

Minutes of Master Management Board Meeting

January 17, 2019

President Eli Okun called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:46 a.m.

Roll Call:

Present - Barry Warhoftig, Dick Ciocca, Eli Okun, Fred Rosenzweig, Gene Goldman, Joe Roboz, Michael Routburg

Remote - Joe Maney

Absent - Pierre Laliberté

Eli reminded residents to please sign-in sheet at back of room to speak at open mic and noted in attendance: Sylvia Smaldone, President of the COOCVE; Rita Pickar, Chairperson of the COOCVE Recreation Advisory Committee; Pat Bidol-Padva, Chairperson of the Council of Area Chairs; Michael Rosenzweig, Editor-in-Chief of the CVE Reporter; and Bernie Parness, Deerfield Beach Commissioner.

The Pledge of Allegiance and moment of silence was observed at the Special Board meeting.

Meeting Minutes:

(9:47:39 a.m.)

Eli advised that the Board has the Minutes of the December 20, 2018, MM Board Meeting, as well as the January 10, 2019, Executive Session that the Board had an opportunity to review and asked if there were any corrections or additions to those Minutes. Fred Rosenzweig requested that a correction be made to the December 20th Minutes, Page 2 of the Executive Directors Report, Item 1. Golf Course Update – wherein it states the Department of Regulation and the County are working to formulate what that would be; Fred pointed out that he believed it should read Department of Environmental Regulation and suggested the word Environmental be added. Eli advised that the correction was so noted, and without objection the Minutes were adopted. The January 10, 2019, Executive Session Meeting Minutes were unanimously adopted.

President's Report - Eli Okun:

(9:48:56 a.m.)

1) Bar Codes Update -

Eli announced 1,800 free bar codes had been issued to date since the inception of the program in December 2018, noting the line of cars awaiting codes this morning. He remarked the traffic at the East and Main gate has significantly been reduced, and felt the campaign has been successful and would improve when the West gate is complete. For rental vehicles, Eli asked Residents to bring in their rental agreement and ID for a free bar code and offered free bar code removal.

- 2) BSO in the Village - **(9:50:02 a.m.)**
Eli reiterated the presence of the Broward Sheriff's Department in the Village. He mentioned since the program launched in December, BSO has issued over 75 tickets to date mostly for speeding, not stopping at the posted signs, as well as improper signaling violations. He encouraged Residents to abide by the traffic safety laws and regulations for a safer community, noting a significant reduction in speeding traffic along Century Boulevard.
- 3) Brownfield Rebate for Golf Course - **(9:50:47 a.m.)**
Eli discussed the Brownfield Program that is offered by the State of Florida for reimbursement of expenses we incurred up to 75% up to \$1 million per year in the form of a tax credit for the cleanup of contaminated land (golf course property legal fees, soil sampling, etc.). He informed the rebate is on a first-come-first-serve basis. MM submitted an application for approximately \$182,000 that was currently being processed. Being a non-profit entity, MM would sell the tax credit for about 90% of face value, and was hopeful to receive a substantial amount for the Village.

A round of applause ensued. Michael Routburg commented on the rebate that 75% is broken into 2 parts; 50% is reimbursed immediately, and then if there are funds available overall when the entire Project is finished, which also includes Toll Brothers, then there will be up to an additional \$500,000 at the end if that makes up 25% of what has been done, but the first 50% MM would receive, and credited Michael Goldstein and Dan Johnson for their efforts.

- 4) Recreation Property - **(9:52:54 a.m.)**
Eli informed MM hired Cornerstone Solutions, a public relations firm, to inform the Community as to the formalities of acquiring the Recreation Property. Eli introduced firm representative, Alex Ring, who proceeded to congratulate the Board and Officers on their election and praised the staff and community. Alex said he looked forward meeting the rest of the Residents and offered his availability both on the property several days a week and off site to answer questions and provide information regarding the acquisition of the Recreation property.

A round of applause ensued. Gene pointed out the large group worked together on the Recreation Property acquisition: The COOCVE Officers, the MM Board, and the Recreation Committee have continually held meetings, collectively raised funds, and hired counsel. Alex Ring will work primarily with the Recreation Committee overseeing the entire Project.

Treasurer's Report - Joe Maney: **(9:55:02 a.m.)**

January 2019 Financial Report -

For the month ending December 31, 2018, Revenue was \$1,058,675 and Expenses were \$1,117,312. The Net Expenses exceeded the Revenue by \$58,638. The YTD Revenue was \$12,852,331. The YTD Expenses were \$13,239,396. The YTD Expenses exceeded the Revenue by \$387,066. The balance sheet is showing Cash on hand of \$1,866,927. The Net Assessment Receivables on uncollected items was \$317,076. Total assets were \$3,005,035 with Total Liabilities of \$3,005,257 and Total Net Equity of minus \$222,000. Joe stated the major items that exceeded the budget were transportation in December of \$19,000, YTD \$140,000; Security guard services of \$25,000, YTD \$294,000; capital Projects in December were \$147,000, YTD minus \$145,000 compared to the budget; resulting in a total YTD loss of \$387,066.

Joe R. remarked the good news that Total Net Equity was only minus \$222 and not minus \$222,000. Eli concurred and noted a balanced budget.

Executive Director's Report - Vallen Smikle:

(9:57:36 a.m.)

Val congratulated the re-elected members of the Board of Directors.

1) Village Lighting -

(9:57:46 a.m.)

Val was pleased to report Phase I was completed with the installation of new lamp heads on the existing poles. He informed each Association President will be asked by MM to replace dim and/or broken fixtures and install additional lighting, as needed, starting mid-April with test areas; the darkest building being Keswick. Robert Streather has worked with FPL replacing the headlamps along Century Boulevard, and would continue working with their subcontractor to fix the blinking lights on West Drive and Islewood Court and hoped that this issue would be resolved soon.

Per Member inquiry question was raised regarding the materials and installation of LED lighting replacements on the Association hi-rise buildings and others as to whether or not it had been determined if that would be at their expense. Eli stated MM would be responsible for the cost of light fixtures and additional poles, if necessary, and maintenance of these fixtures. The buildings would continue to be responsible for the electricity, so they would have to agree to this and be responsible for the cost, which would be minimal, as the new lights are energy-efficient LEDs. It is also possible that some circuit breakers that are 40 plus years old may need replacement at the building's expense. Val stated MM would cover inspection and permitting costs, as well. Joe R. pointed out the buildings had been responsible for the tower lights and maintenance for the past 44 years, and MM's evolutionary approach would ensure everybody in the Village would be treated equally.

2) Perimeter Wall -

(10:01:21 a.m.)

Val stated the MM Board has agreed to go forward with this Project. We have put this back out for bid with our general contractor to ensure we are getting the best pricing for 2019, as the bid process in 2015, 2016, 2017 were outdated. Once the bid is approved by the Board, the Project goal is to begin construction of the perimeter wall in November of 2019 and it is anticipated that once construction begins, the Project should take six months to complete. If the city denies the requested 8-foot wall variance, MM will go forward with the construction of the 6-foot wall, which includes 20-foot long panels to cut purchase costs on the number of columns. The construction will begin along Hillsborough Boulevard to improve the Village aesthetics, advising traffic flow in the Village would not be effected during this process. For questions, stop by the MM office. A wall sample five inches thick and 20 feet long is available in the MM, as well as photographs and colored drawings for review.

Discussion regarding the perimeter wall and the FDOT SW 10th Street Project ensued. (Refer to video at Time Stamp for full discussion.)

3) Bus Shelters -

(10:07:46 a.m.)

Val mentioned the three bus shelters installed in the Village last year. He reported once MM has completed restoration of the seven bus shelters donated by the CVE Reporter, they will be placed on the community pathways in the beginning of May this year.

Two additional shelters will be added, as well, one at Elsmere and the other one to be determined as Robert and Val continue to work together and analyze data for priority placement.

Following Member comments, Val indicated the transportation vendor was working to complete a traffic study to determine pick-up and drop-off points and collect ridership data in the Village for examination.

Fred commented on the lighting, the “tunnel of love” at Grantham, was extremely dark. Val took the matter under advisement, adding the engineer was conducting a photometric study and has pointed out several low-lit areas in the Village that need attention.

Following Member comment, Val stated he would share the bus data collected at the next Board workshop.

Business:

(10:10:11 a.m.)

Old -

New -

1) Partial Government Shutdown -

Eli Okun moved to approve for any current federal government employee affected by the partial government shutdown, MM will allow them to defer their monthly payment until the end of the shutdown and waive any late fees, provided they come to the MM office and show proof that they are affected. The motion was seconded by Fred Rosenzweig.

Following Member comment and a round of applause, **the motion passed unanimously.**

Member Comments:

(10:11:29 a.m.)

Eli thanked the Board for their vote of confidence in re-electing him to serve on the Board as President; congratulated re-elected members Pierre Laliberté, Joe Roboz, and Michael Routburg; and looked forward to continuing to accomplish plans throughout the Village.

Barry was very pleased with the vehicle and pedestrian traffic safety improvements, the BSO presence, and felt it was safer to drive and walk. He stated, per Florida law, only pedestrians crossing in a designated, painted crosswalk have right of way and vehicles need to stop. If pedestrians do not cross the main roads at a designated crosswalk, they put themselves at the risk of being hit.

Joe R. expressed gratitude for his being re-elected to serve Board another term; desired building the West Gate be made a priority to eliminate traffic congestion in and out of the Village, with the addition of a barcode lane. Eli agreed.

Gene concurred with Barry and Joe R.; congratulated Rita Pickar for her re-election to serve on the Recreation Committee, as well as re-elected as Chairperson by her own Board. A round of applause ensued. He stated Rita’s guidance would play a major role in the Recreation property acquisition, along with counsel and Alex Ring; and expressed the Board’s support and gratitude.

Michael thanked the community for their support; was confident the Community was pleased with the progress of the Board and hoped to continue. He also said he believes there is an issue with BSO that we have established funds where we can place police in certain areas for an extended period of time to catch speeders, and requested Residents contact MM if they witness violators and know who they are.

He was excited with the continuation of the lighting Project and felt it would raise the energy level in the Village; was pleased with the outcome of the golf course property last year; emphasized the Recreation Property acquisition was the priority focus for this year; and drew attention to the SW 10th Street Project spearheaded by Bernie Parness and encouraged Community participation.

Fred joined in the previous member comments. He pointed out the reduction in speeding traffic; and suggested the appropriateness of “a round of applause ensued” notations in the meeting Minutes and was not sure if this was proper in the Minutes; and agreed the two major Projects this year was future planning of the golf course property and MM’s ownership of the Recreation facilities.

Dick noted his 12 years of service on the MM Board and was excited to continue working with the great group of people to complete Village Projects, particularly the golf course; preferred the round of applauses notated in the meeting Minutes continue; and looked forward to the continuation of the many goals planned across the Village to make the community “the best bang for the buck,” and challenged others to find anywhere else in Florida that compared. A round of applause ensued.

Joe M. concurred with the previous member comments.

Announcement: **(10:20:56 a.m.)**
MM will be holding an annual Town Hall Meeting Wednesday, January 30, 2019, at 10:00 a.m. in Le Club. Email notification was sent yesterday, and will follow up with an announcement. A formal presentation, and take questions from the community, and try to give all necessary answers.

The next regular MM open Board meeting will be on Thursday, February 21, 2019, at 9:30 a.m. in the Activity Center Room A.

Adjourn: **(10:21:48 a.m.)**
Meeting was adjourned at 10:21 a.m.

(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.cvedb.com. Meetings may also be viewed on our Community TV Channel 98.)

Respectfully submitted on behalf of,

Dick Ciocca
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 _____, 2019.