

Council of Area Chairs Meeting

January 12, 2011

Meeting was called to order by Joe Rubino. Mr. Rubino led the Pledge of Allegiance, and a moment of silence. Roll call was taken and a quorum was present.

Joe Sachs moved to waive the reading of the minutes. Ruth Porter seconded. There were no changes or additions and the minutes were approved by a show of hands.

As Chairman of the Council of Area Chairs, Mr. Rubino received the following letter from Ross Gilson; "CVEMM, despite being the contract signatory "manager" of the CATV-served properties, conducts all its relations with the CATV provider through a committee staffed by poorly informed amateurs, acting in irregular fashion without detailed, or any reports. At the same time, it provides no facility for monitoring CATV system performance, nor any means to aggregate and forward notice of problems reported by village customers. This insures that the CATV committee lacks key information and negotiating leverage, preventing its use in negotiating effectively for specific performance of contract terms, or performance improvements in future. In essence, CVEMM negotiates and manages a bulk contract for which it accepts no responsibility, leaving it to unit owners to seek individual resolution of system-wide performance problems, as at present. Numerous performance failures of existing contract provisions by the vendor have been widely recognized without any evidence that the CATV committee has engaged the vendor in negotiations to require compliance with the existing contract, even as they negotiate extended terms increasingly favorable to that vendor. And the negotiations take place without access for, or reporting to, the CVEMM or COOCVE boards, or the community at large. Specialized legal counsel, authorized and requested at several levels of village governance, has been neglected by our corporate officers, and by the corporation's counsel. I appeal to you as chair of the council of area chairpersons, which constitutes a clear majority of the COOCVE executive committee which is responsible for the "general administration and supervision of the Corporation's affairs," to obtain effective action by COOCVE administration to cause it's wholly-owned subsidiary, CVEMM, to promptly, fully and transparently require delivery of all provisions of the existing CATV contract. It is painfully obvious that no other village structure

is properly configured to, or capable of addressing this expensive and growing problem effectively."

Thanks...and happy 2011."

Judy Olmsted questioned Mr. Rubino if he had permission from Ross Gilson to publish his letter to this group. She stated that publishing and speaking it, as well as the original writing, are slanderous and libelous and should not have been read into the record without his specific permission to do so and it makes Mr. Rubino just as guilty of slander and liable as Mr. Gilson. Mr. Rubino stated that in the past many letters have been read into the minutes and there has never been an issue before and all that is in this letter is true. Mr. Rubino stated about two years ago when Comcast met with a committee from MM, which is in the 3rd year, is still an issue. This topic has been brought up at every meeting and no information is provided. He also mentioned that he is on the Comcast Committee and attended four meetings in over a year and a half. In November, a letter was sent to Comcast which gave them 10 days to come up with an answer and when we ask about it, we are told it is still in negotiations. Don Kaplan asked if Mr. Gilson is a member of COOCVE. Should we listen to a person who is not abiding by COOCVE rules? Mr. Rubino stated that he is a resident of the Village and we should listen. Charlie Parness stated that this issue has to deal with MM and this should be given to MM or have them address it when it is their turn to speak. Hyman Shoub asked Mr. Rubino how the letter was addressed? Mr. Rubino stated that it was addressed to himself and appealed to him as the Chair of the Council of Area Chairs.

Mr. Somerset stated that MM is not a wholly owned subsidiary. We have a contract and are owned by the unit owners. Our voting members are the BOD's of COOCVE sitting as the voting member of MM. MM is an individual corporation, not for profit, and are engaged in providing services to the community. It is not appropriate for us to discuss matters under negotiation in an open forum. It would be inappropriate to comment on anything Mr. Gilson has to say as he has filed approximately 6-7 suits, both class action and individual against various components of the Village, including COOVE and MM and various associations.

Seacrest Services - Steve Kittredge

The recent lighting issue with the street lights that was reported last month from Hyman Shoub has been repaired and a failure in the system was found. There has been a recent staff change, Bobby Isham, you know him as our lead pest control technician, has taken over the

landscape maintenance management services formerly managed by Tony Perez. We will forward you his contact information shortly.

Norm Kaplan: thanked both East Coast and Seacrest for attending the recent Farnham area meetings.

Hyman Shoub: Can you explain the mechanics liens on buildings regarding selling units?

Steve Kittredge: If there are any outstanding liens, during the closing and estoppel process, the form is filled out by the association, and generally the closing has gone forward regardless if the lien was paid or not.

Jack Kornfield: How are the street lights turned on and off?

Steve Kittredge: They are hooked up into the buildings and are on photo cells.

Fred Rosenzveig: Last year, Seacrest sponsored seminars for their clients. Will you be doing this again?

Steve Kittredge: Yes, we have one or two left this season and will continue in next season.

Ruth Porter: Can area chairs attend the seminars?

Steve Kittredge: Yes, that's a great idea.

Fred Zucker - Are the property managers being informed on the latest rules and attending the seminars?

Steve Kittredge: Yes, our staff will be attending the meetings.

East Coast Maintenance - James Quintano

There were no issues to report and there were no questions asked.

COOCVE – Steven Fine

Mr. Rubino complimented Steve on the new and improved look to the *Reporter*.

We did not include the listing of the area chairs because there are many changes going on and we will resume printing the list next month. There is a meeting tomorrow to complete five more bus shelters for the Village that the *Reporter* is donating. A town hall meeting is scheduled for Friday, March 11 from 11 a.m.-3 p.m. in the Party Room. If there is a particular speaker you would like to see, please let Steve know. Next Tuesday, January 18 is the COOCVE BOD meeting at 9:30 a.m. Mr. Fine mentioned that he heard that there is a possibility that next Thursday's meeting, with Fairway Investors, will be rescheduled. Mr. Fine stated that they will push to make sure that the meeting be held at the Village.

Don Kaplan: Can we have Mr. Popelsky attend the BOD meeting on Tuesday?

Steven Fine: I will give him a call.

Reva Behr: Strongly recommends that all residents call the mayor and commissioners to make sure that they know how angry this community will become if they do not show up for Thursday's meeting. Mr. Fine stated that Randy Bast who is a 51% owner of Fairway Investors is scheduled to speak at Tuesday's BOD meeting.

Caryl Berner stated that the e-mail address for the commissioners is webclerk@deerfield-beach.com; City Hall number is 954-480-4200.

Ruth Porter: I read that Fairway Investors submitted new plans, is that true?

Steven Fine: I have not heard and there are many rumors going around.

Abe Trachenberg; Last year I spoke to you regarding ads that are in the *Reporter* that do not include the license and insured numbers in the ads.

Steven Fine: Show me the ads, there is not a contractor in the paper that does not have a license.

. In advertising and on our masthead, it states that we don't assume responsibility for advertisers because we cannot check them all out.

Joe Rubino thanked the following area chairs who will not be returning for another term, Jack Kornfield, Bill Goddard and Eleanor Wollman.

Master Management – Ira Somerset

Mr. Somerset presented photos for the council to see what a potential driving range would look like. He then read to the Council his presentation that would have been presented to the Zoning Board last week if the meeting was not cancelled. Mr. Somerset then stated that the Executive Committee of COOCVE voted to oppose this project and to support the Master Management efforts.

Cee Baskin: Has an environmental study been included in their plan?

Mr. Somerset thanked Cee, Ruth and Reva for all their help in getting residents to last week's meeting.

Mr. Somerset: I don't know exactly what they filed.

Basil Hales: Marty was a speaker at the Tilford area meeting in December and he seemed to be for the golf course.

Ruth Porter: Can all the commissioners be invited to a forum for them to hear us?

Mr. Somerset: We sent them all the submissions that were sent to the planning and zoning board.

Harold Mansfield: I have been speaking to a number of our residents regarding the golf course and some of them think it's no big deal and others believe there is an ulterior motive. How much did Fairway Investors pay for the golf course?

Mr. Somerset: They originally paid \$2.8 million

Harold Mansfield: A letter of intent of \$4 million was offered and went nowhere, what happened?

Mr. Somerset: The Board authorized us to go up that high and the intent was to see their books. It was the only way we could see their operation. He came back with another figure and was willing to finance it and the Board then decided not to continue as the figures were too far apart.

Harold Mansfield: How much is he investing in the remodeling?

Mr. Somerset: Approximately \$4.5 million.

Harold Mansfield: He is now at approximately \$10 million -- my feeling is that he is planning something for the future.

Mr. Somerset stated that there is a very nice golf course across the street with a driving range, Deer Creek, which is not doing well--they are struggling. The restaurant across the street holds 285 seats and which is smaller than what he plans to build and they are not doing well. He is going to sell this by stating that he will be paying taxes, hiring people and it's going to be wonderful.

Jack Kornfield: We should be prepared for each meeting that is held. If we are going to appeal the decision of the board, we need a recorded transcript. Also, I went through the documents and they contain unapproved minutes of the community appearance board, which Steve Fine is a member of. These documents show that Steven Fine voted to accept the site plan with some caveat. Mr. Fine: Stated that he voted for the color of the building and it does not have anything to do with the site plan.

Jack Kornfield: Presented a visual diagram of the golf course, clubhouse and Military Trail area.

We must come together as a community in terms of our meeting. Any COOCVE meeting should be about what we are going to do, not to hear what the owners of the golf course are doing. It is our planning meeting, and we should not be presenting arguments to each other. We should present our arguments to the planning and zoning board. This should be a meeting that unites the Village and then voices their concerns to the zoning board. We should discuss the

impact that we see to us and the detriments and positives that we want to bring to the planning and zoning board. Arguing and discussing this with the owners of the golf course is not going to do CV any good.

Bill Goddard: Has copies of flyers for the upcoming meeting for area chairs to be put on their bulletin boards.

Reva Behr: We should send an invitation to the mayor and each commissioner to attend the meeting next Thursday. If they don't show up, let them hear from us and that we expect them to support us.

Caryl Berner: If the planning and zoning board cancel the meeting on Thursday we should still have the meeting for Ira and Steve to present and for our residents to hear from both of you.

Cee Baskin: How wide are the poles?

Ira Somerset: They run from about 12-14 inches in diameter.

Rhonda Pittone: Suggests that the news media be contacted and invited to attend Thursday's meeting. Also, the storm drain needs to be addressed between Newport L&O and F&J.

Joe Rubino: The recycle bins and paper dumpsters are overflowing when are they picked up.

Jules Kesselman: They pick up 3x/week.

Ira Somerset: Reminded the community to break up the boxes prior to placing them in the bins.

Abe Trachenberg: In front of Durham I, there needs to be some recycle bins.

Jules Kesselman: We will take care of that.

Recreation Committee - Nancy Giordano

Fairway Investors has asked to use the Clubhouse to hold informational meetings and we have denied their request. New locker rooms have been opened and already a shower head was stolen. We are waiting for bids for heating systems for the indoor pool. New lighting at the Clubhouse pool area and all pools passed the health inspection last week. Lyndhurst north shower drain has been repaired; new brooms and rollers were put on all the tennis courts; and new signage is going in at all Clubhouse entrances.

A motion was passed to allow area chairs to put locked bulletin boards in their pool areas at their own expense and recreation will install them. If interested, you can contact Eva Rachesky for additional information. The following announcement was made at Tuesday's Recreation meeting; "The recreation facilities and satellite pools have been managed by the Levy Family. As of December 31, 2011, this relationship will end. The Clubhouse and satellite pools will be

managed by Bay Management Corporation, the owners of the recreational lease, and they will take over as of January 1, 2012. We know there will be many questions, but at this time, we have very little to tell you but will keep you informed when we get further information. Nancy Giordano stated Mark Levy and the Levy family maintained the Clubhouse and we will retain the Clubhouse in 2019. Bay Management has decided to run the Clubhouse by themselves. Some changes will be, where you mail your coupon to -- it will now be sent to Bay Management; Eva and Dan will no longer be in the Clubhouse; We hope to retain the people that work in the Clubhouse; Abby Koppler will no longer book entertainment. We don't expect any major surprises. We will share whatever information we get with you. The coupon will stay the same.

Anthony Falco: Are any other CV's affected by this?

Nancy Giordano: Boca and Pembroke Pines are owned and managed by the Levy's and WPB has a management company.

Anthony Falco: Will the entertainment be affected by the price?

Nancy Giordano: Yes and everyone will be affected as we share employees.

Nancy Giordano repeated several times that Mark Levy did NOT own the Clubhouse, he only managed it and now the owners, Bay Management will be managing it.

Joe Rubino stated that Nancy Giordano was reelected the Chairperson of the Recreation Committee for another term.

Cee Baskin: The people that are going to be hired to replace Eva and Dan, will they have any kind of relationship before the change in 2011?

Nancy Giordano: No, I don't think so.

Caryl Berner: Were the residents of CV aware of the Mark Levy situation?

Don Kaplan: COOCVE, MM and Recreation were always told that Levy owned some portion of the Village. We were also told that six inches under the grass belonged to Levy so we couldn't do anything without his authorization as well as the ceramic office and real estate office.

Steven Fine stated that it is in our best interest not to spread rumors.

Flea Market will be held on February 6 from 10 a.m.-2 p.m. at the Old Bus Depot -- you can sign up in the staff office during the day and rent an eight (8) foot table for \$10.00. If you want to donate items instead of selling them, you can do that and they will go to Women in Distress and proceeds from the sale of water will go to the Cancer Relay.

Talent Show will be on February 24 - you must sign up in the Staff Office.

Old Business:

None

New Business:

The Relay for Life Committee has invited all Area Chairs and Presidents of Buildings to a kick-off breakfast on January 28 in the Activity Center from 10am-12noon, please RSVP your attendance.

Areas:

Hyman Shoub: Gave an update from a story reported at the COOCVE Executive Meeting regarding a suicide; Andre Vautrin and his staff intervened as well as a Director from Cambridge A and it is under control.

Joe Rubino reminded everyone to have their Area Chair elections by the end of the month
The meeting was adjourned at 11:36 a.m.

Submitted by,

Joe Rubino