

## Minutes of CVE Master Management Board Meeting October 18, 2018

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.

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

### **Roll Call:**

**Present** - Eli Okun, Barry Warhoftig, Dick Ciocca, Michael Routburg

**Remote** - Fred Rosenzweig, Joe Maney, Pierre Laliberté, Joe Roboz

**Absent** - Gene Goldman

Eli noted in attendance: Sylvia Smaldone, President of the COOCVE; Michael Rosenzweig, Editor-in-Chief of the CVE Reporter; and Deerfield Beach Commissioner, Bernie Parness. It was also noted that Susan Dove, Vice-Chair of the COOCVE Recreation Advisory Committee was in attendance.

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:** (9:30:53 a.m.)

**The Board unanimously approved the Minutes of the September 6, 2018, Master Management Board Meeting; the September 12, 2018, Executive Session Motion; the September 14, 2018, Executive Session Motion; and the October 4, 2018, Executive Session Motion.**

### **Recycling Presentation - Waste Management:** (9:32:58 a.m.)

Eli stated a recycling presentation would be given by Waste Management and that they have provided the refreshments for the meeting. At the request of Commissioner Bernie Parness, Dan introduced Barbara Herrera, on behalf of Waste Management, who proceeded to give an overview of the recycling and trash collection process. She advised that the City of Deerfield Beach was responsible for the processing of recycling and trash collection for the Village (the hauler). If there are any questions regarding garbage pick-up, containers, or anything regarding the hauling of garbage, people should contact the City of Deerfield Beach or Master Management.

Barbara stated the recycling market has become more aggressive as to what can and cannot be recycled and Deerfield Beach's contamination level was close to 40%. China used to purchase the recycling from the United States and globally. Their current purchase policy for recycled materials imported into their country must be a less than 0.5% contaminated, therefore, if the recycled material is more than 0.5% contaminated, the product ends up in the landfill and it is more expensive to dispose of trash than recyclable goods. She pointed out the biggest culprit with contamination was plastic bags, as they get tangled in the machines. Barbara discussed what can and cannot be recycled in the City and displayed

visuals to educate the Residents. When in doubt, throw it out!

**Do Recycle:** Steel, tin, and aluminum cans (rinsed and paper does not have to be removed)  
Mixed paper and cardboard (clean and dry)  
Plastic, narrow-neck bottles, containers and cartons; glass (rinsed)

**Do Not Recycle:** Plastic bags (single most biggest issue), film, injectable mold, plastic chairs, plastic-ware, clam shells, tanglers; i.e., cords and light strings, light bulbs, coat hangers, styrofoam, pizza boxes, egg cartons, food and vegetation, car parts, wood, furnace filters, and renovation/contractor supplies

Extensive comments, questions, and suggestions ensued regarding recycling products, container wetness, and placement issues were discussed. Barbara and Dan promised to follow-up with addressing the dumpster/wetness issues. A round of applause ensued. (Refer to video at Time Stamp for full discussion.)

Dan reiterated although recycling used to be free, it is still cheaper than garbage removal. Recycling videos and flyers were produced and will be distributed and on display through email, on the website, and throughout the Village. Dan requested Residents to spread the word.

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

**(10:20:46 a.m.)**

1) East Gatehouse Construction -

Eli reported the stucco shell and plumbing of the East Gatehouse was complete, and the installation of the new hardware and landscaping has begun. Drywall installation and painting was 90% complete. The anticipated opening of the East Gatehouse will be November 1st, pending final inspection October 31st.

2) BSO Presence in the Village -

**(10:21:30 a.m.)**

Eli reminded that the traffic ordinance was passed to allow BSO (Broward Sheriff's Office) in the Village beginning November 1st. Starting November 1st through December 1st traffic law violators will be issued warnings. Patrols will begin issuing tickets for law violations beginning December 1st and may result in fines and penalties. Additionally, the radar speed signs were delivered broken and have been reordered and will be displayed along Century Boulevard by the end of the week in an effort to increase Village safety.

3) Bar Codes -

**(10:22:39 a.m.)**

Eli announced to assist in expediting traffic flow in and out of the Village, Master Management implemented a bar code system and is offering bar code stickers to Residents free of charge; there has been one change - Residents will go to the Clubhouse for their bar code registration; however, the bar codes will actually be applied to their vehicle at Master Management the following day. (The bar code will be activated at midnight on the day of registration, and the following day Residents can pull up at Le Club, present their registration without having to get out of their vehicle, and the bar code will be applied.)

Starting December 1st, ID cards will be confiscated if used in the bar code lane and can be retrieved at the Clubhouse; at that time Residents may sign up for issuance of a bar code. Master Management will also be offering Residents that rent vehicles the opportunity to receive a bar code, free of charge, by bringing in the rental agreement, along with their ID card, and they will then be issued a bar code. When returning the rental vehicle, Master Management has also offered to remove the bar code sticker free of charge.

Eli hoped Residents noticed that traffic congestion has been reduced and will continue due to the additional bar code lane at the East Gatehouse (in addition to the one at the Main Gate) and is looking forward to adding a bar code lane at the West Gatehouse next year.

Following Member comments, Dan reiterated bar code readers are free and advised Residents to refrain from using the bar code lane, if they do not have a bar code sticker. Dick pointed out reminder signs are posted at the entrances. (Refer to video at Time Stamp for full discussion.)

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

**(10:26:49 a.m.)**

September 2018 Financial Report -

For the month ending September 30, 2018, Revenue was \$1,070,788 and Expenses were \$1,061,807. The Net Revenue exceeded the Expenses by \$8,982. The YTD Revenue was \$9,687,190. The YTD Expenses were \$9,736,866. The YTD Expenses exceeded the Revenue by \$49,676. The balance sheet is showing Cash-on-Hand of \$2,176,271. The Net Assessment Receivables on uncollected items was \$275,282. Total assets were \$3,350,325, with total Liabilities of \$1,896,456, resulting in a total Net Equity of \$330,168.

Joe stated that the continued over budget Expenses were transportation services, which were over by \$19,000, YTD \$110,000; security guard services were also over \$19,000, YTD \$213,000.

The under budget Expenses were capital planned projects of \$133,000 for month, YTD \$600,000.

**Executive Director's Report - Dan Johnson:**

**(10:29:34 a.m.)**

1) Golf Course Update -

Dan announced as it relates to the acquisition of the golf course property, land parcels 1 through 4, Master Management has just under a month to continue due diligence before finalizing the agreement with Fairway Investors and home builder Toll Brothers, who will be building on parcel 5, which abuts Military Trail.

Dan thanked the 19-20 Associations involved in the soil sampling process, and advised counsel was available to discuss the results that were sent via e-mail last week, as well as the information contained in the packets available for pick-up in the Master Management Office. Phase I of the project was approved by the City on Tuesday, and Phase II was scheduled for approval next month. Dan reminded the Community that the final property closing was a lengthy process involving zoning and re-planning components, but remains on track for property acquisition.

2) Village Lighting Update -

**(10:30:54 a.m.)**

a. Internal -

Dan reported more than half of the light poles in the Village have been replaced with new, brighter lighting. He remarked the visibility has increased significantly. The lighting replacement project is on schedule and is anticipated to conclude December 7<sup>th</sup>, wherein a photometric study will follow to determine additional lighting needs.

- b. FPL - (10:31:27 a.m.)  
FPL has completed approximately 90% of the replacements of the sodium street lights (emit an orange hue) with bright, clear, and crisp, energy-efficient LED lights. Dan noted Master Management will continue working with FPL to address reported malfunctioning poles and the approximately 13 remaining fixtures in various areas.

Michael congratulated Dan, Robert, and Val for their dedication and hard work with FPL and was pleased with the rapid progression of the lighting project.

**Business:** (10:32:49 a.m.)

**Old** - None

**New** - None

**Member Comments:** (10:32:58 a.m.)

Michael pointed out the many changes throughout the Village and reminded Residents Master Management continues to work hard to make the transition as comfortable as possible in the interim.

Barry was pleased with the vehicle and pedestrian safety enhancements made over the past two to three years, which included all new crosswalks, sidewalks, signage, roadway markings, BSO presence, and increased lighting; and looked forward to continued improvements in the Village.

Eli drew attention to all the effort and progress made over the last several months; looked forward to the continued development of the Community to make it a nicer, safer, and a more aesthetically pleasing environment.

Dick mentioned Master Management's new public relations firm headed by Elliot Cohen who has done tremendous work updating film and video production for viewing via the internet and TV where Residents can access the latest project outlines, events, and Village updates, making it "the best Village possible to live in."

Fred complimented all of the improvements in the Village and looks forward to the new lighting and BSO's presence in the Village.

Joe M. stated he would be back in the Village next Wednesday, October 31.

Joe R. congratulated Master Management staff and Members of the BOD for their diligence; noted the visual impact and behavioral changes in the Village will be tremendous in season; said the bar code reader lanes will minimize traffic congestion and BSO's presence will reduce speeding; stated newly planted trees will help fill out the growing canopy. While the golf course acquisition will be costly pending mediation and future improvements, it will ultimately improve the quality of life; lastly, was pleased the new public relations team would assist in disbursement of updates and information to the Residents to help get the word out, and thanked everyone for their work.

Pierre complimented the security enhancements and bar codes, and thanked Dan and the crew for their hard work.

**Announcement:**

**(10:39:02 a.m.)**

The Master Management Board Meeting was moved up to Thursday, November 8, 2018, at 9:30 a.m. in the Activities Center. Eli advised the date was changed to accommodate budget approval and mail out payments and notification letters.

**Adjourn:**

**(10:39:32 a.m.)**

Meeting was adjourned at 10:39 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 \_\_\_\_\_, 2018.