

Council of Area Chairs Meeting

March 9, 2011

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

Charlie Parness moved to waive the reading of the minutes; Joe Sachs seconded. There were no changes or additions and the minutes were approved unanimously.

Mr. Kaplan stated that at the next meeting there will be a sign-in sheet for the Areas to sign in. He also mentioned that this is an Area Chair meeting and Area Chairs will speak first; then it will be opened up to all guests.

East Coast Maintenance – James Quintano

There was nothing to report.

Seacrest Services – Steve Kittredge

Joe Rudnick mentioned that he is having difficulty getting a return phone call from Tara Brown. Mr. Kittredge stated it is because of the increase in re-sales and rentals and they have hired an additional staff member to assist with the phone calls.

Rita Pickar mentioned that the janitorial workers in the Newport area are just sitting around not doing the work that needs to be done. When they are approached by residents, they state they do not understand English. Mr. Kittredge stated that he will look into the situation.

Jerry Toplitsky: There are several lights out in the Ventnor building and several calls have been made. Mr. Kittredge stated that it makes it easier if you go through the work order process as there are many requests coming in every day.

Mr. Kesselman also stated that in the Oakridge area there are lights out in the rear. He called in a work order and nothing has been done.

Mr. Kittredge also stated that areas do not need to wait until this meeting to let them know of issues in their areas. You can e-mail Mr. Kittredge to look into any situation.

Rhoda Jarmark thanked Seacrest for putting lights on the golf carts at night.

Basil Hales asked who is responsible for the street lights in front of the buildings, as the light in the Tilford area has been out for some time. Mr. Kittredge stated that Seacrest takes care of the lights and if he has the number, he will look into it.

Mr. Kittredge mentioned that the seminar regarding budgets has been set up by COOCVE and will be held on March 21 from 10:00 a.m. to Noon in GP-A.

Hyman Shoub mentioned that the Cambridge area is currently in the process of investigating two new pools similar to the Grantham area and asked both ECM and Seacrest to provide an estimate for servicing and maintenance.

Recreation Committee – Nancy Giordano

Locker Rooms: When using the locker rooms, please remember to remove your locks at the end of each session as they will be cut off at the end of the day.

Guests in the Clubhouse: Some time ago, a motion was passed stating that guests were allowed in the Clubhouse and there was no limit to the number of guests you could bring. This is not working as some residents were bringing 10 guests in at a time. Going forward, each resident with an ID will be allowed to bring two guests into the Clubhouse at any one time. Guests will not be allowed in the Fitness Center during peak times, which are 8:30 a.m. to 11:00 a.m.

Pool areas: There is absolutely no eating allowed at any pool areas. If you see residents eating, you can either speak to the person directly or call security.

There was an executive meeting and a motion was passed unanimously to hire an auditor and an attorney to protect the interests of the residents of CVE regarding the facilities and satellite pools.

Charlie Parness stated that the Recreation Committee is a standing committee of COOCVE and COOCVE has an attorney. Mr. Fine stated that COOCVE already has an attorney on retainer for them to use.

Ann Rifkin: In the Upminster area, there are religious women going into the pool fully clothed. Ms. Giordano stated that she would look into it as there is another CV having the same issue.

Joe Sachs: There is an issue with caretakers not being registered in the Village and calling themselves into the gate. Ms. Giordano stated this is an ongoing issue as cell phones are registered through the apartments, and they can call people in 24 hours/7 days a week. Mr. Sachs stated that caretakers should be registered in the office. Ms. Giordano agreed and stated that they are looking into this issue.

Civic and Cultural Committee – Nancy Giordano

On March 29, from 11 a.m. to 1 p.m. in GP-A, there will be a free screening of the movie. *100 Voices Movie - A Journey Home*. One hundred cantors from the United States visited Poland, singing at synagogues and death camps. A question and answer period with the director, producer and writer will follow. For more information go to <http://100voicesmovie.com>.

Broward Hospital will be here on Tuesday, April 5 from 10 a.m. to 12 p.m. in GP-A to discuss knee and hip replacements.

COOCVE – Steven Fine

Mr. Fine mentioned that there are many buildings that have not paid their COOCVE dues which were due February 15. If dues are not paid, they will not be allowed to vote at the COOCVE BOD meeting. There are currently nine buildings in the Durham area that have not paid their dues. Mr. Rubino asked Mr. Fine for a list of the buildings and stated he would bring it up at the next Durham Area meeting. COOCVE will be donating two defibrillators which will be located in the Clubhouse and Kent Security has been trained to administer CPR.

The COOCVE Town Hall Meeting is on Friday, March 11 from 11:30 a.m. to 3:00 p.m. in the Party Room. All entities will be present at the meeting: East Coast, Seacrest, Recreation and Master Management.

Fred Rosenzweig: An issue that has come up several times in finding out the composition of our Village is: who is here, when and how many are here? Gathering this information can help with planning of buses, trips, water usage etc. We would like to ask Area Chairs to have your building presidents gather the composition of their buildings and pass this information to COOCVE. Ms. Giordano stated that the Civic and Cultural Committee can help gather this information. Ms. Schneider mentioned that in the COOCVE documents it states that the Board of each building should take a census of their building once a year.

Master Management – Ira Somerset

Mr. Somerset mentioned that through an error from our past attorney, MM wound up co-owning a condominium in the Tilford area. Through the efforts of Basil Hales, we have sold that property and recovered some of the money owed to us. Our attorneys are currently working on a strategy with the golf course.

Recently a resident was rowdy in the Clubhouse and on the bus. Because of this, his Clubhouse access and ability to use the buses has been suspended for 30 days.

There have been many accidents in the Village of residents running over stop signs, road signs and turn signs. If we know who it is, we charge them or their insurance company; if we don't know, MM pays to replace them and the residents absorb the cost. If you see something, please get a license number and let us know.

Elaine Levy: Can MM look into putting a stop sign on Century Village Blvd. when you go over the bridge?

Cee Baskin: It is very dark on the corner of Richmond, near the tennis courts, and at one time there was a light there, can you look at putting the light back? James Quintano stated that there was a wooden light pole that was knocked down and never replaced. Mr. Somerset asked him to identify where the electricity is to see what could be done.

Rita Pickar: Recently the bushes near Newport P and Q, behind the industrial park, were cut. Could we have some bigger bushes to block the view of the industrial park? Mr. Somerset stated he would speak to Mr. Smith.

Cee Baskin: Who is responsible for the fence along West Drive?

Mr. Somerset stated that the wall along West Drive, behind Newport and Prescott, belongs to the industrial park and it is their wall to maintain. In the past, we had discussions with them and will revisit this issue again.

Mr. Kaplan stated that there are bulk trash pick-up sheets to be distributed to your buildings. It states: Do not put out bulk trash (tables, chairs, bedding and other household items, etc.) until Wednesday afternoon. These items are picked up on Thursday only. Placing them out early makes the area very unsightly.

Mr. Kaplan also read Article IX – The Council of Area Chairs:

Section 9.1 – There is hereby created a Council of 21 Area Chairmen representing each area in Century Village East, to be elected by the unit owners of the area from among such area's total number of directors to COOCVE for a term to commence the following February 1.

The Council of Area Chairmen shall have the following responsibilities:

To act as liaison between the unit owners and/or building associations in meetings with and presenting any grievances, suggestions and recommendations to the Recreation Committee or COOCVE, formed and operating pursuant to the provisions of Paragraph 6.14 of the amendment to the long term 99-year lease.

To perform the same function with relation to CVE Master Management Company, Inc.

To meet regularly with all management entities servicing the Village and its occupants pursuant to any existing service contract, with a view to resolving any problems which may affect the unit owners, the respective associations or the areas within the Village without encroaching upon the functions of the Recreation Advisory Committee or the CVE Master Management Co., Inc., as hereinafter or otherwise defined, and in all matters to report regularly and to be responsible and responsive to the Board of Directors.

The Council shall elect its own Chairman and Vice-Chairman at its first scheduled meeting in February. The President of COOCVE shall be an ex-officio member of this committee.

Mr. Kaplan stated that he will be a facilitator at this meeting, and everyone that has a question will be able to speak when the COOCVE Area Chairs are finished. No COOCVE Area Vice Chair can speak if the Area Chair is present.

Areas:

Ashby: Several bulletin boards have been ordered for the pool areas. The current cost is \$400. If more areas order, the price will be reduced. The bulletin board has two windows and a key.

Harwood: What can we do before we call a lawyer for those that are delinquent in a unit?

Mr. Kaplan suggested to send them letters, and if there is no response, to contact the attorney.

Islewood: Islewood has four buildings; other areas have many more. Why is there only one representative? Mr. Kaplan stated because that is what is in the bylaws.

Newport: Because I have 22 buildings, is it possible for COOCVE and MM to e-mail us information as opposed to picking it up and delivering it to each building? Yes, that can be done.

Richmond: We have a street sign post between Richmond A and C that is rusting and needs to be replaced. Mr. Kaplan suggested they call MM.

Ventnor: In the COOCVE Office, there is a box for each area for distribution. When information is given out, we provide copies for you to distribute so that you do not have to make copies.

Westbury: Carmen: Also, how do you get the buildings to pay their area dues? Mr. Kaplan stated that it is up to each area to collect and have dues, as each area does things differently.

Old Business:

None

New Business:

None

Good and Welfare:

Abe Trachtenberg: Recently we are having issues with residents in the Durham area regarding our recycling bins. Both high rise buildings refuse to put the recycling bins on their property and everyone is dumping their items around the pools. Mr. Rubino stated it is the responsibility of the building associations to work with MM and MM should speak with both buildings A and B and let them know it is their responsibility to cooperate with MM to perform the community services.

At the COOCVE BOD meeting, after a director signs in, how will you stop them from voting? Mr. Fine stated the names of those who have not paid their dues will be highlighted. Also, if it is a close vote, a roll call will be taken and their vote will not be counted.

Motion was made to adjourn at 11:15 a.m.

Submitted by,

DON KAPLAN