

**Minutes of the CVE Master Management Company, Inc. Board Meeting  
May 16, 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. Each speaker will have a 3 minute time limit to address the Board.

**Roll Call:**

**Present** - Eli Okun, Barry Warhoftig, Gene Goldman, Les Gerson, Amy Conner

**Remote** – Joe Roboz (Listen Only Mode), Paul Bourque, Jeff Kohn

**Absent** – Michael Routburg

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 April 18, 2024, Board Meeting as presented.**

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

**(09:32:24 a.m.)**

- 1) Broward County Commission Meeting - Waste Management Update -  
Waste Management, located on Powerline and Green and Lyons roads, is seeking approval from the county to expand its landfill from 225 to 325 feet high. This is a county and not a City decision. During a recent Deerfield Beach City Commission meeting on May 7th, the Mayor and local Commissioners voted and expressed their opposition to the proposed project, and the majority of the MM Board opposes this as well. The landfill expansion was initially approved in 1964, at a time when this area had sparse population. However, over the past 60 years, it has become very densely populated. On windy days, Residents often experience the unpleasant odor of garbage and airborne particles, such as soot, found on catwalks, etc. This poses health risks to individuals with asthma, as well as other respiratory conditions. Additionally, the expansion would detract from the area's aesthetics. The County Commission Meeting originally scheduled for May 21<sup>st</sup> has been postponed to a further date in July, August, or later. We will supply the Village with information as to when the meeting will take place and offer transportation to and from that meeting for anyone that wishes to attend.
- 2) Keeping CVE Beautiful - **(09:34:07 a.m.)**  
Eli pointed out the new colorful flowers being planted, landscaping around the trees, and so forth. This morning was the first time it rained in over a month, so the irrigation system was running multiple times a day to keep the grass from turning brown and the plants alive in efforts of keeping CVE beautiful.

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

**(09:35:02 a.m.)**

- 1) April 2024 Financial Report -  
For the month ending April 30, 2024, the Revenue was \$1,558,518 and Expenses were \$1,612,322. The Net Expenses exceeded Revenues by \$53,804. YTD Revenue was \$5,972,757 and YTD Expenses were \$5,502,500. The YTD Revenue exceeded Expenses by \$470,257.

The balance sheet shows Cash on Hand of \$5,570,927. The Assessments Receivable on uncollected items are \$104,776. Total Assets are \$6,805,658 with Total Liabilities of \$2,667,768 and Total Equity of \$4,137,889. In regard to the Assessments Receivable on uncollected items totaling \$104,776, approximately 44% is comprised of 33 units that are over 90 days delinquent and total \$47,381.

In response to Member inquiries regarding the uncollected items, Barry explained it appears we are making some progress, especially on the delinquent accounts over 90 days. He said he does not think we are as concerned about the 30 to 60 days as we are about the 90 days and that is going down and the last amount he showed was a little over \$47,000, which was a dramatic improvement over many years ago and steadily progressing, particularly on accounts 90 days delinquent, which were more concerning and passed onto attorneys for collection. Eli stated liens will be attached to units with delinquent accounts and will accrue interest as well. Collections amounted to \$800,00 before MM assumed collection efforts in-house, reducing the amount to a little over \$100,000, reflecting significant progress.

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

**(09:38:14 a.m.)**

Val expressed gratitude for those attending in person and online for taking the time to hear about what's going on in the Community.

1) Thank You - Beach Clean-Up, April 20, 2024 -

Val expressed immense gratitude to the Residents who generously volunteered their time to assist the MM staff during the Earth Day beach clean-up for the City of Deerfield Beach on April 20th. He emphasized the value of volunteering and expressed a desire to organize similar events during the winter months, with hopes for increased participation.

2) FPL Update -

**(09:38:51 a.m.)**

Val clarified MM was responsible for the FPL expenses for the Village common areas (not the individual Associations); the large light poles on Century Boulevard, West Drive, and East Drive, as well as the Le Club and Activity Centers, and the MM office. Residents were advised to consult with their building property management company for FPL billing inquiries.

Val expressed gratitude to the operations team for collaborating with the Oakridge F Association, FPL, and the City of Deerfield Beach to resolve the issue concerning the electrical line intersecting with a sewer line, which has been resolved and also mitigated potential sinkholes in that area.

FPL is onsite repairing light outages. Following last night's light survey, work orders were generated for 2 light outages at the intersection of Westbury and Century Boulevard and 1 on East Drive.

3) Projects -

**(09:40:31 a.m.)**

a. Traffic Safety -

Work orders were submitted to replace the batteries for 1 speed radar sign located near Keswick and 1 near Ellesmere. Val remarked the radar signs have proven highly effective and aid BSO when they are on the property issuing citations.

b. Irrigation -

**(9:40:53 a.m.)**

Val emphasized that the sprinkler system has been supplementing the natural rainfall to reduce browning and preserve the beauty and lush greenery in the Village. He encouraged residents to be patient with Mother Nature if any browning occurs.

c. Utility Wraps -

**(09:41:07 a.m.)**

Nearly a dozen utility boxes have been wrapped throughout the Village. The next installation was scheduled for completion in the next couple weeks starting with the green box on Century Boulevard and West Drive in front of Oakridge D, followed by East Drive, and the next AT&T box located just outside the Community on East Drive and Military Trail then back into the Community to complete the project. Val expressed pride in Denis Barreto, the Project Manager, and the volunteer design committee for their diligent efforts in creating beautiful art that enhances the aesthetics of the Village.

d. Large Projects -

**(09:40:20 a.m.)**

Val noted the heightened interest regarding the larger-scale projects such as the Perimeter Wall, Central Park, and the main Guardhouse. MM is still in for permit and asked for patience and that it will happen this year and we are on the last leg of answering comments and hopefully, you will be something soon.

Val encouraged Residents to subscribe for the monthly CVE Insider and important email blasts to stay informed of Community developments. Information was sent yesterday concerning the proposal to raise the Monarch Hill Landfill an additional 100 feet.

Following inquiry, Val stated Chris's office and the barcode application process will be relocated to the main gate, including ample space for safe parking.

Val wished everyone a wonderful day, a great Memorial Weekend, and all the best and mentioned looking forward to seeing everyone at the June Public BOD Meeting on June 20<sup>th</sup>.

**First Transit - General Manager - Craig Garcia:**

**(09:44:25 a.m.)**

- 1) Transportation Report -
  - a. At the last meeting discussion ensued regarding buses speeding in the Community. As of this morning, a daily report is generated listing all the drivers, all the buses, the minimum speed, and maximum speed of the buses for the entire day from 8:00 a.m. till midnight. Violations are closely examined and they are issuing disciplinary action accordingly, from counseling to removal from route for the Supervisor to resume duty. Call Craig immediately at 954-203-1312 24 hours a day to report speeding buses or report via the bus tracking app. Craig demonstrated in the bus tracking app how to select a bus on any route to find its location, bus speed, and number of passengers in real time. If you see something, say something. Craig encouraged everyone to maintain vigilance, work with Security, and looked forward to the Community's support.

Compliments ensued thanking Craig for his perseverance, progress, and appreciated the slower pace of the buses and ability to track buses real time. He emphasized that safety is the top priority and acknowledged that the awareness of being recorded may contribute to the improved behavior. Craig mentioned that some suspensions, including a day or 2 off from work have been issued, impacting the individuals financially and highlighting the seriousness of the situation. Attention to the bus speed towards the end of a shift back to the Clubhouse was noted for review. The bus tracking app is available for download on both desktop computer and mobile devices and register for phone alerts regarding service delays, breakdowns, and other issues. Val demonstrated the bus tracking app via [centuryvillageeast.com](http://centuryvillageeast.com) and clicking on the buses tab. The dots represent each bus in the Community and Deerfield Beach. (Refer to video at Time Stamp for full discussion.)

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

**(09:44:41 a.m.)**

- 1) Village Security Report -
  - a. Emergency Vehicles - **(09:45:27 a.m.)**

Please move to the side of the road when emergency vehicles are traveling in the Village with their lights on so they get to the scene quickly and for everyone's safety. They are large vehicles and the roadways in the Village are not as wide as the city streets. Chris advised Security responds to emergency events on the property with their lights activated.
  - b. Bicycle Safety -

Chris observed some cyclists heeded his safety advice to stop and walk their bikes across the street. He noticed walkers wearing pitch-black outfits out in the street not using the crosswalks. As the nights get dark sooner, he suggested wearing bright, light-colored clothing and carry a flashlight to enhance visibility.
  - c. Broward Sheriffs Office Report -

BSO has not furnished a citation report for the month of April despite Chris's most recent request via email yesterday. While BSO was in the Community yesterday, Chris pointed out areas of concern to a new Officer that stopped by his office for increased patrol and issued citations.

Chris responded to inquiry regarding validating vehicles entering the Village and a recent situation of someone harvesting coconuts. Chris advised the person gained entry in the Village by lying to the guards over the weekend and the guards not reaching out to Chris for approval, which they received reprimand for not following protocol. Security personnel were provided a photograph of the vehicle and its license plate number captured by the gate camera to be on the lookout for. He ensured security measures were being implemented.

Chris answered the inquiry regarding the person who struck and knocked down a tree, informing MM was handling this with the responsible party for the incident on West Drive.

Per inquiry, Chris advised commercial/delivery vehicles were permitted to use the barcode lane for manual entry. Chris advised that UPS, US mail, Amazon, mail services, etc. do use that lane and they are allowed.

Chris answered the online inquiry regarding speeding and running stop signs, reiterating BSO was provided with hotspot locations inside the Village for such infractions for added patrol. (Refer to video at Time Stamp for full discussion.)

Additional questions were reserved for Open Mic.

**Business:**

(09:48:06 a.m.)

Old – N/A

New – N/A

**Announcement:**

The next CVE Master Management Public Board Meeting is scheduled for Thursday, June 20<sup>th</sup>, 2024, at 9:30 a.m. in Activity Center Room A.

**Adjourn:**

(9:58:52 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  
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  
        June 20<sup>th</sup>        , 2024.