

Minutes of the CVE Master Management Company, Inc. Board Meeting June 20, 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, 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 May 16, 2024, Board Meeting and the June 14, 2024, Executive Session as presented.

President's Report - Eli Okun:

(09:32:29 a.m.)

Eli gave an overview of some recently completed projects, as well as some scheduled for completion during the summer.

1) **Update: Highlights from the First 6 Months of 2024 -**

Eli mentioned some recently completed projects: a sidewalk was installed on North Drive; 2 new lake fountains were added, and 5 utility boxes were wrapped on Century Boulevard. Infrastructure work has commenced for Central Park adding irrigation lines on Parcel 4 behind Berkshire and Ashby. An ambitious summer schedule for Village improvements will include the installation of a sidewalk at Lyndhurst filling in the gaps from pool to pool running north to south and the sidewalk will run all the way through for safety, as well as a sidewalk entrance at Cambridge. He hoped to receive approval from the City for the Main Gate guardhouse permit in the near future, and was eager to begin installation of the perimeter wall on Hillsboro Boulevard. We will continue with the beautification with landscaping in the Village.

There will be no open Board Meetings in the months of July or August. The next Open Board Meeting will be held on September 19th. During this time, the Board will be diligently planning upcoming projects and continue improving the Village. Eli wished everyone a happy and safe 4th of July and summer.

Treasurer's Report - Barry Warhoftig:

(09:34:47 a.m.)

1) **May 2024 Financial Report -**

For the month ending May 31, 2024, the Revenue was \$1,453,968 and Expenses were \$1,178,110. The Net Revenue exceeded Expenses by \$275,858. YTD Revenue was \$7,427,555 and YTD Expenses were \$6,633,978. The YTD Revenue exceeded Expenses by \$793,578.

The balance sheet shows Cash on Hand of \$5,721,077. The Assessments Receivable on uncollected items are \$94,536. Total Assets are \$6,2170,641 with Total Liabilities of \$2,697,147 and Total Equity of \$4,461,210.

In regard to the assessments receivable on uncollected items, totaling \$94,536. Approximately 53% is comprised of 35 units that are over 90 days delinquent, and total \$51,000.

Executive Director's Report - Vallen Smikle:

(09:36:40 a.m.)

Val acknowledged an increase in attendance and thanked everyone for attending the informative meeting. Val referenced Eli's report and provided additional plans scheduled for the summer.

1) Projects Update -

a. Sidewalks -

Starting Monday, June 24th, sidewalks will be installed at the entranceways of the two Cambridge communities. The project for the Cambridge area will be completed in two weeks. Additional sidewalks will also be installed in the Lyndhurst Drive area, as well. This project is expected to take the entire summer for completion.

b. Permits -

(09:37:28 a.m.)

Val said the permits were submitted for the Main Gate, the Hillsboro perimeter wall, and sections of Central Park.

c. Central Park -

(09:37:37 a.m.)

The Board chose to include Parcel 2 in its beautification efforts over the summer. The two-acre lot adjacent to Islewood A and along the Lyndhurst Drive bridge will feature a sitting and meditation area and a sensational water feature/fountain cascading over the rocks and expected to take 3 to 4 months to complete.

The pavers were on site, and with cooperation from the Lyndhurst A association, a walking path will be added from the Lyndhurst A area connecting to the walking path. The foot bridge across from Parcel 1 behind Ventnor and Ellesmere will be replaced next year, and hoped to start work in that area next summer for more beautification. There are some great hilly areas where a gazebo will be added to the area as well. The existing gray footpath in Parcel 2 will be replaced with red brick pavers for consistency with the aesthetic around the Clubhouse and uniform appearance throughout the property. (Refer to video at Time Stamp to view the presentation.)

Following Member inquiry re. Parcel 1 of the park, Val informed that the Board approved a community garden for the area. Further updates will be provided at the next meeting in September. Val invited Residents to visit centuryvillageeast.com under the Keeping CVE Beautiful tab to view all the plans for the Village property; look under CVE Central Park, current projects tab, to view the beautiful park layout, parking areas, etc.

d. Beautification -

(09:40:15 a.m.)

MM took great pride in the recent landscaping and utility wrap installations that have enhanced beautification throughout the Community.

e. Irrigation -

(09:40:24 a.m.)

Val reported an increased call volume concerning irrigation. Regular moisture checks are conducted of the sprinkler system aid to natural watering of the grass from Mother Nature.

f. Comcast Construction Update -

(09:40:39 a.m.)

Comcast will be conducting maintenance work and fiber installation in the Cambridge G vicinity only starting early next week or the first week of July. Customers may experience service interruption during this time. Email notification will be sent in advance announcing the day and time of their work. Not all areas will be affected, but it is expected to impact the Westbury, Berkshire, and Cambridge areas, as these are the areas where the work will take place.

g. Master Management Connect App -

(09:41:20 a.m.)

Val encouraged Residents to download the Community App called Master Management Connect found on Google Play or the Apple Store, as well as sign-up for the CVE Insider for great sources of information. He wished everybody a happy summer.

Transdev - General Manager - Craig Garcia:

9:42:52

- 1) Transportation Report -
Craig said overall everything is going well, and if it is not, they are working on it.
 - a. Bus Speed -
He informed the speed of the buses are monitored daily and shows ongoing improvement since the process has been in place to run daily reports on each driver's speed generated and reviewed every day.
 - b. Bus Air Conditioning -
Craig said immediate attention was the A/C issues on the buses. Transdev has contracted with vendors, Trans/Air and Rechten International mobile unit will be coming out hopefully today as promised and look at each bus and they will be inspected one by one to ensure the air conditioning is functional to the maximum, which will give the current technicians more time to do the regular maintenance and keep the buses on the road.
 - c. Summer Bus Schedule -
Craig advised the new summer bus schedule was distributed. Please note the inside bus routes on Sundays start at 10:00 a.m. and the outside routes start at 10:30 a.m. He encouraged Residents to download the bus tracking app to see where the bus is located in real time, and this is beneficial to avoid waiting in adverse weather conditions. Visit the Clubhouse and ask for a Supervisor for guidance with the bus tracker app.
 - d. Bus Attire -
Bus rules require passengers to wear a shirt and appropriate footwear to board and travel on the bus. Proper attire must be worn when coming from the pool or you will be denied entry. Transdev strives to provide efficient transportation services for all passengers.

If you observe something call Craig directly at 954-203-1312, especially if you witness speeding in the neighborhood, so the issue can be addressed promptly rather than waiting for the report the next day. It is important to handle these matters promptly as unforeseen events could occur in the meantime.

Following Member inquiry regarding the bus changes, Craig informed a MM Board Workshop was scheduled for July 11th and will discuss the various bus transportation issues.

Allied Universal Security - Assistant Security Director - Wendy Prophete:

09:46:09

- 1) Village Security Report -
 - a. Safety Around the Community -
Wendy stated all vendors, guests, and visitors are required to present a valid physical driver's license to enter CVE. Security does not accept photocopies of IDs, passports, or paper stating they are allowed to drive on the premises. They must have a physical driver's license for Security to give them access to the property. They will not accept any DMV paper that says they are allowed to drive, as well as not accepting photos on phones. This rule has been in effect for the past 50 years and will continue to be enforced accordingly. If the vendor, guest, or visitor does not have a physical driver's license, they will be asked to leave the property. BSO will be notified to remove any individual obstructing traffic at the gates.
 - b. BSO Report -
For the month of May BSO issued 1 ticket for an expired vehicle registration; 1 for driving without proof of insurance; 1 for failure to turn as directed at the gate blocking traffic; 1 for a non-resident without a driver's license; and 1 for operating a vehicle without a driver's license.

In response to a Member inquiry regarding BSO presence and citations, Wendy stated that no speeding tickets had been issued for the month of May; however he will be working with Chris and BSO and was confident there would be many tickets to report at the next meeting for the month of June. Wendy stated BSO is on property every Wednesday.

Amy confirmed BSO was in the Village having witnessed 2 tickets issued yesterday on Newport Drive. Eli said the BSO schedule was not available to the public, noting they are not just here on Wednesdays and their schedule varies day by day, so we do not publish when they are here.

Business:

(09:49:49 a.m.)

Old – N/A

New – N/A

Announcement:

(09:50:00 a.m.)

The next CVE Master Management Public Board Meeting will be held on Thursday, September 19, 2024, at 9:30 a.m. in Activity Center Room A, as well as via Zoom.

Adjourn:

(9:50:24 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,

Eli Okun, on behalf of Gene Goldman, Secretary
President
CVE 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 September 19th, 2024.

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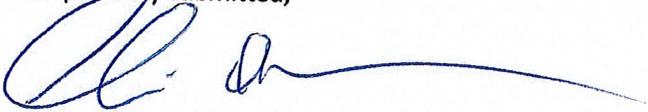
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