$1,206,057. The Net Revenue exceeded Expenses by \$47,072.

The balance sheet shows Cash on Hand of \$2,906,519. The Net Assessments Receivable on uncollected items was \$163,310. Total Assets were \$3,805,645. Total Liabilities of \$2,792,750 and a Total Net Equity of \$1,012,895.

Gene thanked Barry for doing a great job as Treasurer and inquired how the receivables have changed over the past several months. Eli replied the receivables both long and short term have reduced substantially from \$800,000 a number of years ago.

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

**(09:42:32 a.m.)**

Val thanked everyone in attendance and was happy to update the Village on progress that has been made. He bid farewell to Doreen Duque, Office Coordinator, who was promoted to "grandmother" and thanked her for her time and service to CVE to include being with Security. She said she's been with the Village for 10 years and will miss it, and thanked Val for the opportunity. A round of applause ensued.

- 1) Val / Robert Streather -

**(09:44:15 a.m.)**

- a. Potable Water Usage -

Robert said "potable water" is water that is dispensed from faucets and building spigots. He reiterated the potable water use policy is that it is not to be used to wash cars or for irrigation. The Village's state-of-the art irrigation system was designed for the current landscape. If Associations change their landscape design, it's important to change the irrigation design to accommodate that. You can call CVE Master Management for a quote to upgrade or enhance or redesign irrigation where necessary. This is not free as labor and parts have to come into account and you will be charged. To reiterate, residents should not be using potable water for irrigation, and Robert could not stress that enough. We permit potable water to be used by property management companies to wash their catwalks and pressure washing, as that is a necessity. If you have any questions, please call CVE Master Management Customer Service. If you have irrigation issues, you can use the SeeClickFix link to submit a work order to investigate the issue.

Per Member inquiry, Robert said if you replace a plant, we typically do not provide extra watering for a plant. If there is a specific percentage or amount of new plantings that you install, we can provide extra watering.

We have seen residents put plants in that were not originally there as part of the original landscape design, so that whatever was existing in the irrigation design does not fit this new landscape and it may not get coverage from the existing system and that is when residents are prompted to get a hose and water their flowers, etc., which is not permitted.

Car washing was also discussed related to potable water. Gene advised there are a number of providers that will come into the Village and bring in their own water in tanks without use of potable water advising use of potable water is very expensive. Robert advised everyone in the community pays for potable water, so please take that into consideration.

Amy commented regarding dog washing outside the unit with potable water. What runs in the house can be used for personal use. A pet should be cleaned in the house in your private space or taken to a pet service. In terms of someone washing an animal outside equates to basically washing a car and is seen as abuse of potable water. Do what is private inside your home. Watering plants of an Association is a different thing; when you have a large new planting and need extra help you should reach out to MM. Caution should be taken by any Association who allows anything being washed with potable water outside of what Robert mentioned.

Paul mentioned there was a major renovation at Harwood D, and they appreciated Robert's help in trying to solve the watering as there is a lot of sun exposure due to S.W. 10<sup>th</sup> Street. Bubblers were installed when new trees were planted and they get good service related to irrigation and from Vitel and he thanked everyone for following up. Paul mentioned the pooling of water and that he met with Five Star Paving who said they would come look at it with the new paving done along 10<sup>th</sup> Street. Robert said he would discuss this particular issue with Paul directly.

b. Sink hole in front of Cluhouse -

Robert advised there is a sink hole in front of the Clubhouse next to the walking path. CenClub and Mike Burdman coned it off and put barricades for safety. We are having that area remediated and may need to replace the entire catch basin, which is basically the drain for the surface water. We are waiting to identify any underground utilities before proceeding but are taking action on that and want to stress please take extreme caution while in that area.

Per member inquiry, Robert confirmed that the sink hole is on MM property, not CenClub's.

Regarding potable water, Val mentioned that if you have carpet cleaning services, they can bring water with them. Please do not ask them to hook up to your building, as again, that is using portable water, as well. Joe and Val said potable water is extremely expensive. Eli informed the water and sewage bills are linked together and for the year is approximately \$2.5 million, which is in the budget, when you use water, we get billed for the sewer, as well. It just increased 6% and that is not in our budget. Joe said it will continue another 6% towards the end of October. Barry mentioned he believed it went up 6% the first of January 2023 and October and November 2023 is increasing another 6% and every year up till 2027 will increase 6% and this is all we have been advised of this by the City and that expense is going to increase dramatically. Val said an average of about a \$50,000 per year increase. Joe said the water and sewer costs are becoming close to 20% of the monthly coupon. Donna said residents should keep this in mind when using potable water. (Refer to video at Time Stamp for full discussion.)

2) Val – Comcast Bulk Escalation

**(9:52:59 a.m.)**

was in contact with the Comcast bulk escalation department to resolve issues for residents experiencing issues with Channels 98 and 99. Call MM Customer Service to report issues and MM will work with Comcast to resolve or you can contact Comcast Customer Service directly at their 800 number.

3) 2023 Projects Update -

**(09:53:39 a.m.)**

Val was happy to report good news that the attorneys and FDOT agreed to the TCA, temporary construction agreement, for construction of the 22-foot perimeter wall from Newport O to Farnham K, and an 8-foot wall from end of Farnham K to Farnham Q or P, the last building that will match up with our wall located on Military Trail and will be made by the same vendor. Val was happy to report the Board had made a decision to enter into negotiations and hold off on the expense, which was budgeted in 2019 at \$500,000; however, with urging to wait it out and continue the fight, and now with inflation, the new cost would have been \$600,000. With FDOT agreeing to this full agreement, it is saving the Village \$600,000. He commended the Board for fighting the issue so MM didn't have to pay for the wall. Work was budgeted and scheduled to begin next year for FDOT.

4) Main Guardhouse Update -

**(09:55:25 a.m.)**

Val received good feedback following the meeting MM had with the City of Deerfield Planning and Zoning Committee, Eli, Val, and Project Manager, Denis Barreto. We received some good feedback and are still working towards getting our permit for the main gate. It will most likely commence after season, as once we receive the permit, we will have to put it back out for rebid to reflect updated figures as we were working off of old budget numbers; however, we did prepare for what the increase would be so we are fully funded. It will take 6 to 9 months to complete the process barring weather. The new addition will be a great aesthetic look for the Village. Discussion for future permit needs were discussed for landscaping, the guardhouse, the Hillsboro wall, and the phases of Central Park in advance to avoid delay. He was pleased to report the City was happy to work with MM and hold quarterly meetings to get ahead of potential future issues and not have the same delay we have had with the main guardhouse and looked forward to continued discussions.

The MM office is closed Monday, February 20<sup>th</sup>, for the President's Day holiday. Contact Security at (954) 421-5566 for issues and MM will be in touch. Val reminded residents they can sign up for email alerts and the CVE Insider by contacting

Customer Service and referred to [CenturyVillageEast.com](http://CenturyVillageEast.com) and the MM Connect app as great sources for valuable information. Val thanked those for using the app.

Following Member inquiry, Val advised the utility boxes are scheduled to be wrapped in the second quarter and that we do not yet have a date for the guardhouse to begin. Once the permit is received, Butters Construction has to send everything back out to bid for new pricing and advise when construction would begin.

Per Member inquiry, Val advised the wall was scheduled to be built before SW 10th Street construction begins. Paul Bourque said FDOT advised they were going to construct the wall in 2 phases, but if you take the noise into consideration from Farnham O to Newport Q that should be in the 2<sup>nd</sup> phase of their plan, but they mentioned it would be done in the 1<sup>st</sup> phase. Clarification regarding this was requested because the noise in those 3 areas would be double the time and as they mentioned that Paul felt we should work on that. Val agreed they did mention that and said they are starting next year on the wall first. The project for SW 10<sup>th</sup> Street connector is scheduled for June 1, 2025, a year ahead of schedule. Paul said the wall should be done before construction and Val confirmed it would. He also said some people were asking him about the vegetation outside of Military Trail compared to the Toll Brothers vegetation. Val said the reason why there is no vegetation outside of the wall is because we don't own the land. Toll Brothers did a setback of 10 feet, so they own the land in front of their wall. He further explained the reason vegetation is on the wall is because we own the wall and vegetation could only be put in places that had irrigation. Paul said some people were asking about the City and he wanted to mention this. (Refer to video at Time Stamp for full discussion.)

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

**(10:00:31 a.m.)**

1) Village Security Report -

a. Officer of the Month -

Chris introduced Clubhouse EMT, Mr. Sully, as Officer of the month for December, as well as Officer of the year for Century Village East. He is an outstanding Officer and Chris thanked him for his efforts in getting the right people involved to extinguish a hot barbecue. Mr. Sully was called up to the podium and a round of applause ensued. He said it is an honor to be Officer of the Year and Officer of the Month. He said everyone is nice, he loved the Village, and considers it like a second home. He expressed gratitude for the opportunity to make the Village a safe and happy place.

Donna said Mr. Sully's comments expressing his thoughts on the Village were lovely and his reward was much deserved. If you treat people with kindness and respect you get it back; otherwise, if you do not, it makes things much more difficult. Gene thanked Mr. Sully and commented that over the period of time when MM first put EMTs at the Clubhouse, he understands that a number of people's lives have been saved. Mr. Sully said he has assisted with many different types of scenarios; i.e., bleeds, falls, assisting with getting up, heart attacks. Each day is something new and was on site doing a good job, always on scene making things right. Chris was proud of the entire staff.

b. CVE Safety -

Chris said safety was the number one concern. Be alert and look out for your neighbors, friends, and guests. If you see something, say something.

c. Social Media Rumors -

Chris said everyone knows how easy it is to spread misinformation on social media. Use caution before posting information to prevent unfounded rumors. Call Chris at 954-421-5566 or email [Christopher.D.kelley@aus.com](mailto:Christopher.D.kelley@aus.com) if you need anything.

Gene remarked that many rumors originate from talks at the pools. He said he had once been asked a question at a pool as to when the land lease that Association buildings are on would be over. Gene advised there is no lease on the land the building Associations are on. This person said he understood that Levy owns the land and Association buildings have a lease, which was not true. Gene confirmed that building Associations own the land that they are on. Another issue that we frequently talk about is regarding bicycles and rules and he witnessed 2 bicyclists that went through a stop sign and Gene understands that rules that apply for vehicles also applies to bicycles, and they must stop at the stop signs, adding it was a serious issue and bikers don't seem to care. Chris said the word was spreading. Discussion ensued regarding bicycle safety and this matter will be discussed at a Workshop. Central Park will help alleviate some of the bicycle issues.

Val referred to the CVE Insider for more information on bicycle safety and dog walking, which Gene hoped was communicated clearly. (Refer to video at Time Stamp for full discussion.)

d. Traffic Safety Concerns -

Chris reminded Residents to stop at the stop signs, look down both sides of the roadways and pathways before crossing. Broward Sheriff's Office spent 18 hours in the Village last month. They had a low staffing issue, so they were not in the Village as much as they have been in the past. Three citations were reported for the month; one each for failing to stop for a stop sign, operating a vehicle without driver's license, and operating a commercial vehicle without proof of insurance. The gate camera system processed a total of 93,000 vehicles either exiting or entering the Village in the past week.

**Business:**

**(10:19:27 a.m.)**

Old - N/A

New - N/A

**Member Comments:**

**(10:19:38 a.m.)**

Amy appreciated the warm welcome. She mentioned she was also the Chair of Area Chairs for COOCVE. Between that and the people that went for election for CenClub and MM she encouraged the Community to step up and participate in MM, CenClub, COOCVE, the Area Chair, Vice Chair, and help follow neighbors and the Village as a whole cohesively.

Les expressed gratitude for the Community's support, being re-elected to the MM Board, and hoped to prove their confidence in him is correct. He said it should be an exciting year with major work on Central Park, the perimeter walls, SW 10th Street, and the guardhouse.

Gene said in the last Reporter there was an outstanding article written by Editor-in-Chief, Elliot Cohen, regarding voting and dealing with apathy in the Community of approximately 17,000 people and there were approximately 140 people that voted for MM and CenClub Boards. There are 415 officials elected by the buildings under the COOCVE rules and there were only about 140 voters. It was a terrible turnout and it was sad people don't think they need to vote. It's critical in the Community to be respectful and encouraged more Community participation. The Village is an amazing place to live with great amenities. He complimented MM and CenClub and did not think there was another Community that offers as many amenities as CVE, with more to come with the new park, at an incredibly low price and that offers a lot of opportunities to enjoy life. It was critical to step up and volunteer or at least run for positions and be active in your building. Too many buildings do not have full Boards, which MM cannot control. Gene thanked Val for the really nice Central Park groundbreaking ceremony which was one of the biggest turnouts ever. Val said many giveaways from hats to over 200 insulated shopping bags were handed out, as well as food, and coffee by Mr. Cool Bean was provided at no cost. Mr. Cool Bean will be at the next Town Hall meeting due to popularity. Gene said the emcee/singer was terrific. Val agreed, noting Iris is a former member of the Shangri-Las.

Barry reiterated safety issues and pedestrians on Century Boulevard. There are over 40 marked pedestrian crossings marked to cross Century Boulevard. There are yellow pads to assist individuals that are visually impaired to indicate where you should cross. Under Florida law pedestrians have the right of way. Every time a pedestrian is either crossing or getting ready to cross, a vehicle must stop. Look both ways and listen before crossing. He's observed many people crossing without looking first. Stay off your cellphone when crossing and pay attention to avoid a disaster. Be mindful the Village is a 55 plus Community and to exercise caution driving, walking, and biking. Bicyclists must follow vehicle laws while riding in the roadway, suggesting bikers ride in the middle lane. Pedestrians were advised to keep to the right on pathways and be mindful of others passing. If you sit on a bench on the pathway and watch how people walk; they are all over the place with no regard if someone is coming from behind or in front of them. It is our responsibility to be alert. He said the Board is very aware of the safety issues, not forgetting the electric bikes.

Joe discussed MM's past, present, and future plans. He said MM is a government, which takes a long time to see a plan through to completion. The grass was brown a decade ago and Donna and the team implemented sprinklers which took 5 to 6 years to complete the system, which also took planning. It doesn't just happen once decided. It took 7 years to repave the 40-year-old Village roadways.

This Board plans in advance and would like to finish projects faster but there are financial competing requirements for our dollars, and we have to do all of this and be mindful of the monthly coupon, which has fluctuated from \$110 to \$142 in the past 10 years. There was nothing Joe could think of that only increased 30% in 10 years, yet MM provides the following services: more security, EMTs, police, manage speed limits, we have speed monitors on the streets. Joe remembers asking for that in 2016 and we were told thousands of dollars, and now offered in digital format at a minimal cost. We are planning for Central Park, bicycle paths, gates, walls, but it all takes time and money. We want to do these things and are trying to do it as fast as we can but need more understanding from occupants and owners. MM hears you and continues to work diligently and congratulated the Board's success over the past 10 years. Joe said he's been here for a decade and it's a different and incredible place. When he was here in 2003 post-hurricane there were no plantings and many downed trees and now the Village has recovered and the canopy is green.

Gene said the previous President in 2006, Don Kaplan, had old-school thinking and didn't study the benefits of adding a lake fountain saying they will never have one. Since the fountains have been installed in the pond it aerates the water and provides a healthier environment and also helps clean the process. Val advised seven fountains have been installed with 2 more on the way. It has dramatically changed and we don't have the hydrophilic. It takes time takes time, as Joe mentioned, effort, and understanding. Gene said it takes money, too, which is the one thing MM has been best at. Joe wanted to congratulate Val and after 6 weeks he saw a boat in the water replacing a fountain.

Donna moved into Community when she was 52 years old because her husband was seven years older, so not everyone in the Community is over 55. Demographics have changed in the last 6 to 7 years, and more younger people have met the qualifications because someone over the age of 55 resides in the unit, which is perfectly legal and fine, so being questioned how you live in the Village can be very unkind. Donna concurred with Barry but would like clarification on bike riding in the middle lane in CVE, does this mean the middle of the road, do you mean in the middle of the lane you are driving in or in the middle of the road. Barry clarified bicyclists should be riding in the middle of the lane and paying attention.

Donna appreciated Gene's comments. She said it was wonderful to have the first Town Hall meeting since COVID and have the opportunity to raise issues. She said when she moved here 20 years ago the governing body had the adage "you won't live beyond 30 years, so don't worry about paying to keep this place up, let the next group take care of it" which is how Century Village operated for 17 years after its initial buildout completed by Levy, having things transition over to the owners in the Assumption Agreement, was gone and this Board was that "next group." The Village has come a long way, noting the irrigation improvements. If you have resided in the Village longer than 10 years you have seen the amazing transition. She was proud to have lived here for the past 20 years. She can't say enough about the Village, it's the absolute best place she's lived. The people were wonderful, all governing bodies, and coming back to MM last year has been a joy because it's run by professionals who oversee assistance, have discussions, and make decisions. Les thanked Donna for her efforts.

Paul concurred with many Member comments. Following an FPL survey of his unit last Monday, not much could be done to lower his electric bill since a full renovation was made 12 years ago. He had a good discussion with Angel regarding possibilities for the Village and other unit owners. He mentioned a possibility they are looking at is the insulation of the pipes on the high-rise air conditioning units, which have deteriorated, and he is looking into this. Paul asked if they let us know if there are programs for garden buildings in order to have perhaps electric shingles replaced that would give some electricity, and he is also looking into this (solar panels). He discussed electric vehicles and how to plan in 5 to 10 years from now (more than a couple) that is what he's going to come back with perhaps to the Board or Val and just said it's another possibility in years to come, and Paul is looking forward to the various Workshops for bikes, safety, and security of our community and the other issues mentioned. He requested an updated aerial view photo since the last one posted was from 2021 and suggested regular updates. Paul said everything was going great and happy to be on the Board.

Michael would like to see more people participate in the Community, and use the energy spent complaining and participate and volunteer if you can. He said MM was trying to do more for the Community, but it takes time. Older people are not necessarily going to listen to keeping on right side of the walking path, people need to share space. Slow down when driving. He enjoyed the groundbreaking ceremony.

The 68-acre park project is a huge undertaking working with the City and CenClub. A lot of energy and frustration went into bring the plans together which will set this Village apart from other Communities. God willing, everyone will be here to enjoy the park. He said he was not sure he would feel safe driving his electric bike on the roadway going 16.7 miles per hour in a 25-MPH zone. Discussion on bike safety will continue. Have a good month and be well.

(Refer to video at Time Stamp for full discussion.)

**Announcement:**

**(10:48:12 a.m.)**

The next MM meeting will be the Town Hall Meeting on Wednesday, March 15<sup>th</sup>, 2023, at 9:00 AM in Le Club Theatre.

The next regular MM Board Public Board Meeting will be held on Thursday, April 20, 2023, at 9:30 AM in Activity Center Room A (CVE Master management BOD) & Room B (Residents) & via Zoom. Meeting notification will be sent out.

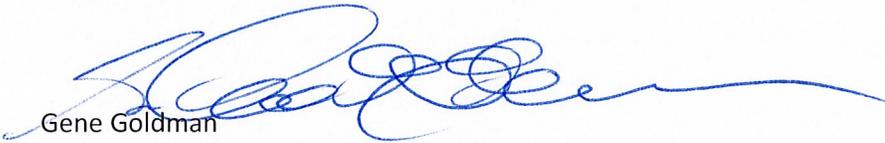
**Adjourn:**

**(10:50:51 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 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 April 20<sup>th</sup>, 2023.