

COOCVE Board of Directors Meeting

January 18, 2011

President, Steven Fine called the meeting to order at 10:00 a.m. Mr. Fine led the Pledge of Allegiance and a Moment of Silence. The Sergeants-of-Arms confirmed that there was a quorum present.

Mr. Fine stated that representatives from the golf course will be speaking today about their proposed changes. Mr. Fine commented that this is not an issue for only those living on the golf course, this is an issue for everyone in the Village. In all fairness for those planning the renovation, we want to give them an opportunity to be heard.

Joe Rubino moved and a Director seconded to waive and approve the reading of the minutes from the December 21 BOD meeting. There were no corrections or additions and the minutes were approved as submitted in the Reporter.

Sheriff's Report - Deputy Kathy Kinstler

Driveway sealer and bags of asphalt were stolen from a utility house at Newport P. There was also a theft at a home where the door was left unlocked and an unknown suspect entered into the apartment and removed a wallet -- please be sure to lock your residences when leaving.

Prescription Drug Take Back Program will be on February 12, 2011, from 9am-noon at the BSO West Sub-Station located under the water tower. This is a prescription drug take back program sponsored by the Broward Sheriff's Office. In exchange for these medications you will receive a \$5 Wal-Mart gift card.

Shredding Program will be on February 12 from 9 a.m.-noon at the BSO West Sub-Station.

Cyber Visor Event will be on February 12 from 9 a.m.-noon in room N in the Clubhouse. By signing up for Cyber Visor you will be provided updates on: Criminal activity; traffic information; upcoming events security issues and more.

Mr. Fine stated that the unit owners of Century Village are deeply concerned about the golf course plans and the impact they will have on their quality of life in CVE. One of the principal owners, Randy Bast, will be discussing their plans for the site. Mr. Bast stated that he is the Managing Member of Fairway Investors LLC, which was formed in 1996 with the sole purpose of purchasing the Hillsboro Pines Golf Course. Mr. Bast provided the residents with background information on his professional experience. He explained that he is an entrepreneur and is very active in the local community. He

purchased the golf course four years ago and since then, the golf course has not made money. The purpose of the meeting today is to share their plans with the community, to help inform people about the plans and to answer any questions. He stated that there are no plans to build 500 residences on the property -- this is only a golf course plan. He also stated, since he has owned the property in 2006, he has never submitted plans for residential development on this property. Fairway Investors owns the golf course which is an amenity to the residents at Century Village. Failed golf courses present problems for communities; decreases property value, increases the potential for redevelopment and residents experience a loss of enjoyment. There are no amenities at Hillsboro Pines Golf Course; no parking lot; no restroom facilities, no driving range, no restaurant, no banquet facilities, no adequate putting or chipping area, no administrative offices, no teaching facility and no adequate signage. The golf course has three options; fix the problem, sell the property or close the course down. Mr. Bast showed photos of the illustrated site plan. They are planning to replace the fence on Military Trail with a 6 foot fence and a gated secured parking lot. The plan will make Richmond C, E and F into waterfront property. He discussed the floor plans in detail and explained they are available on their website for all to see. There will be valet parking, a parking lot and bag drop off; the dining room will have a total of 58 seats including bar seats, and tables at a covered patio. There will be 26 stations at the driving range. The driving range will be equipped with an automated driving station, a new training facility and each tea box will be covered to protect golfers from the weather. Mr. Bast discussed the many benefits of the plan, such as added security for the Village, which will remove golfers from the roads, increased water views for those in close proximity, increased property value and an increase in visibility.

Mr. Bast then answered questions from the residents.

Charlie Parness: Is it true three years ago you approached the Village to build 600 homes including a clubhouse? Yes, we had an idea, we approached the Village, they didn't like it and we went away.

. Resident from Richmond F: You did not show the height of the netting. Also, what happens when you do not make money--what happens to the property then?

Mr. Bast: I don't have a crystal ball and cannot predict the future as this is an investment. There are no guarantees. The netting has been distributed on numerous occasions by MM and I do not have a representative picture of the netting. In the coming weeks, pictures of the netting will be posted on the website.

Abe Trachenberg - You proposed a zoning plan and are putting good money after bad and it is a cover up for your future plans. You have already raised federal backing for homes -- it was published somewhere. Will you sign a 99-year deal that you will not put housing on the course? The day you put the first shovel in the ground, there will be field mice that will be running around CVE - you are creating

a huge problem for us. If you want to put up a clubhouse, put it near the first hole behind the buses so the residents can use it -- don't put up a driving range with a 100 foot net around Richmond F - we don't live in a prison.

Mr. Bast: I am not willing to sign a 99-year deal and I am not looking for investors or a business deal. In Florida, you cannot submit a plan that says something and you do another.

Resident from Richmond A: You knew before you bought this course that it was a losing proposition.

Resident of Prescott: How much are you spending on this project?

Mr. Bast: We will spend approximately \$5-7 million.

Resident of Prescott: The City of Deerfield states that any corporation spending more than \$750,000 the decision will be laid out to a referendum of the public - and we are the public. He stated that if this project has to go beyond this room, a motion should be made to call for a referendum and the city will accept the expenses.

Steven Fine: First it will go to Planning and Zoning, next the City Commission (Marty Popelsky will be voting) and then County Commission.

Resident from Newport J: You knew about all the problems when you bought it and you state you have 3 options, closing it-that's not an option, fixing it-you had four years and did nothing, sell it-give us a reasonable price.

Wanda Greenburg, Richmond C: A six foot fence is not going to keep the balls from hitting her windows. Richmond C and A have appealed many times to change the 15th hole.

Resident from Richmond F: You have not spoken about the lighting, poles and fence.

Mr. Bast: The lights will be cast away from the buildings toward Military Trail. Some of the netting proposed is 50 feet, some 75 feet and some as high as 100 feet which is being done for safety. Steel poles are being used which is less of an eyesore. Deerfield Country Club across the street uses no nets and poles -- we are putting them up for safety.

Toby Cohen: I recently read in the *Reporter* that Marty Popelsky's feeling on the golf course is that it's a good idea. What are the hours of operation and how will you stop the golfers from leaving the area and using our pools and other facilities?

Mr. Bast: On weekdays the facility will be open until 10p.m. and on weekends until midnight. We have not had any situation where our golfers have used your pools.

Mr. Fine thanked Mr. Bast for coming and presenting his plan to the Village.

A five minute intermission was taken.

Mr. Fine introduced Mr. Somerset to speak to the community regarding the golf course. Mr. Somerset stated that what Mr. Bast is doing is great but the plan doesn't belong at Century Village.

There are no driving ranges within 130 feet of a residential building. Mr. Bast is an entrepreneur, a risk taker and a salesman. He admitted buying a business that 3 previous owners could not run. He came to us immediately with his plan for housing, which wasn't out of respect for the community, but for the process because he would not be able to get a zoning change without the community being behind him. He offered us a partnership, amenities and we said no. He knew there were no amenities when he bought the golf course 4 years ago. MM submitted a letter of intent and, at that time, the Board wanted to know how much he was losing. The letter of intent was \$2.7 million and he came back with a counter offer of \$6 million. At that time, the Board and the Community did not want to pursue it.

He makes the argument that Richmond C&F will have waterfront properties, we are as close to waterfront as we can get and this could put some buildings in a flood zone or create flooding during the rainy season. He stated that Mr. Bast will be planting 400 new trees on 22 acres -- this is much. He spoke about the open vista but he forgot what the poles and net will look like. The poles will be 40-50 feet apart and the heights will be 50, 60, 75 and 100 feet high. The 100 foot poles will run along Military Trail and Richmond. Mr. Fine had photos of poles and netting that shows what it will look like. The poles being proposed are 2 1/2 times the height of our high rises. The proposed kitchen can provide 1500 meals/day and there are 325 seats which is larger than Deer Creeks' restaurant and bar. He stated he cannot predict the future but is willing to put out another five to seven million dollars into a failing course. Mr. Somerset stated he was astounded by his statement that "250 other buildings will love it." What he is stating is, lets throw away the other four buildings. Research states that you need 330-500 yards straight ahead for driving ranges, and he's putting it in 250 yards. When he spoke about the hours of operation, that was strictly for the driving range, because he is not about to close a banquet hall at midnight.

Mr. Fine thanked Ira for his presentation and mentioned that he read an article in the Pelican, a community newspaper, who quoted Marty Popelsky; "it seems that seniors do not want change." Mr. Fine stated that it's not that seniors don't want change, it's that seniors here don't want THIS change.

Old Business

None

New Business

At the COOCVE Executive Committee meeting on January 10th, the following motion was made: Joe Rubino moved that the COOCVE Executive Committee oppose the proposal of Fairway Investors to improve the golf course. Charlie Parness seconded. By a show of hands, the motion passed unanimously with 2 abstentions. Joe Rubino stated that the Bylaws of COOCVE stated that any actions at the COOCVE Executive Meeting be brought before the COOCVE BOD. Joe Rubino moved that the

COOCVE BOD approve the action taken by the Executive Committee to oppose the plans for expansion of the golf course. Seconded.

A director asked what are the legal rights to the entrance on Hillsboro Road? Mr. Fine stated that if approved, there will be an entrance on Military Trail.

Bernie Parness: He owns the property, what are his legal rights? We can protest all we want and write opposing letters but this will eventually be decided in a court of law. Does he have a legal right to improve his property or do we have a legal right to control what he does on his property? This is the real issue.

By a show of hands the motion was approved by the COOCVE Directors to oppose the expansion plan.

Correspondence

Mr. Fine read the following letter from Jim McClear (2nd VP of COOCVE) It is with regret that due to pressing health issues, I must hereby resign my position of 2nd VP of COOCVE, effectively immediately.

Having reached the point where health concerns are preventing my accomplishing the duties required of this position, it is in the best interest of the organization that I take this step.

It has been my pleasure and honor to have been involved with such a tremendous organization and I wish only the best as COOCVE moves forward in these very challenging times.

Mr. Fine thanked Jim for his help and support and wished him good health in the future. He stated that he will not be having an election to fill the position but has appointed Bob Gravat who was recently voted Area Chair of Prescott, to assist the COOCVE staff in the office.

Treasurers Report – Bernice Schmier

In December, we incurred expenses of \$10,096.89. Net income for the year is \$-79,922.06. The total assets, as of December 31, was \$294,059.83.

President's Report

Mr. Fine mentioned that there have been several incidents of vandalism in the Community. Throwing acid on a parked car was the most recent, which appeared to be an angry neighbor. He urged the residents to report any suspicious activity they see or hear to security.

Committee Reports

Recreation Committee - Nancy Giordano

Ms. Giordano read the following announcement: As of January 1, 2012, the recreation facilities will not be managed by the Levy Family. There is no change in ownership, just management. Bay Management Corporation, the owners of the facilities, will take over the day to day operations of the

recreation facilities. Mark Levy was not the owner of the property. In 2011, there will be no changes, everything stays the same - Eva and Dan and Abby will continue for the remainder of this year. In 2012, the new management company will bring in new employees as well as a new Entertainment Director. Charles Albert who is with Bay Management will be having informational meetings after the Recreation Committee meetings.

Talent Show: Auditions/finals for the talent show will be held on Thursday, February 24 from 1pm-5pm in the Party Room, you must sign up in advance.

Flea Market: Will be held on Sunday, February 6 from 10a.m.-3p.m. (Rain date is February 13). Participants must register in the staff office by January 24. Tables are available for rent and are in the staff office for \$10. Table set up is from 8a.m.-10a.m. Check in is at the new bus shelter.

Advisory Board - Fred Rosenzweig

Raphan Courses: Are being held every Thursday from 1p.m.-4p.m. at the Clubhouse ending February 10. The Next Raphan course will be on Thursday, January 20, Topic is Basic Condominium Finances: An overview of condominium finances, including statutory requirements, budgets, financials and reports.

Boot Camp: a free Board Member Boot Camp will be held at CVE on February 5 from 10am to 3pm in the Clubhouse Party Room. Lunch and in-depth resource materials will be provided. All association boards should send their board members. To reserve a place, please register a.s.a.p. at the special registration page on the Board Member Boot Camp at www.boardmemberbootcamp.com. If you wish to register, and don't have a computer, please call Tisa Christiana at (954) 315-0372. The Boot Camp will be led by Donna Berger, Executive Director of the Community Advocacy Network (CAN) and Managing Partner at Katzman Garfinkel & Berger.

Relay for Life - Donna Dowling

The Relay for Life Committee has invited all Area Chairs and Presidents of Buildings to a kick-off breakfast on Friday, January 28 in the Activity Center from 10am-12noon, please RSVP your attendance. The Relay for Life will take place on March 6 at the bus shelter from 4-7 p.m.

Open Mic

Jack Kornfield: The nets will stop 99% of the balls from going over the net. Approximately 1% of the balls will be going over which equates to about 10 balls/hour which is dangerous to the community. We also need to get organized in fighting this proposal - COOCVE and MM need to make preparations by having a lawyer present. What is COOCVE doing to protect the Community?

Charlie Parness: We have started a petition drive.

Motion to adjourn at 12:30 p.m.

Respectfully Submitted,

Steven Fine

President