

Council of Area Chairs Corrected

Council of Area Chairs, Meeting held at the Activity Center

Council Area Chair- Joe Rubino

1. Meeting called to order 9:30 a.m.
2. Pledge of Allegiance followed by a moment of silence
3. Roll Call and Association Attendance- a quorum was present, absent were the following: Berkshire, Harwood, Oakridge and Swansea

Note: Jules Kesselman is in the hospital for tests

4. It was moved to waive reading of the minutes.

Additions or Corrections? Page 12 A Jeff asked that the words be struck because they do not reflect what was said.

5. Joe Rubino-

Area chairs began their term for 2010 on February 1. Area elections were held and we have a record from every Area except Harwood.

Next was the election for Council Area Chair and Vice Chair. Nominated were Joe Rubino and Joe Sachs and both accepted.

Charlie Parness said if the Area Chair was absent, the Vice chair cannot vote. The Chair said they could until the bylaws are changed. This has been the practice for many years. The Area Chair listing in the *Reporter*, on cve.db and the one provided by COOCVE states, "In the absence of the area chair, only the vice chair has a vote."

Steve Fine reported the result of the balloting: Joe Rubino 12, Joe Sachs 5.

Joe Rubino – Thank you, however I don't know that my wife thanks you. We have tried to upgrade the Council meetings. Going back a couple of years ago, the meetings were only with Century Maintenance. We have a great number of questions asked and with the providers in the community present, questions are answered. I wish we would have taken a count yesterday. There was a meeting on irrigation involving millions and millions of dollars and we didn't have as many people there as we do here today.

Joe Sachs was nominated for Vice Chair. There were no other nominations so Joe Sachs will serve as Area Vice Chair for 2010

Joe Rubino informed the room that this was the last meeting that Tara Brown will be taking the minutes. There were no nominations or volunteers for the Secretary position. We don't have a secretary and we don't have any funds. COOCVE has funds and a scribe. Master Management has funds and they also have a scribe. Recreation has funds and someone prepares their minutes. If nothing else there will be a short paragraph about the meeting. Otherwise there won't be anything in the *Reporter* about the meeting.

Charlie Parness expressed that there should be official minutes of the meetings. Joe Rubino agreed. He made the statement that the report goes beyond what is required for official minutes. Basil Hales inquired if they can ask for \$50 to \$100 from COOCVE. Don Kaplan mentioned that he brought to the attention of COOCVE that they should pay for a scribe. Joe Rubino agreed and thinks it would be wonderful to have a scribe. Steve Fine informed everyone that the state is funding a get back to work program. Paying \$13 or \$14 they must meet certain criteria for nine months. If someone can provide professional minutes I don't see why we wouldn't keep them. Joe Rubino commented that we need help. If there isn't anyone here willing to help or that can do it, then I will only be able to reflect the main points of the meeting for the *Reporter*.

6. East Coast- James Quintano

James Quintano addressed the room stating that he has nothing to report and that everything was running fine. Burt Turf, Oakridge Q asked James if East Coast was giving discounts to people for switching over from Seacrest Services. East Coast answered the question by suggesting that if you would like to get more information regarding this issue, please call the office and schedule an appointment to come in and discuss it. Charlie Parness mentioned that people are having a problem with their name. East Coast Maintenance not ECM. People are confused. James Quintano mentioned that they are looking into options.

Hyman Shoub of Cambridge remarked that Cambridge A has East Coast and they did an excellent job painting the doors and bumpers. Hyman asked what type

of Hurricane preparedness will East Coast do in the future. James Quintano of East Coast said they will bring in a truck company. They are prepared to make phone calls. Hyman asked if East Coast has talked to Master Management. James Quintano of East Coast said "No, they have not talked to Master Management."

Judy Schneider addressed the room informing them that CVE Cultural Committee are working on disaster preparedness. Rhonda Pitone thanked East Coast for solving a problem they had had for years. Farnham K, Norm Kaplan thanked East Coast for everything. Mentioned that every time he calls they have been there. James Quintano of East Coast thanked everyone.

7. Seacrest Services- Blake Herring and Denis Barretto

Blake Herring addressed the room stating that he had nothing to report and that everything was okay. Any questions? Phillip Norris of Keswick said that if you contact the general line you leave a message they don't call back. The sprinklers are doing a good job the, grass looks great. Philip Norris asked that the sprinkler heads be adjusted along the Century Blvd. It is very difficult to walk on the sidewalk. You have to dodge the water. Joe Rubino remarked, "Thank God the sprinklers are working." Blake Herring responded that irrigation is Master Management and that they decide what heads are used. Ira Somerset of Master Management informed everyone that Master Management has an agreement with Seacrest. Sprinkler heads have a 160 degree turn, a 180degree turn and a 360degree turn. The sprinkler heads are Seacrest's responsibility. An area chair spoke up and said how the grass looks great throughout the Village and Seacrest has helped their building. Accounting has assisted them and they have had a very positive experience.

Jeff Chester remarked that he had recently used the email work order request. The response from Seacrest was within 12 hours for changing a light bulb Basil Hales – Tilford S commented that he believed in 2008 when they signed up with Seacrest, Anthony D'Amato said that if they took Property Management it would only be \$2 more for accounting. That the accounting department would prepare the budget and monthly statements. There would be a \$50 charge to do

the taxes. We asked if we could keep our bank local. Anthony D'Amato told me yes at no charge. Just the \$50 charge for income tax.. Seacrest wants to charge my association \$200. Tony Perez of Seacrest Services explained that the \$200 fee is for an account that is not Seacrest's. If Basil Hales has a problem with Anthony D'Amato he needs to call him and discuss it with him personally.

Dan Glickman expressed his opinion that his building has Seacrest and he would never expect Seacrest to balance a second account for his building not associated with Seacrest, especially for free.

Joe Rubino addressed the situation commenting that things that are not in the contract, are not in the contract. Just like a work order, if it is in the contract to be taken care of, it will be. Otherwise it goes back to the building to accept the cost.

Charlie Parness remarked that a lot of the buildings have changed their boards. Seacrest Services will help with reports required by 718 Florida Statute. Seacrest is educating the boards how to operate within the law. Joe Rubino stated that if you have hired Seacrest, let them help you. Hyman Shoub remarked that East Coast doesn't charge a separate fee for financial records. Dan Glickman updated everyone that the buildings with pest control services through Seacrest will no longer have long wait time periods according to Tony D'Amato.

Steve Fine is looking for email addresses for buildings. We only have a few. Once you get them, please turn in to the COOCVE Office.

8. Master Management: Ira Somerset

Ira Somerset mentioned that the *Reporter* is providing all of the information from the meetings and the floor is open for questions.

Steve of Durham H asked since Master Management is contemplating multi-million-dollar irrigation, are they considering an attorney who specializes in that field. The contractual issues are general, Master Management replied, and we believe our attorney is qualified.

Charlie Parness inquired about Treasure Coast Irrigation and Landscape.

Ira stated that Treasure Coast is one of the irrigation companies and their presentation was to install a new irrigation system for \$9.75 million dollars. There are 450 acres of property to be irrigated. We need pipes and sprinkler lines. We have been patching and patching and repairing. It has used its life expectancy. It will cost more to keep fixing it. They made a power point presentation that you can access on cve.db.com.

Abe Trachtenberg inquired how many bids they have received on this.

Ira of Master Management replied we haven't gotten to that point. We are trying to figure out what we are going to do.

Basil Hales suggested that after being in the underground piping field for most of his life he thinks that Master Management should bring in bids from outside of a 60-mile radius. Ira from Master Management replied informing everyone that they have not set an arbitrary mile area. Master Management would be responsible for paying for the commute along with the stay over hotel bills.

John: the Lyndhurst C dumpster and recycling bins are occupying three of their guest parking spots. The pad underneath is broken. I am requesting that Master Management look into this issue. Ira said they would follow up.

Rita Pikar mentioned that Security was called because a President gave permission for a couple to park a camper across three parking spots. I went over and said that they cannot park there. Security was called and said that if the President said it was ok then they can park there.

Jeff Chester- The buildings board is mandated to enforce the laws and by-laws and they should not be selectively enforcing. No unit owner can have exclusive use of a guest spot. It would have to be up to the building to take action. They may need to call BSO. Ira suggested they call code enforcement if there is a violation of the law there.

Fred Sherman remarked that they voted not to allow RV's on Century Village property.

Charlie Parness- mentioned that Jules Kesselman called him twice from his hospital bed regarding the recycling. Charlie inquired about the proposal received

the day before from Treasure Coast and the time line expected for the irrigation project start to finish. The answer was three years.

The question, "How are we going to pay for this?" was asked.

Ira Somerset responded explaining that Treasure Coast is part of a turnkey program. They offer free financing for four years. It comes out to be about \$1200.00 per unit.

Cambridge Hyman Shoub asked about the Master Management money accounts and if all of it is covered under the 250 thousand limit. Ira responded saying that nothing has changed since the last meeting and the money is in the same place and is protected. Hyman inquired about Masters position on hurricanes. He commented that the Village has to have proper preparedness. We have been told we are on our own. Master Management should give us a plan to lead us as an individual building. Jeff Chester explained that 718 states that every building must have it's own plan. Charlie Parness expressed his opinion that as a community we should have a general plan. There is a landline phone at the Master Management office and a generator to power up one or two of the rooms. Met with the Fire department and they said we should have a plan.

Steve Fine remarked that it was brought up at the last Executive Committee meeting. We are putting together a Disaster Committee. Judy questioned Master Management about the services that are provided. Ira Somerset stated that Master Management takes care of its buildings in the Village, not Association buildings, plus roads and security. Jeff Chester remarked that when Seacrest made their presentation they said they would offer services at an additional charge Rhonda Pittone said that she was told the city steps in and cleans the roads.

Norm Kaplan of Farnham asked about a larger sign that says Century Village for the East Gate. Ira Somerset said it was his understanding the City would be putting up a sign.

Comcast? People are confused. They sent one adaptor and one tuner. The adaptor took away channels. I think Master Management is charging \$1.50 per person. People are looking for Channels and paying \$2.99 for the tuner. Ira

Somerset addressed the concern, explaining that Comcast offered the free use of the connectors up through June. The issue with Comcast is that we want to make sure they are giving us what they should be giving us with upgrades, etc... It is currently in the hands of our attorney.

Concerns about the French channels. Residents will pay for it. A lot of the French Canadians are putting dishes up on the roofs.

Ira said that Comcast said they would provide the channels. Jeff has explained that dishes have nothing to do with Master Management. I'm certain the dishes have been installed without permits.

It was asked if something could be published, requiring to have dishes come down before the hurricane season.

Ruth Porter stated that the satellite dishes on top of the roofs are a danger to the entire village. Dan Glickman stated that it's the building's responsibility because it has become a fixture on the building.

Cecile Baskin mentioned that on Military we have people bicycling to Winn Dixie. The commissioner said they would put in a sidewalk. Ira Somerset said the city engineers and city manager were to get information. I'm not sure how they will get a sidewalk 6-10 feet unless they take away property from Farnham.

Dan Glickman replied it was not a question of property beyond the fence as they believe they could construct the sidewalk up to the fence on Military Trail.

Bill suggested that the Area chairs notify their boards of the dangers of the satellite dishes. All French Canadians are not here during hurricane season so they could take them down before the hurricane season. Joe Sachs of Ashby D suggested putting the satellite dishes between the bushes on the side of the building. He said it works well. Jeff Chester said that many buildings made document amendments for dishes. Amend the Condo Docs. Wires cannot hang from a building, but you can change your condo docs.

9. Recreation - Nancy Giordano

Nancy began by informing everyone that the District 3 meeting will be in the Club House. Questions about Military Trail and 10th street can be asked at the

meeting. It will be Monday February 22, 2010 from 1-3p.m.. The City of Deerfield will be serving refreshments.

The I.D. office is charging too much money to replace ID's if lost-- \$20. I spoke with the I.D. office asking for a reduced rate for the first offense. They were asked to drop it down to \$10. Next meeting they will have a report. Let's say you are robbed and you have a police report. There is no fee to replace your ID and we will discuss a report from our security company.

Blue Prints have been submitted for the Lyndhurst pool upgrade and we are getting bids.

March 21 is the rain date for Flea Market.

March 2, 2010 at 1:00 p.m. Auto Seminar. We cannot repair cars, but we will give you hints so not to be ripped off when you go for repairs.

Hyman Shoub inquired about a large tree blocking the light in Cambridge A. Nancy replied that she would look into it.

Charlie Parness inquired about refunding for cancellations. Nancy said they are not giving a refund for Tony Danza show. She wants it highlighted in big bold ink in next year's catalog-- NO REFUNDS for a replacement show at the same level or higher.

Jeff Chester thanked Nancy for the wonderful lectern and improvements in GP-A to the sound system and equipment for visual presentations.

Judy Schneider said that if anyone is intending on getting a table for the flea market, there are only about 10 tables left. Nancy commented that if she sees that there are more people interested than there are tables, they might be able to provide their own. Someone mentioned that the sound under the balcony wasn't that good and Nancy responded telling them she will look into it.

Arnold Paglia brought up the dress code at the Club House. He suggested that shorts be allowed in the lower area of the Clubhouse year round.

Nancy asked that any one with ideas, please email her so they can be considered.

Jeff Chester asked that a parking area be put in for the Lyndhurst pool. Nancy replied that she would have to check and see if the Recreation has use of the grounds to install a parking area.

Judy asked if a marquee would be going up to inform people of what is going on in the Party Room? Charlie Parness suggested that the guards should have the information of events and the rental of rooms.

10. Joe Rubino gave a list of upcoming meetings and events.

The Chair asked everyone to thank Tara Brown and Seacrest Services for providing the transcript of our meeting minutes. This is her last meeting and we sincerely appreciate the help she has given us

11. The Meeting was adjourned at 11:25 a.m.