

Minutes of the CVE Master Management Company, Inc. Board Meeting April 18th, 2024

Board President, Eli Okun, called to order the open meeting of the elected volunteer Board of Directors of CVE Master Management Company Co., Inc. at 9:30 AM.

A sign-up sheet is available in the back of the room for those interested in speaking at Open Mic. Online Zoom participants may raise their hand at the end of the meeting to be called on.

Roll Call:

Present - Eli Okun, Michael Routburg, Barry Warhoftig, Gene Goldman, Amy Conner

Remote - Paul Bourque, Jeff Kohn

Absent - Les Gerson, Joe Roboz

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:

(09:32:00 a.m.)

The Board unanimously approved the Minutes of the February 15, 2024, Board Meeting; the February 29, 2024, Executive Session Meeting; the March 7, 2024, Executive Session Meeting; the March 21, 2024, Executive Session Meeting; and the April 4, 2024, Executive Session Meeting as presented.

President's Report - Eli Okun:

(09:33:10 a.m.)

1. Discuss Relationship with COOCVE and Remarks -

In the recent COOCVE Board of Directors meeting, Eli clarified that the assertion that COOCVE was controlled by Master Management and CenClub was inaccurate. The MM and CenClub organizations support COOCVE in their efforts and support their education and the associations as well as they conduct the elections. MM has financially supported COOCVE to ensure all 253 associations are members and can elect COOCVE Board of Directors. Eli emphasized MM and CenClub does not control COOCVE in any manner, shape, or form and operate as a totally independent organization.

2. Annual Report 2023 Update -

(09:34:07 a.m.)

Eli thanked everyone who participated in the recent Town Hall Meeting and the open board meetings, whether in person or via Zoom, noting that it was an excellent and preferred way to stay informed about the Village's current affairs directly. He urged everyone to visit the MM or security office to obtain a copy of the CVE Master Management's Annual Report, which provides extensive information about the events of the past year and accomplishments.

Eli wished a Happy Passover to the Jewish Community.

Treasurer's Report - Barry Warhoftig:

(09:35:05 a.m.)

1. February 2024 Financial Report -

For the month ending February 29, 2024, the Revenue was \$1,473,542 and Expenses were \$1,163,447. The Net Revenue exceeded Expenses by \$310,096. YTD Revenue was \$2,924,295 and YTD Expenses were \$2,463,343. The YTD Revenue exceeded Expenses by \$460,952.

The balance sheet shows Cash on Hand of \$5,199,957. The Assessments Receivable on uncollected items are \$125,314. Total Assets are \$6,240,943 with Total Liabilities of \$2,427,402 and Total Equity of \$3,813,541.

In regard to the Assessments Receivable on uncollected items totaling \$125,314, approximately 47% is comprised of 23 units that are over 90 days delinquent to total \$58,500.

2. March 2024 Financial Report -

For the month ending March 31, 2024, the Revenue was \$1,489,344 and Expenses were \$1,229,963. The Net Revenue exceeded Expenses by \$259,980. YTD Revenue was \$4,414,239 and YTD Expenses were \$3,693,306. The YTD Revenue exceeded Expenses by \$720,932.

The balance sheet shows Cash on Hand of \$5,579,711. The Assessments Receivable on uncollected items are \$112,808. Total Assets are \$6,565,961 with Total Liabilities of \$6,565,961 and Total Equity of \$4,073,521.

In regard to the Assessments Receivable on uncollected items totaling \$112,808, approximately 47% is comprised of 29 units that are over 90 days delinquent and total \$54,500.

Executive Director's Report - Vallen Smikle:

(09:38:37 a.m.)

Val expressed gratitude for everyone who attended the meeting in person and online and for taking time to find out what's happening in the Community and CVE Master Management.

1. Projects Update -

As we are doing our spring cleaning which is inspecting and cleaning the storm drains, trimming trees, repairing sidewalks, and landscaping throughout the Village he wanted everyone to be aware that as we prepare for hurricane season and you will be leaving the Village, make sure your units are secure, you speak with your property manager and building boards and let them know you will be gone. Val said it was a good safety practice for residents who will be away for the season.

a. Permit Process -

(09:39:16 a.m.)

MM was currently in the permitting process for the wall, guardhouse, and Central Park. He was optimistic work would get started in the summer and will provide an update at the next meeting scheduled for May 16th, 2024.

b. FPL

(09:39:33 a.m.)

As part of our spring-cleaning efforts, we are in communication with FPL. Four work orders were submitted to FPL to repair the 4 light outages.

c. Utility Wraps -

(09:39:44 a.m.)

The wrapping process is currently underway having just completed the utility box located by Ellesmere across from the Central Park entrance. The next wraps will be the one next to Lyndhurst H, as well as the AT&T box on the corner of East Drive and Century Boulevard and the one outside the Village located on Military Trail outside the East Gate.

Val advised the permits submitted for the park were for the bridge and electrical work, adding the sprinklers were completed per Michael's inquiry.

d. CVE Insider -

(09:40:29 a.m.)

Val encouraged residents to sign-up for the CVE Insider to receive Village updates available the first day of the month. Check out the Village website at www.centuryvillageeast.com for great information and topics that may not have been discussed at the meetings. The section known as Keeping CVE Beautiful reports project updates in the Village.

2. Caring Beyond the Gates Program -

(09:41:07 a.m.)

Val announced MM will be continuing with the great program called Caring Beyond the Gates as their volunteer initiative. Last time the focus was on cleaning the exterior of the fence line within the Village. This time the team will be participating in the beach clean-up for Earth Day, organized by the City of Deerfield Beach. The cleanup is scheduled for this Saturday, April 20th, from 9:00 a.m. to 12:00 p.m.

Please refer to the city's website for details. A follow-up message about the program will be sent right after the meeting concludes, so keep an eye out for that email if you signed up to receive MM newsletters, etc. Community members interested in joining can ride the bus provided by MM departing at 8:15 a.m. from the Clubhouse to the beach clean-up and back on 1 shot (1 time) or you may take your personal vehicle and meet up. Registration through the city website is mandatory to avoid any inconvenience and to ensure there are enough supplies for everyone the day of the event.

Val thanked everyone who attended the Town Hall Meeting on March 28th, adding it was a great turnout and hoped to see more attendees at the next one. The survey was distributed to gather opinions on potential improvements for the next time, yielded great feedback and looked forward to implementing the suggestions at the Town Hall Meeting next year. Per Gene's inquiry, Val informed there was a good turnout with 216 attendees in person and approximately 120 to 123 were online.

Val encouraged residents to enroll in ACH automated debit withdrawals for paying the monthly coupon, if they haven't already done so. Those needing assistance with sign-up can reach out to the MM office, where staff will gladly provide support. Val extended his wishes for a Happy Passover to those who celebrate Passover.

Allied Universal Security – Security Director, Christopher Kelley:

(09:43:48 a.m.)

1. Village Security Report -

- a. Chris was pleased to introduce Mr. Wendy Prophete, the Deputy Director of Security. Today marked his 8th day at CVE. Mr. Prophete introduced himself as the new Assistant Director of Security for CVE. He looked forward to working with everyone and will be working with Mr. Kelley utilizing due diligence to provide the best security ever.

Val welcomed Wendy aboard and was glad to have him at CVE.

b. Safety Around the Community -

(09:44:41 a.m.)

Bike safety at all intersections is very important to everyone. Chris informed a bicyclist was struck by a vehicle earlier this week and person was taken to hospital. No additional information was available at this time. Get off your bikes and walk them across the street at all intersections. You are at that time a pedestrian and as everyone knows, pedestrians have the right of way. Follow the rules of the road, including pathways and sidewalks. Stop your bikes, look both ways, and then cross the intersection.

c. Broward Sheriff's Office Reports -

(09:45:27 a.m.)

For the month of February a total of 14 citations were issued: 7 people were cited for failure to stop at a stop sign; 3 for speeding; 1 for failure to update their vehicle registration; 1 failure to wear seatbelt; and 2 for failure to carry proper insurance cards with them while driving. For the month of March a total of 5 citations were issued: 3 for failure to stop at stop sign; 1 for speeding; and 1 for driving while license suspended with knowledge.

Chris said it was important that everyone is vigilant. Report suspicious activity by contacting the phone number on the back of your Village ID Badges. Security personnel will respond as swiftly as possible to offer assistance. In the event of an emergency, dial 911 first. They have a wider range of resources and personnel, and it's important they get a report, as well.

Michael asked where the bicycle accident occurred. Val advised the gentleman was in the crosswalk when he was struck by a vehicle turning on to Lyndhurst Drive from Century Boulevard by the Lyndhurst south pool. The driver was cited since the person was in the crosswalk and had the right of way. Chris confirmed the person was injured and taken from the scene by ambulance.

Business:

(09:48:06 a.m.)

Old – N/A

New – N/A

Adjourn:

(09:48:38 a.m.)

Meeting was adjourned:

Announcement:

The next CVE Master Management Public Board Meeting is scheduled for Thursday, May 16th, 2024, at 9:30 a.m. in Activity Center Rooms A & B and via Zoom.

(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,

A handwritten signature in black ink, appearing to read "Gene Goldman", written over a horizontal line.

Gene Goldman, Secretary
Century Village East Master Management Co., Inc. Board of Directors

The signature above indicates only that these are the minutes adopted by the Board of Directors in open session on May 16 , 2024