

**Minutes of Master Management Board Meeting
August 10, 2017**

1st Vice-President Michael Routburg called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:33 a.m.

Michael informed the audience of the sign-in sheet in the back of the room if they wish to speak at Open Mic.

Roll Call:

Present - Michael Routburg, Marjorie Kopacsi, Mel Nass

Remote - Gene Goldman, Fred Rosenzweig, Joe Roboz, Barry Warhoftig (entered the dais at 9:38 a.m.)

Absent - Dick Ciocca, Pierre Laliberté

Michael was grateful to welcome back Mel so quickly following heart surgery.

Michael noted in attendance: Rita Pikar, Chairperson of the COOCVE Recreation Advisory Committee; Dan Johnson; Silvia Smaldone, Chairperson of the Council of Area Chairmen; - Bernie Parness, Deerfield Beach Commissioner; and Charles Parness, President of COOCVE.

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:

(9:36:17 a.m.)

The Board approved the Minutes of the July 13, 2017, MM Board Meeting as presented.

Michael thanked Gene for his Meeting notes assistance.

Following MM invitation and introduction by Kelly, MM's General Counsel, Andrew Winston, provided a legal update with respect to Village projects by MM. (See Legal Update Report below at Time Stamp.)

Michael announced questions for Mr. Winston and/or Kelly will be received at Open Mic.

Legal Update Report - Andrew Winston, General Counsel:

(9:39:16 a.m.)

Andrew thanked everyone in attendance and provided an overview of MM's legal issues regarding a Member's objection to the Gatehouse project, Village entranceways, and an Association's desire to utilize MM's irrigation system. The matters resolved with guidance from the Court. It was noted all parties were eager to move forward to resolution and therefore, a settlement agreement was reached. As a result, the East Gatehouse will begin with submission of a permit application to the City and the Member agreed to vacate the Village and the Association agreed to install their own irrigation system for Village uniformity. Andrew concluded the resolution was a win-win situation for all parties involved and to "close the book" on this chapter. A round of applause ensued. (Refer to Time Stamp for full extensive discussion.)

Michael thanked Andrew and Kelly for their efforts in bringing the matters fruition.

Financial Report - Kelly O'Meara Hampton: (9:44:16 a.m.)

For the month ending July 30, 2017, the Revenue was \$1,000,070. Expenses were \$1,057,518. The Net Expenses exceeded Revenue by \$57,447. YTD Revenue was \$7,008,389 and YTD Expenses were \$6,866,743. The YTD Revenue exceeded Expenses by \$141,645.

The balance sheet is showing total assets of \$3,889,030 with Total Liabilities of \$3,808,787 and a Total Net Equity of \$80,243.

Per Member inquiry, Kelly advised MM has \$200,000 in uncollected items which is a significant improvement from the reported \$1 million from a year ago, as a result of aggressive collection efforts and swift legal action.

Executive Director's Report - Kelly O'Meara Hampton: (9:46:30 a.m.)

- 1) Announcement -
Kelly drew attention to the worksheet distributed to the Board for their review highlighting the various stages of expenditure on the projects listed and what is still be worked on. Per additional drawings as well as additional steps for the paving project requested by the city, expenditure will increase in the near future.
- 2) Golf Course Property - (9:47:11 a.m.)
Kelly explained Toll Brothers held a meeting on August 9 by invitation only for abutting buildings, MM, and a couple of key community folks to address their property plans. Although not much of the shared information has been changed, Kelly reported the number of luxury townhomes in the \$300,000 range went down from 238 units to 200 units; with additional discussion of property buffering to include a lake, setting back of buildings for additional space between the communities, and perimeter streamlining, to include fencing with hedge cover. Kelly stated Toll Brothers is open for discussion and will do their best to match/streamline the perimeter as much as possible. A public meeting will be held, possibly in September, for feedback and plan discussion. Kelly anticipated final purchase will likely take a year to complete and about three to four years to build, if everything goes as planned. MM will sift through the terms of agreement offered by Toll Brothers and will share with the community when plans are finalized.
- 3) Tree Installation Project - (9:50:12 a.m.)
Kelly reported six of the fifty scheduled Oak trees were planted at the Westbury median and will continue along Century Boulevard. She was pleased with the results and will post pictures for folks out of town.
- 4) Village Projects Update - (9:50:39 a.m.)
Kelly announced there has been a delay in all projects; trees need planting before paving can begin, following Gatehouse construction, and Westbury wall as a result of City technicalities and additional permitting processes. The paving and planting scheduled for today has been postponed, due to rainy conditions, and will begin weather permitting. Kelly was confident all projects will be completed by mid-November for the start of the season.
- 5) Traffic Safety Project – Phase 2.2 - (9:51:23 a.m.)
Following last month's approval of additional signage for the second half of the second phase of the project, Kelly reported sign installation will begin in the next couple weeks, as well as completion of the initial areas.

6) Village Lighting & Perimeter Wall - (9:51:45 a.m.)
As previously reported, the beginning stages of a Village Lighting Plan and Perimeter Wall analysis is underway to determine cost, efficiency, and possible obstacles. Kelly hoped to include these items in the budget to submit to the Board for approval at the October's Meeting for the start of 2018.

7) Paving Project - (9:52:34 a.m.)
Kelly advised in order to comply with the City and ADA standards, MM needs to incorporate approximately 24 transition pads at the ends of the sidewalks at the cross-area entrances as part of the paving project; an engineering consultant will be contacted to assist MM in bringing the Village up to ADA standards over the next couple years, and asked for the following:

Mel Nass moved to authorize the Executive Director to expend an additional \$51,100 (\$35,000 ADA transition pads & \$16,100 estimated additional engineering fees) as previously provided on change order #1 for the 2017 paving project. Gene Goldman seconded the motion.

Following discussion, **the motion passed unanimously.** (Refer to Time Stamp for full discussion.)

Business:

Unfinished - None (9:58:18 a.m.)

New - None

Member Comments: (9:58:38 a.m.)

Michael reiterated based on availability, Mr. Winston will take questions at Open Mic.

Fred was pleased the legal matters over the past eight-plus years were resolved and is grateful MM's projects will go forward.

Gene thanked Michael for presiding over the Meeting and congratulated Andrew's success regarding the MM legal matters.

Following Marjorie's question regarding bus scheduling, Kelly advised the recently published bus schedule is effective until paving completion. Additionally, a bus forum will be announced soon to discuss Residents' recommendations and requests and will ensure the future bus schedule will run every 30 minutes. Also, an email blast confirmation will be sent announcing the North Broward Hospital route would be discontinued around November, due to low ridership but was hopeful additional stops will be incorporated over the next few months.

Following Marjorie's and Mel's questions regarding parking lot handicapped spacing and paving, Dan Johnson, Executive Director of Bay Management explained the recent parking lot changes and that they are ADA compliant. A round of applause ensued. (Refer to Time Stamp for full discussion.)

Mel thanked Kelly and the staff for all their efforts on behalf of the Community. A round of applause ensued.

Michael was proud of the direction the Community is moving, while meeting ADA requirements and acknowledged Kelly's assistance.

Announcements:

(10:07:10 a.m.)

Michael informed that due to the Jewish holiday, Shmini Atzeret, the October MM Board Meeting will be held Tuesday, October 10, 2017, at 1:30 p.m. in the Activities Center.

Adjourn:

(10:07:46 a.m.)

Meeting was adjourned at 10:07 a.m.

Additional Announcement:

The next regular MM Board Meeting is scheduled for Thursday, September 14, 2017, at 9:30 a.m. in the Activities Center.

(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 _____, 2017.