

## Council of Area Chairs Meeting

March 11, 2009

Chair Joe Rubino called the meeting to order at 9:30 a.m. After leading the body in the pledge to the flag, a minute of silence was observed and the passing of Mary Ann Giachetti, Vice Chair of the Newport area, was noted.

The roll was called. Absent were Ellesmere, Lyndhurst and Markham. A motion was made, and approved, to waive reading of the minutes of the last meeting. The Chair changed the order of business to allow New Business to be addressed immediately.

**MOTION:** That the scheduled quarterly meetings with Master Management (MM) and Recreation (Rec) be temporarily waived was made by Bill Goddard and seconded by Jules Kesselman.

Charlie Parness stated that the motion was illegal because it conflicted with the COOCVE Bylaws. Chair Rubino quoted the COOCVE Bylaws, Article 9.2.c. Bill Goddard stated that meeting with MM and Rec monthly satisfied the requirements of the Bylaws. Parness stated that having the chair or president present was not the same as meeting with the Board of MM or the Rec Committee.

The motion was called. Voting in favor: Sachs, Shoub, Goddard, Dube, Wollman, Rosenholtz, Kesselman, Trobman, Porter and Gurse. Voting against: Redisch, Kaplan, Norris, Kornfield and Galit. Abstain: Hales. Passed.

Chair Rubino called on David Mittenthal, Branch Manager of Thyssen-Krupp Elevator. In October, there were changes to the Broward County elevator code. Fire service for the elevators is now required, as are door restrictions which prevent passengers from exiting when the car is not at a floor, safety detector edges which stop the door from hitting passengers when entering or exiting and emergency phone service. Controller upgrade options add an overlay system. Installing a retrofit would be at a lower cost than complete modernization. His company is available to meet with individual buildings to determine what needs to be done and the cost. Seacrest will assist those building using their services. Broward County will issue a violation, after which, the association will have 30 days to comply or apply for an extension.

Thyssen-Krupp has been servicing the CVE elevators for seven to eight years and was the original installer, as Dover Corporation. Oakridge V had a complete modernization last year. Thyssen-Krupp requests that any building using another vendor to comply with the new requirements should notify Thyssen –Krupp since Thyssen is still doing the regular service work.

Hy Shoub of Cambridge asked what the approximate minimum cost would be. It was stated that to retrofit, it would be \$20,000-25,000 and modernization would be \$40,000 to 50,000. Don Kaplan asked whether using another vendor would void the service contract. T-K would like the opportunity to bid on every job but being a worldwide corporation, might not be able to compete with a small, local firm. They are willing to discuss options with all the associations.

Joe Sachs asked when there is a problem, should an association call Thyssen-Krupp or Seacrest and can the association specify who authorizes a service call? Thyssen-Krupp will accept calls from either an authorized person or Seacrest; names of authorized persons must be given to Thyssen-Krupp in writing. Retrofitting does not require air conditioning, but a complete upgrade does. In addition, fire alarm systems must be tied in. If buildings modernize, there will be fire service work, elevator work and electrical work required. Kyle Webster of Thyssen-Krupp can also be contacted. To arrange a meeting, call 954-633-9234.

Chair Rubino, in accordance with a motion passed at the previous meeting, invited James Quintano of East Coast Management to take questions from areas where they were providing services. Mr. Quintano stated that the name of his company is East Coast Bobcat Service, Inc. and that the company has all their licenses. Joe Sachs asked how they are registered with Broward County; Quintano said they are registered just as everyone else is registered. Norm Kaplan said that he didn't have a question but that East Coast is his provider and he's very happy and hopes they succeed as well as Seacrest. Their phone number is 954-428-7015; emergency number is 754-368-5544. Arnold Paglia asked who the officers of the corporation were: James Qunitano, president; Kyle Quintano, secretary/treasurer and their father. Basil Hales asked how many buildings they had under contract and was told 32.

Chair Rubino recognized Anthony D'Amato from Seacrest. The financials for January and February are now complete and will be distributed. Schedules for irrigation have been delayed due to ever-increasing problems with restoring the existing system. Seacrest is working with East Coast to make sure all areas get served. Replacement pumps have been ordered and will be installed; the entire Durham area is currently down. Since we are not sure when a renovation of the system will be done, an attempt is being made to rebuild some of the existing pumps, when possible. The system cannot support all heads operating at the same time.

Seacrest is attempting to make the system functional so that when MM receives the report from Irrigation Design Group, they can decide what to do. Both above-ground and pop-up heads are being installed. Seacrest is attempting to make the existing system operational in order to save money. Approximately four buildings have paid to have all their heads converted to pop ups but in many cases, old lines were capped and new valves installed and an additional ten or so heads installed on that line. Estimates vary from building to building. The intention is to use pop-ups where possible. Hy Shoub asked about certain invoices. Anthony noted that some of the charges were for pre-existing repairs that needed to be made. Donna Capobianco, President of MM, stated that some of the invoices included valves which were to be paid by MM. Furthermore, that MM cannot absorb the expense of installing pop-ups at this time; associations may choose to upgrade at this time at their own cost.

Jules Kesselman stated that, in the past, charges for work done was taken from the surplus but that now associations are being charged for each work order. D'Amato said that the contract states what services are included in the monthly charge; instead of accumulating some sort of reserve to bill against, Seacrest issues an individual work order and charges for each service requested for the association to approve prior to the work being done.

Philip Norris of Keswick reported that an individual is turning on the valves, himself, thereby reducing the pressure to other areas. D'Amato said this person should be reported to MM. Ventnor asked when it can expect to receive irrigation service. Lyndhurst and Markham are currently being repaired, to be followed by Tilford, Prescott and Ventnor. Tilford asked whether it was necessary to remove each head when it

becomes clogged. Once the initial repairs are completed, the crews that are now working on systemic repairs will be assigned to maintain the heads. Seacrest has hired five additional workers to address the head maintenance, while still providing manpower to rebuild the system.

The issue of how close to the waterways mowing should be done was raised, as was the issue of the mowing of patches of dead grass. Seacrest said they are approaching the mowing on an "as-needed" basis since some areas do not have sufficient irrigation to cause growth. Though there have been fewer mowings, Seacrest has been providing more services devoted to beds/hedges and/or detailing in lieu of this. Mowing the banks has been a problem since some associations are asking for it and others are not. Norm Kaplan stated that there is insufficient irrigation at the East Gate.

Marcel Dube asked whether the chemicals for white fly are safe for aquatic life; Seacrest said they are. Bill Eisen, of Prescott I, stated that the Village has never looked as good as since Seacrest took over.

Donna Capobianco mentioned that associations who chose to do the pop-ups now would benefit from an arrangement between MM and Seacrest, whereby the cost of the pop-ups themselves would be offset by the \$3 MM is paying for the replacement of the non-pop-up heads needing to be replaced. Once the pumps, valves and lines have been repaired, Seacrest will begin addressing the head issues. Seacrest is not trying to make money on replacing heads; once the work is done right, everyone saves on labor and service calls to make repairs. Donna Capobianco reiterated that the current work being done (\$3 paid by MM, per head replacement) is only to get the system up and running. D'Amato added that, in the future, an arrangement could be made in which the cost of replacing the standard heads with pop-ups (cost to be borne by the association) could be worked out. Stanley Rosenholtz of Newport said that he will urge all of Newport to change over to pop-ups when Seacrest does the initial repair work.

Chair Rubino announced that on March 27, 2009 at 1:30 p.m. in the Party Room at the Clubhouse, there will be a forum on foreclosures. He urged every association to be represented. He then introduced President Steve Fine of COOCVE. The COOCVE executives are working on holding a Town Hall Meeting. The bylaws require this

meeting so that unit owners will be able to direct their questions directly to COOCVE. He expects a larger turnout than attended the MM Annual Meeting (a total of 15, according to Hy Shoub). It is tentatively scheduled for April 24 from 9:00 -12:00 noon with each speaker limited to two minutes. Every standing committee chair (hopefully MM and Rec will also be represented) will be attending. If it works out, another will be scheduled for December.

Next on the agenda was Donna Capobianco, president of MM. She invited everyone to attend the MM BOD meeting on Thursday. Norm Kaplan asked that the directional sign for Upminster area be evaluated, as it is badly positioned. Stanley Rosenholtz asked when the area behind the Activity Center would be cleaned up; signs stored there will be moved and sold for scrap metal shortly. Seacrest volunteered to store the signs in their warehouse.

Joe Sachs said that the attendees at the MM meeting were frustrated by not being allowed to ask questions. This is purely a function of the time available at the MM meeting and would be discussed at the next MM meeting. The sign for Keswick is improperly placed; could a separate sign be made for Keswick and Durham? Tilford A, B and C sign is missing. AT&T is doing work at Cambridge; a portion of the roadway has collapsed. Hy Shoub asked if MM is supervising that work; Capobianco replied that MM does not supervise AT&T but will look into it. Fred Sherman asked about the need for more signs directing drivers on West Drive to Tilford and Ventnor; more signs are planned.

Jack Galit asked about the motions made to provide full transportation scheduled services throughout the entire year. Donna replied that it will be addressed at the MM meeting. Chair Rubino asked whether there is any action being taken on replacing deteriorated tram stop signs. Jack Kornfield of the MM Transportation Committee said a survey is being done for Durham Area tram stops.

Joe Sachs, Council Vice Chair, said that a form is being emailed to the Area Chairs asking when each Area election was held and who the elected officers are. Secondly, Area Chairs have been invited to Muddy Waters on Friday at 11:30 a.m. [meeting was subsequently cancelled].

Chair Rubino called on Nancy Giordano, Chair of Recreation. The Grantham and Markham pools are open. The finalists from "Century Village Has Talent" will perform on Saturday night, prior to The Platters; the audience will vote for the winner. On Tuesday, March 17, the final offer of settlement on the Century Village Real Estate Office will be proposed to the COOCVE BOD. There were no questions from the audience.

A motion to adjourn was made, seconded and passed, at 10:50 a.m.

Respectfully submitted,

JOE RUBINO