

COOCVE Executive Committee Meeting
March 14, 2011

Meeting was called to order by COOCVE President Steven Fine at 9:30 a.m. He led the Pledge of Allegiance and asked for a moment of silence.

Minutes

Joe Rubino moved to waive the reading of the minutes from the December 13 meeting. Joe Sachs seconded. There were no additions or corrections and the minutes were approved as published in the *Reporter*.

Presidents Report

Mr. Fine thanked all the entities who attended the COOCVE Town Hall meeting on March 11. Although the turnout was less than expected many questions and concerns were answered. There are still some items that are not resolved but it seems as though many residents have the confidence that issues are getting addressed in a proper manner. Mr. Fine discussed with the Directors moving the April 19 COOCVE BOD meeting because it falls on the first day of Passover. Fred Rosenzveig made a motion to move the next BOD meeting scheduled for Tuesday, April 19 to Tuesday, April 12 at 9:30 a.m. Joe Sachs seconded. Motion passed with 1 opposed. Mr. Fine stated he will take this to the BOD meeting on March 15 and let the BOD vote on this motion. Mr. Parness made a point of order; the bylaws state the BOD shall hold regular meetings and can be changed with the advice and consent of the Executive Committee. This is the Executive Committee, therefore, we only have to notify the BOD of the change and this vote carries. Mr. Fine stated the meeting date has been changed from April 19 to April 12 at 9:30 am.

Mr. Fine thanked Abe Trachtenberg for his assistance in collecting the COOCVE dues for the Durham Area. The dues were due last month and as of today there are still some buildings that have not paid their 2011 COOCVE dues. Mr. Fine expects this to be cleared up within the next month.

Mr. Fine mentioned that COOCVE will be donating to the Clubhouse two defibrillators. He stated that Kent Security has been trained in CPR and the use of this equipment. He mentioned that he will be asking COOCVE to donate \$1,000 to each of the following organizations, the Clubhouse Library at CVE, Broward Meals on Wheels, NE Focal Point, Deerfield Fire and Rescue and the CVE Symphony Orchestra.

Committee Reports

Master Management - Ira Somerset

There have been several incidents with cars running over road signs, stop signs, light poles and bollards on Century Boulevard. If we know the person or vehicle involved, we can bill them or their insurance company for the repairs, otherwise, the Village pays to replace these signs. If you see someone damaging property, please get the license number and let us know.

MM was recently informed about a procedure to bring unsafe drivers to the attention of the Florida Highway Safety and Motor Vehicle Department indicating concern with a person's ability to drive. Kent Security will be making use of this service. MM has also been finding damage to properties that they own and manage, from third party contractors such as AT&T and Comcast. Repairs are costly to MM, therefore, they are adding an administrative fee to the damage charges.

Mr. Somerset said that Mr. Levy has offered to transfer title for the properties MM manages which are not included in the assignment and assumption agreement. There will be no charge for this, only expenses for the transfer. The properties are Century Boulevard, the East and West Drive and the 7 acre nature reserve in the Village. The attorneys continue to work vigorously to oppose the golf course expansion by every means available.

MM is responsible to replace clogged and malfunctioning spray heads in the irrigation system but not those cut by the lawnmowers, broken by contractors or driven over. Beginning March 14, MM will be charging the landscaping companies that service the buildings for broken heads. MM will allow the landscape companies to replace the heads at their own cost. MM has been replacing about 500-2000 heads per month at \$3 apiece. Mr. Somerset also spoke about an issue with residents that are turning on pumps and irrigation valves. Recently this resulted in a pump burnt out, costing MM approximately \$1,400 to replace. He mentioned that turning on water out of sequence can result in fines from City and Code Enforcement. If the irrigation is running and someone turns on extra valves, this will reduce the pressure in the system. Irrigation in South Florida is only to supplement rainfall. He also mentioned that a resident recently had his access to the Clubhouse and buses suspended for 30 days due to aggressive and disruptive behavior.

Recreation – Nancy Giordano

Please remember there is no eating at any of the pools or recreation properties. There will be an entertainment schedule in place for 2012 and there will be no diminishment in the caliber of entertainment we will have. Recreation will have a full audit of finances before the Levy family stops

managing. Mr. Glickman asked when the last audit was completed and for what period of time will this audit be for. Ms. Giordano stated that she is really not sure but thinks it was more than 11 years ago. We will be interviewing several audit firms and will leave it up to their expertise to determine the time period. Several Directors expressed their concern with a possible lack of entertainment being booked for 2012. Ms. Giordano stated that Abbey has booked entertainment for us through the end of this year and there will be a new Entertainment Director hired by Bay Management to book entertainment for 2012, which they are doing now. She mentioned that in Abbey's contract with the Villages, there is a clause which states no performer she contracts with can come within 60 miles of a gated community, this issue is being worked on by DRF and Bay Management.

Civic and Cultural - Nancy Giordano

On March 29 from 11:00 a.m.-1:00 p.m. in the Party Room there will be a free screening of the movie 100 Voices Movie - A Journey Home. It is about 100 Cantors from the United States who 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 www.100voicesmovie.com

On Tuesday, April 12 from 7:00 p.m.-9:00 p.m. there will be a wine and cheese meet and greet with A.R. Allen, an author and comedian, who lives in Palm Beach. One of the books she has written is *The House of Cupcakes*. The cost will be \$5.00. www.aralanbooks.com.

Advisory Committee - Fred Rosenzweig

It was previously mentioned that the Raphan's have agreed to come back and do another series next year beginning in November of 2012 -- this may change as they may no longer have a job! The Governor of Wisconsin, among others are backing a 281 page deregulation bill. This Bill contains provisions that seriously diminish the division of Florida condominiums, timeshares and mobile homes and completely deregulates the Community Association Management Industry. This Bill deletes the potential for civil liabilities for those defacing and destroying association records as well as civil liabilities and penalties for directors and managers accepting items of value from vendors. It also removes licensing requirements for mediators and deletes the financial requirement of unit owners. This is still in the Committee stage and looking to be passed at the Florida session within the month. Mr. Somerset stated that this is a big Bill and the Governor wants to deregulate business -- business will have less consumer friendly attitudes because the laws and regulations will be disappearing. There will be no protection for the consumer if this Bill is passed.

Area Chairs

Ashby– Joe Sachs: nothing to report

Berkshire: Naomi Redisch: not present

Cambridge: Hyman Shoub;

At the last meeting, we had a motion that was tabled and at this point, he will be dropping the motion and distributed a handout on behalf of the Cambridge pools to the Directors.

Durham: Joe Rubino;

At the last meeting a motion was made and passed and it was to be brought to the COOCVE BOD. At the BOD meeting, it was ruled out of order. The motion was made to make a suggestion to the Bylaws Committee for an amendment. Robert's Rules of Order permit a motion to be made referring something to a Committee. Mr. Fine stated that if we follow the bylaws, there is a procedure to make amendments. It was ruled out of order because it was unnecessary -- you needed to get 25 names from the BOD or 50 unit owners and submit them to the Bylaws Committee. Mr. Rubino again stated it was not a change it was only a suggestion to the Committee.

Ellesmere: Marjorie Campbell; nothing to report

Farnham: Dan Glickman:

Norm Kaplan is home from the hospital and recuperating after having pneumonia. Mr. Fine and the Committees send their bestwishes.

Grantham: Fran Stricoff; nothing to report

Harwood: Joe Rudnick:

The bus bench in front of Harwood C is broken and dangerous. Mr. Fine stated that the *Reporter* is donating three bus shelters, with benches some of which will not be used, and will be donated back to MM. Mr. Somerset stated that damaged benches should be reported directly to MM either by phone or e-mail.

Islewood - Rhoda Jarmark;

Thanked her co-chair Eleana for all her support.

Keswick: Phillip Norris:

Pursuing the issue on COOCVE dues for the Keswick area.

Lyndhurst: Don Kaplan:

Thanked everyone for their participation at the Area Chair meeting and apologized for not letting Caryl Berner speak at the meeting.

Markham: Judy Olmstead: not present

Newport: Rita Pickar:

CVE Homebound is the charity she would like Mr. Fine to look into to receive a donation from COOCVE. Mr. Fine stated that there are only about 3-4 people in the entire Village using their services and for her to bring it up at the BOD meeting tomorrow for consideration.

Oakridge: Jules Kesselman:

There is talk going around the Village that a new bus service is coming into the Village -- is this true? Mr. Somerset stated there is no truth to that -- it is a rumor.

Prescott: Bob Gravatt: nothing to report.

Mr. Fine announced that Mark Bogen is not in good health and wished him a speedy recovery.

Richmond: Cecile Baskin:

Are the hedges along the East gate being watered? Mr. Somerset stated yes, they are being watered with the water wagon.

Swansea: Bill Epstein: not present

Tilford: Basil Hales: nothing to report

Upminster: Ann Rifkin: nothing to report

Ventnor: Charles Parness: A seminar will be held on March 21 from 10:00 a.m. -12noon in GP-A to discuss budget reserves and financial reporting. He will be e-mailing a flyer to all Area Chairs for them to post in their buildings.

Westbury: Carmen Colon: not present

Old Business: None

New Business: None

Open Mic:

Arnold Paglia: Asked Mr. Fine to consider a donation from COOCVE to Deerfield Beach High School.

Judy Schneider: Would like to make a personal donation to COOVE to have a set of the COOCVE bylaws with the current amendments made and distributed to all COOCVE Directors. Mr. Parness suggested she stop by the office for a copy to make and distribute to all COOCVE Directors.

Steven Rukasin: As long as you are going to lobby Tallahassee, can you look into having them make the lenders increase from 1% to 2%, the amount that they pay the associations for arrears or have the lenders start paying arrears after 4 months?

Danielle LaBono: Suggests that the calendar be checked for next year so that we don't have a problem with the Holidays again. Why are there campers and recreational vehicles in the Village? There is one at the East gate and in the Prescott area. Mr. Fine stated that this is an issue and it is clearly stated in the bylaws that it should not be allowed. Mr. Glickman asked what document and where it is stated. Mr.

Parness stated that in the bylaws of the associations -- Article 12.1 part H states that there shall be no boat, trailer or camper or like vehicle left or stored on condominium property. Mr. Parness stated that some buildings have amendments to this. Mr. Fine mentioned that these vehicles should be stopped at the gate. Mr. Fine suggested we form a Committee to address this concern - Bill Goddard, Dannielle LaBono, Rita Pickar, Joe Rudnick and Bob Gravatt all volunteered to be on the Committee. Mr. Somerset stated that if people are living in trailers located in the Village, it is a code issue and the City should be called.

The meeting was adjourned at 11:15 a.m.

Respectfully submitted,

Steven Fine