

Minutes of Master Management Board Meeting February 14, 2013

President Anthony Falco called the meeting to order at 9:30am on February 14, 2013.

In attendance were: Reva Behr, Norm Bloom, Jeff Chester, Harry Chizeck, Dick Ciocca, William Epstein, Anthony Falco, Dan Glickman, Bill Goddard, Jules Kesselman, Danielle LoBono, Gloria Olmstead, Felicia Prince, Alan Schachter, Mel Schmier; Staff Present: Sergio Purriños, Executive Director

Open Mic:

Charlie Parness spoke about the golf course and what the community should do with it. He also re-stated the motion that was made at the joint COOCVE Executive Committee Meeting and Council of Area Chairs.

Phyliss Siegal thanked MM and Dick Ciocca for being proactive in helping solve a safety issue that has plagued this Village; crossing Century Blvd. The solution that Dick Ciocca had suggested was to place a security vehicle on the grassy area with its lights flashing for a brief time making it easier for security to stop traffic and making it easier for residents to cross safely. Ms. Siegal is requesting that this service continue and be implemented on Friday and Saturday evenings.

Fred Rosenzweig spoke about purchasing the golf course and stated that he presented a report to the Board on purchasing the golf course property in Executive Session.

Chris Flower spoke about converting the golf course into a recreational tennis center.

Minutes:

Bill Goddard **moved to waive the reading** and accept the minutes from the Board Meeting on January 10, 2013. Alan Schachter seconded. **Motion passed** unanimously.

Treasurer's Report – Gloria Olmstead

The CVE Master Management Financial Report was distributed to all Board members and discussed in detail by Gloria Olmstead. For January, the Total Income was \$978,837; Total Expenses were \$863,760; Net Income was \$115,078; Cash on Hand is \$3,747,065; Total Assets are \$4,996,616; Total Liabilities are \$3,839,211 and Total Equity is \$1,157,405. Overdue Accounts Receivable from unit owners is \$1,014,699. Jeff Chester asked for clarification that the overdue accounts receivable number is cumulative. Gloria responded that it was cumulative. The Board noted that the report has been received.

President's Report – Anthony Falco

Anthony asked Reva Behr to read the following statements regarding legal issues:

Reva Behr read a statement dated 2-1-13 from Mr. Patrick Murphy regarding the lawsuit against Ventnor B vs. Tele-media.

"This case has been assigned to a new Judge, The honorable Marina Garcia-Wood. Recently the Plaintiff has requested and was granted that the case be set for trial commencing February 19, 2013. The two cable companies have requested that our cross-claims against them for indemnification be severed from the main claim as they had settled with the Plaintiff for \$149,000.00. The Court granted that motion, thus the trial at this point will only involve the claims by Ventnor "B" and the other associations that are participating in the lawsuit as class members against CVEMM.

Since the attorneys for Vetnor "B" and the other associations have not provided us with the supporting documents evidencing their damages, we filed a motion to continue the trial and on January 17, 2013 the Court granted the motion indicating that the case will be rescheduled on the May, 2013 trial docket.

Court also has ordered that this lawsuit proceed to Mediation with Mr. Frank Walker, an attorney in Ft. Lauderdale with over 35 years of experience. We are coordinating a mediation date with all parties and anticipate it may occur sometime in March 2013. We are also coordinating discovery with the attorneys for Comcast and Tele-Media on the cross-claim issues.

The next letter is from Tucker Gibbs, PA, regarding the status and update: CVE, et al. vs. Deerfield Beach and Open Space Ordinance Revisions:

In late spring 2011, CVE Master Management ("CVE") retained me to file a lawsuit on its behalf regarding its concerns with the City of Deerfield Beach Open Space regulations and their impacts on any future development of the Hillsboro Pines Golf Course ("golf course").

Because the golf course is zoned "open space", CVE is concerned that those code provisions fail to adequately protect adjacent residential properties from the negative impacts of certain recreational uses such as driving ranges and other such uses. The lawsuit seeks a determination from the court whether the city's open space regulations are vague and lack any real evaluation criteria in approving specific recreational and other uses in the open space zoning district.

After discussions with the CVE board, Scott Backman (also retained by CVE to monitor city actions regarding the golf course) and I met with the city attorney to discuss changing the open space requirements. The city attorney agreed to hold the lawsuit in abeyance while the city developed amendments that responded to the concerns raised in the lawsuit. The city is in the process of developing amendments to the open space regulations.

Mr. Backman and I are in discussions with city planning staff as well as the city attorney regarding the specific changes to the open space regulations and CVE's interest in protecting adjacent Century Village residents and properties from any negative impacts caused by the development of the golf course property. To that end we are proposing amendments to the open space provisions in the city code that would protect the Century Village community.

I understand that there is concern in the community regarding the future development on that property. Please note that any change from a golf course use cannot happen without a series of public hearings to change the comprehensive plan land use designation and possibly the zoning on the property. This lengthy process requires public notice and a series of public hearings. I caution you and your community that any rumors that this property will be "transformed" by a purchaser to a commercial or residential development should be taken with a large grain of salt. Just because an owner or purchaser wants to develop a property a certain way does not mean that it happens. Any such effort would be a long legal and political process in which the Century Village community will have strong and influential input.

Please call me or Mr. Backman with any questions regarding the golf course and the community's legal options. We both are happy to discuss with you land use, zoning, development issues and strategies to protect and preserve your community's quality of life.

Executive Director - Sergio Purriños

Transportation: The Transportation Committee has met several times and is undergoing review of the previous RFP. Once that is complete, it will be sent out for bids.

Comcast: Negotiations are continuing with Comcast and other providers.

Security: Kent security installed a new system; Proxiguard. At different points throughout the Village, checkpoints are installed for Security guards and rovers to "check-in" which will allow the Director to know how often a place is visited and how the guards are doing.

East Gate: The east gate has been completed and is now operable for emergency vehicles to enter and exit.

Employees: Currently replacing two positions in MM; Operations Manager and Receptionist.

Irrigation: The irrigation project is continuing to work on schedule; FPL has begun working with us. Mr. Purriños announced that the water in Lyndhurst will not be shut off today (2/14); but will most likely be shut down next week 2/19 or 2/20. Mr. Falco stated that they are looking to shut the water off at midnight so that residents are not inconvenienced.

Golf Course: A meeting has been scheduled for Friday, February 15 with a broker, the Executive Director and President of MM to discuss the purchasing of the Golf Course.

Committee Reports

Transportation Committee - Alan Schachter

Mr. Schachter stated that he has received several complaints regarding transportation and with the help of our Executive Director, they were taken care of immediately.

Old Business - none

New Business - none

Mr. Falco explained that there will be a recess for 10 minutes to clear the room so that the Board can go into Executive Session to discuss a motion by Jeff Chester to rescind the recreational vehicle policy.

After the Executive Session ended, the meeting in open session continued.

Mel Schmier **moved to raise the veil on the motion** to rescind and the results of this meeting. Alan Schachter seconded.

After a roll call vote, the **motion to raise the veil was passed** 14-1 (No vote: Jeff Chester).

The result of the motion to rescind the RV policy, which was moved by Jeff Chester and seconded by Dan Glickman, was as follows:

After a roll call vote, the **motion was defeated** 9:4 (No vote: Felicia, Reva, Jules, Norm, Mel, Danielle, Gloria, Bill G., Dick; (Yes vote: Al, Harry, Jeff, Dan; Abstention; Anthony, Bill E.)

Announcements: The next meeting is scheduled for March 14, 2013 at 9:30 a.m. in the Activity Center.

Motion to adjourn was made at 11:50 a.m.

Respectfully submitted,
Anthony Falco