

Master Management Board Meeting,

3-11-10

President Ira Somerset called the meeting to order at 9:30 am on Thursday, March 11, 2010.

In attendance were: Caryl Berner, Norman Bloom, Dick Ciocca, Anthony Falco, Dan Glickman, Bill Goddard, Gene Goldman, Jules Kesselman, Jack Kornfield, Bob Marcus, Fred Rosenzweig, Alan Schachter, Mel Schmier and Ira Somerset. Not Present: Harry Chizeck; Guests present were Bob Dolson, Business Manager; Michael Mahaney, Consultant Advisor.

Open Mike:

Roslyn Nehls – Had comments on the timing of bus stops, stops on west route, stops at Deerfield Mall, printed sheets on the East Route.

Rhonda Pitone – commented on the Towne Center bus and Comcast

Joe Rubino – commented on the recent closed Comcast meeting.

John Burke, Richmond F – commented on the sidewalk along Military Trail and asked if we received estimates on the sprinkler systems and if we applied for any grants.

Mr. Glickman responded to the transportation comments. We are looking at changing the bus schedule from 9 am – 3 pm to 10 am – 4 pm to Towne Center on Saturdays. All other changes have been reviewed. Mr. Glickman can be reached at 954-421-6259 if there are any further comments/questions.

Caryl Berner read the following letter from Chris Walton (BCT): “The Century Village Mini buses may use the city transit bus stops to pick up and discharge passengers. Please keep in mind that the operator should at no time layover at the bus stop because it may interfere with the regular bus service.” Mr. Somerset advised that he had been told that the City does not have money to put a sidewalk on Military Trail at this time. Also, MM has not yet looked at grants or received estimates on the irrigation system as we are not at that stage.

Financial Report – Donna Childrey

The CVE Master Management Financial Report was distributed to all Board members and discussed. For the month of February 2010 the Total Income was \$901,481; Total Expenses were \$779,560; Net Income was \$120,920. YTD Total Income was \$1,801,217; Total Expenses were \$1,707,717; Net Income was

\$93,499. Total Assets were \$2,187,893; Total Current Liabilities were \$1,304,828; Total Equity was \$883,065. Cash on hand is \$1,423,730. Prepaid Expenses were \$30,000; Overdue accounts receivable from unit owners is \$344,199 representing 891 unit owners.

Gene Goldman moved to accept the Treasurer's Report; Fred Rosenzweig seconded. Motion passed. 13:1 (No Vote: Caryl)

Executive Summary – Mike Mahaney

The Board discussed the Executive Summary report prepared by Mike Mahaney.

Minutes

Gene Goldman moved to accept the Minutes of the 2/11/10 Board Meeting. Dick Ciocca seconded. Motion passed. (Abstained: Caryl)

Bob Marcus moved to accept the Minutes of the 2/22/10 Special Board Meeting. Bill Goddard seconded. Motion passed 13:1 (No vote: Jack)

Presidents Report – Ira Somerset

Mr. Somerset stated that he will be going away for a couple days and in his absence Dan Glickman will be responsible. Contract with Masuen, the irrigation designer, is with Mr. Murphy for his review. Comcast/CSI Contract – CSI has agreed to an hourly rate and Mr. Murphy will be revising their contract to reflect those details. Mercer Contract – Connie Hoffman met with the Board to obtain agreement on specifics of the responsibilities of the Executive Director and to discuss the pay and benefits package. All of the agreed-upon specifics were incorporated in her letter to the board and the Overview of the position. **Mel**

Schmier moved to accept Ms. Hoffman's overview of the position with the conditions in it. Gene Goldman seconded. Motion passed 9:5 (No vote: Jack; Anthony; Caryl; Jules; Dick)

Policy for Liens and Foreclosures –

Gene Goldman moved to accept the Procedure for Liens and Foreclosures. Motion passed unanimously.

Business Manager's Report - Bob Dolson

Air Conditioning - Replacement A/C unit for Activities Center is on order.

Irrigation – Pump #29 Swansea and Pump #32 Tilford V had minor repairs for a total of \$216. To date total amount of repairs has been \$2,668; authorized \$35,000

Lakes and Waterways – Lake Maintenance program continues.

Lighting – repairs to date \$1,365; allocated \$5,000.

Miscellaneous Repairs –

Balusters along West Drive replaced – no expense to Village; repair of windows in Activity Center has begun.

Mel Schmier moved that MM not assume responsibility for the dumpster pads. Anthony Falco seconded. Dan Glickman moved to table the motion. Jack Kornfield seconded. Motion to table defeated 6:7. Original motion passed 6:5 (Gene and Fred abstained).

Bob Marcus moved to accept the proposal from Francis Audio for \$6,000 to replace sound system in the Activities Center as well as defective microphones and cables. Fred Rosenzweig seconded. Mel Schmier moved to table motion so Mr. Dolson can get additional proposals. Motion to table passed unanimously.

Pool – Repairs to date \$779; allocated \$5,000.

Road Repairs –

Fred Rosenzweig moved to approve the proposal from Five Star Sealing for \$14,715 plus tax and fees, to asphalt overlay the MM portion of the roadway at Harwood E. Dan Glickman seconded. Motion passed unanimously.

Fred Rosenzweig moved to approve Five Star Sealing to repair 45 locations total area of 2,546 square yards of asphalt in roadways for \$49,701 plus tax and permit fees. Alan Schachter seconded. Motion passed (Abstained: Anthony)

Perimeter Fence Repairs –

Ms. Berner received information from Deerfield Beach; CVE is not grandfathered with respect to the barbed wire as it was supposed to have been removed after construction back in the 70's.

Signs –

Material for additional area signs for Farnham and Activity Center received by vendor and is in production; still waiting for golf course to sign off on “proof” for their part of the entrance sign.

Committee Reports –

Transportation Committee – Dan Glickman

Mr. Glickman stated that the 2nd West Bus has been cancelled as there was very low ridership.

Comcast Committee – Dick Ciocca

Mr. Ciocca discussed a recent Committee meeting held on March 4th. Agenda items discussed were: channel changes, time lines, procedures for return of equipment, synchronization, TV Guide channel and status of proposed addendum.

Anthony Falco moved to require Master Managements' Attorney to meet with Comcast by April 1. Jack Kornfield seconded. Motion passed 10:2 (No vote: Dan and Gene)

Ms. Berner asked Mr. Somerset the total dollar amount to date that has been paid to Mr. Murphy with regard to Comcast. Mr. Somerset replied that the total is \$2,180.

Irrigation Committee – Anthony Falco

Masuen Contract is with Mr. Murphy; we are waiting for his comments.

Old Business

Board Treasurer – Mr. Somerset stated that Norm Bloom has expressed interest in being the treasurer. Jack Kornfield moved to offer the treasurer's position to Mr. Bloom; Jules seconded. Motion passed unanimously.

Closed Meetings –

Dick Ciocca spoke about an article that was printed in the *CVE Reporter* in April 2003. He is asking for clarification and what is standard and how should Committee meetings be conducted. The COOCVE Board does not direct the Master Management Board. Acting as the Voting Member of Master Management, the COOCVE Directors elect the Master Management BOD.

Mr. Glickman was handed the gavel as Mr. Somerset had to leave.

New Business

Caryl Berner moved to have all Committee meetings other than Executive be open to the public. Jack seconded. Alan Schachter made a motion to table until we have further information. Gene Goldman seconded. 8:2 Motion to table passed unanimously.

Jack Kornfield moved that a \$600 account be set up with Call Fire, a modern telephone service, and MM coordinate with COOCVE and/or Area Chairs or itself, to obtain the telephone numbers and building names of only those who wish to be contacted through Call Fire. No Second. Motion failed.

Jack Kornfield moved to install a street light at the crosswalk at West Drive and Century Blvd. Jules Kesselman seconded. The Chairman ruled that this motion will be brought back, under New Business, because of time constraints and not given to us with proper information beforehand. Mr. Kornfield appealed the ruling of the chair. The chairs ruling was sustained by a vote of 6:2.

Jack Kornfield moved that Water Optimizer be shown Master Management's various pump sites as soon as possible. Caryl Berner seconded. The Chair stated that this is a complicated issue and is ruling again that this motion be brought back, under New Business, because of time constraints and not given to us with proper information beforehand so that we have an understanding of what is going on.

Meeting adjourned at 12:36 pm

Respectfully submitted,

Ira Somerset