

## Minutes of Master Management Board Meeting

March 14, 2019

President Eli Okun called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:29 a.m.

### **Roll Call:**

**Present** - Eli Okun, Barry Warhoftig, Pierre Laliberté, Joe Maney, Dick Ciocca, Gene Goldman, Michael Routburg, 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.

Eli noted in attendance: Rita Pickar, Chairperson of the COOCVE Recreation Advisory Committee and CenClub; and Michael Rosenzweig, Editor-in-Chief of the CVE Reporter.

### **Meeting Minutes:**

**(9:31:16 a.m.)**

**The Board unanimously approved the Minutes of the February 21, 2019, MM Board Meeting; the February 28, 2019, Executive Session Meeting; and the March 7, 2019, Executive Session Meeting.**

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

**(9:32:24 a.m.)**

1) Announcement -

Eli announced Fred Rosenzweig's resignation as MM Board Member. On behalf of the Board, Eli thanked Fred for his 10 years of service, hard work, and many contributions to MM and the community, and wished him well in his future endeavors.

2) FDOT - SW 10th Street Project Update -

**(9:32:55 a.m.)**

Eli informed MM met with the Florida Department of Transportation to voice concerns regarding noise, pollution, etc. on behalf of the residents facing SW 10th Street. He advised a meeting in the Village would be scheduled with FDOT and open to the community to address issues directly to the FDOT and hoped for an equitable resolution. He hoped to schedule the meeting as soon as possible. Notice will go out once a date is confirmed.

3) Golf Course Closing Date Update -

**(9:34:08 a.m.)**

Eli reported very good news of the closing date to secure ownership of the golf course property land Parcels 1, 2, 3 will be in 35 to 40 days, which was originally set for November. Acquisition of land Parcel 4 will soon follow.

Following member comment, Eli confirmed Toll Brothers obligations have not changed, including their responsibility to resolve toxicity from said property.

4) Recycling Update - (New Bags & New Signage) - **(9:35:00 a.m.)**

Eli advised Val has been working with the City to addresses recycling issues. He stated there will be 400 reusable recycling bags available on a first-come-first-service basis this Monday in the MM office free of charge. An additional 400 bags were ordered with anticipated delivery in the next 30 days. Notice will be sent out. Following community and City feedback, the City will provide free white stickers with red lettering, "No Plastic Bags" for recycle bins as a reminder. Although community recycling efforts have improved tremendously, we hope with additional education, signage, and the new recycling bags, the community will reach its recycling goal.

5) Waste Management - **(9:36:36 a.m.)**

Eli introduced Barbara Herrera, Waste Management Government Liaison, who offered a recycling presentation; incorporating video, display boards, a materials demonstration of what can and cannot be recycled, and addressed questions and comments. Barbara advised the City of Deerfield pays less when recycling is done correctly, and costs the City more when done incorrectly. She informed, although some materials may in fact be recyclable, more often than not the product may be contaminated. When in doubt throw it out. She provided an overview of the recycling process, noting costs, percentages, and statistics associated with recycling and waste disposal. A round of applause ensued. (Refer to video at Time Stamp for full discussion.)

Recyclable: Clean, dry cardboard, cereal/cookie boxes minus plastic inserts. Paper: Newspaper, magazines, junk mail. Narrow-neck plastic: water bottles minus lids, rinsed juice containers and milk jugs. Laundry and shampoo containers, rinsed minus lids. Rinsed aluminum and tin cans and metal. Aseptic containers; waxy film containers. Clean glass. Aerosol containers only if they are completely empty.

Non-Recyclable: Plastic bags. Plastic cups. Styrofoam, packaging material. Egg, butter, and yogurt containers. Clam shells (flimsy plastic). Molded plastic: patio furniture, kid's toys. Anything that tangles: hoses, cords, coat hangers, string lights. Pill bottles (take to BSO). Ziplock bags, wax paper. Food. Yard debris (dispose of in bulk pickup).

Eli thanked Barbara for her presentation and the refreshments offered in the back of the room. He pointed out the free recycle bags at the MM office will have a reference insert depicting what is and is not recyclable.

**Treasurer's Report - Joe Maney:**

**(10:21:59 a.m.)**

February 2019 Financial Report -

For the month ending February 28, 2018, the Revenue was \$1,107,508 and Expenses were \$860,583. The Net Revenue exceeded Expenses by \$246,925. YTD Revenue was \$2,212,514 and YTD Expenses were \$1,933,262. The YTD Revenue exceeded Expenses by \$279,252.

The balance sheet is showing Cash on Hand of \$2,227,259. The Net Assessments Receivable on uncollected items was \$321,810 which MM continues to work on reducing. Total Assets were \$3,581,673 with Total Liabilities of \$3,483,080 and a Total Net Equity of \$98,252. Revenues exceeded Expenses for the year by \$279,252. This was due to a few items that exceeded budget; however, there were many more were less than budget.

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

**(10:23:49 a.m.)**

1) Village Lighting -

Val reported the one of many building lighting enhancements was completed at Keswick C. Pictures of the building were posted to [keepingcvebeautiful.com](http://keepingcvebeautiful.com). Val thanked and recognized Denis Barreto, of Seacrest Services, Inc., for his leadership and great work with the lighting project. A round of applause ensued. The next building lighting updates will start tomorrow at Islewood D, and Richmond areas A, C, E, and F are scheduled for next week. For those who have not signed the lighting contract, building Presidents will be contacted via email to schedule a meeting. He pointed the newly installed five LED light poles at the Tilford pool will operate from 7:00 p.m. to 10:30 p.m. to enhance lighting and safety.

Moving away from Agenda, Val acknowledged property maintenance employees: Jeff Humphrey, responsible for irrigation and maintenance, formally with Bay Management servicing the pools; and Richard Nieves for his efforts in the community over the past 4 years clearing road debris and assisting with the drainage issues at Elsmere. He thanked them both for their trustworthy hard work under minimal supervision. A round of applause ensued after each announcement.

2) West Guardhouse Project Update -

**(10:26:19 a.m.)**

Val informed the permit for the plans for the road are complete. The plans were displayed and posted to the [keepingcvebeautiful.com](http://keepingcvebeautiful.com) website, depicting the vision of the new guardhouse, acknowledging the community feedback, ensuring safety and code compliance, and the best plan afforded to CVE. Board discussions were all taken into consideration. Val expressed gratitude for the Board's input and time, and hoped the community was happy with the outcome, as the Board is. The West Guardhouse vision was also on display. Val was pleased with the outcome and looked forward to the enhanced traffic flow once construction is complete.

He acknowledged the calls received regarding traffic congestion at the West Drive Gate, pointing out the Village population has increased substantially from its original design back in 1974, stating MM is aware and trying to compensate for that. For questions, please contact the MM office.

Moving away from Agenda, Val introduced Fernando, Director of Security, who addressed an issue that took place in the Village; a fire broke out on the fourth floor of the Richmond F high-rise building, Unit 4454. Fernando reported many fire rescue and first responders were on the scene promptly, and recognized and thanked security officers Joelle, Natalie, and Loobens for being first on the scene to help notify and evacuate residents from their units and direct them to a safe area. Hector, of First Transit, arranged a bus downstairs for the temporarily displaced residents. Fernando reminded the community to be mindful and attentive when in the kitchen, as it jeopardizes everyone's safety.

He was thankful the fire was extinguished promptly and everyone was safe. A round of applause ensued. Val reported the fire was contained and extinguished and everyone was safe. He thanked everyone who was on scene to include Seacrest and Robert Streater, and First Transit for their assistance; it was a team effort. A round of applause ensued.

3) Comcast Event - **(10:32:24 a.m.)**

Val stated Monday Comcast was in the Village and will be back tomorrow at Le Club from 11:00 a.m. to 3:00 p.m. to address questions and technical issues, promotional offers, discuss packages, and upgrades for the Residents.

**Business:**

**(10:53:06 a.m.)**

**Old -**

**New -**

**Member Comments:**

**(10:33:16 a.m.)**

Michael mentioned the discussion regarding dogs in the community at the Area Chair meeting yesterday where in the following was read: "It's not whether the animal is registered, but whether the person is disabled under the law." He said a state bill proposal and legislation regarding doctors notes would be required from the individual's main doctor; other documentation or misrepresentation regarding the use of an emotional support animal would be a misdemeanor. He indicated the Village lighting project Phase II will be installing lighting to the high-rise buildings, as well as additional poles in alternate locations to follow. He mentioned comments regarding too much lighting were made; the goal is to provide adequate Village lighting, indicating the direction is to provide the best lighting possible. He reminded the community to be aware of the upcoming SW 10th Street project, indicating Bernie Parness will probably be leading the charge on some of these things.

Barry noted is a strong advocacy for pedestrian and vehicle safety, reiterated the importance of crosswalk safety; pedestrians have the right of way and vehicles must stop for crosswalk traffic. Crossing in non-designated crosswalk zones do not have the right of way.

Gene was delighted with the many upgrades and improvements made in the Village, most notably in the past seven to nine years; noting more and more has been accomplished each year between MM, Recreation, and CenClub. He hoped the Residents realize all the tremendous changes in the Village making it a wonderful place to live. He expressed gratitude for everyone involved in the process. A round of applause ensued.

Dick was pleased with Barbara's presentation and hoped the community was enlightened and gleaned as much important information as he had.

Joe R. reminded a month from now the community will lose about 75% of its seasonal residents and wished them well for the summer and hoped they come back soon; and thanked those who participated in the Village improvements over the past year. He was pleased with Val's presentation, meeting the exigence of the Board of Directors in having the architects and engineers design within their resources.

He desired the community be informed the design of the three lanes, the guardhouse, etc. fits within the 60 feet of entranceway land owned by MM and thanked Val for his efforts. A round of applause ensued.

**Announcement:**

**(10:40:11 a.m.)**

The next regular MM open Board meeting was moved up to accommodate the departure of “seasonal residents and upcoming holidays and will be on Thursday, April 4, 2019, at 9:30 a.m. in the Activities Center Room A. Notice will be sent out and published in the CVE Reporter.

**Adjourn:**

**(10:40:43 a.m.)**

Meeting was adjourned at 10:40 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](http://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.