

**Minutes of Master Management Board Meeting
March 15, 2012**

President Anthony Falco called the meeting to order at 9:30 am on March 15, 2012.

In attendance were: Reva Behr, Caryl Berner, Norm Bloom, Harry Chizeck, Dan Glickman, Anthony Falco, Gene Goldman, Bill Goddard, Jules Kesselman, Gloria Olmstead, Judy Olmstead, Felicia Prince, Fred Rosenzweig, Alan Schachter and Mel Schmier; Staff present were Al Smith, Executive Director, Donna Childrey, Office Manager

Minutes

Alan Schachter moved to waive the reading and accept the minutes from the Board Meeting on February 16, 2012. Gene Goldman seconded. Motion passed unanimously.

Financial Report – Gloria Olmstead

The CVE Master Management Financial Report prepared by Donna Childrey was distributed to all Board members and discussed in detail by Gloria Olmstead. For February the Total Income was \$978,557; Total Expenses were \$815,465; Net Income was \$163,092. Cash on Hand is \$3,332,821; Total Assets are \$4,312,966; Total Liabilities are \$1,660,810 and Total Equity is \$2,652,156; Prepaid Dollars are \$496,859. Overdue accounts receivable from unit owners is \$833,078 representing 671 unit owners. Norm Bloom moved to accept the Treasurer's Report, Alan Schachter seconded. The Board voted and the motion passed unanimously.

Presidents Report – Anthony Falco

Mr. Falco asked that residents who have suggestions or complaints put them in writing to the Board. Residents can fill out a form in the MM office; this will make it much easier for the Board to address them.

A friend and resident, Arthur Dove, passed away last week. Arthur was the COOCVE Sergeant-of-Arms and has been here for many years. A memorial service for Arthur Dove will be held on Monday, March 19 at 11:00am at Our Lady of Mercy Church on Military Trail south of SW10th Street.

Gilson Lawsuit: Mr. Falco stated that he received an update on the lawsuit Gilson vs. CVEMM and COOCVE (Derivative Case #10-036645(08) from attorney Patrick Murphy. A proposed Final Judgment has been submitted to Judge Ross for execution. The ruling was in favor of CVEMM and COOCVE. According to Mr. Murphy, Mr. Gilson has 10 days to file an appeal and our attorney feels that he might exercise his right to do so. Mr. Falco mentioned that this is one of seven lawsuits against MM/COOCVE.

Boll weevil outbreak: There is a Boll Weevil outbreak and Seacrest has been authorized to begin spraying all coco plums.

Entrance Gates: Security is continuing to have issues with residents hitting the gates. Residents are piggybacking on the car in front to get through the gate quicker; please do not do this because the gates are timed and closes after every car. A caution sign has now been posted "Gate Will Close After Each Vehicle". Each guard also has a hand paddle "Stop Sign" to stop vehicles in case they are moving forward when gate is closing.

Military Trail Gate: This gate was recently hit by a vehicle (hit and run) and it is being changed to a rolling gate with remote control for emergency access after hours. This type of gate is required because the area is considered an emergency escape route and certain traffic regulations must be followed. Mr. Goldman asked when residents hit the gates/arms if MM is able to bill them for damages. Anthony responded yes, we do but this particular incident was a hit and run.

Road Repairs: The City of Deerfield Beach is now requiring permits for road patches. There can now be a wait of up to three weeks to have permits approved. This will also add an additional 5% to the road repair portion of the budget.

Irrigation: To date, there has been approximately 78,000 linear feet of pipe installed, this represent 89% of phase one which is the backbone pipe (main supply lines). A target completion date of April 15 is still on track which includes pumps at the first pump station and testing. There have been incidents with electrical lines and pipes and the contractor is working with locator devices and they are doing their best to avoid issues. Because the cost of the pipe is driven by the petroleum index, purchasing the pipe in advance saved MM approximately \$400,000. To date, \$2.6M have been spent on this project which includes contractor and piping costs.

Jules Kesselman asked if permits are required for any size patch. Al Smith replied that permits are required for all patch work. Felicia Prince stated that the water was cut-off in part of the Village because the pipeline was broken into, is there a way to avert that? Al Smith stated that a water line was traced behind Newport near the preserve and the corner was found with ground penetrating radar where it headed east along the preserve. When we began to dig parallel to the pipeline, the original installer, placed a T-shaped pipe instead of an elbow and the 3" line heading toward the canal was hit. We have hit about 4 unmarked or miss marked water lines. There is no averting this but we are doing everything we can to minimize it. We have magnetometers, ground penetrating radar, and Sunshine Locators is flagging the pipes. We are asking residents not to mess with any of the flags. We have never encountered private electric lines before; every garden apartment has a transformer which feeds the apartment and a private line into the meter room. The private lines are not located on any drawing or record. The only way to locate them is with ground penetrating radar or by placing a signal on the line and locating it with a receiver. This needs to be done every time we have to cut between two garden apartments; some of them may be hit because they are shallow. Fred Rosenzweig stated that when there is a main water break the valves that turn off the water along the main water line are 30 years old and cannot be turned off which compounds the problem even more.

Committee Reports

LeClub/Activity Center - Reva Behr

Reva Behr **moved to approve the agreement** between CVE Master Management Company (CVEMM), Inc. and **Temple B'nai Shalom** for Activity Center Meeting Room Use and Storage, and to authorize the President to execute same. Fred Rosenzweig seconded.

After a detailed discussion, Norm Bloom moved to **amend** the motion and add the following to the agreement "This arrangement constitutes the entire state of the current understanding between Temple B'nai Shalom and CVE Master Management, of the ways in which this Temple will be allowed to continue to operate out of the building known as LeClub. Therefore, let all parties be clear that this is a "Letter of Understanding" and not a legal agreement. Both of the parties in this letter are obligated to operate within the parameters set by the Letter, and to cooperate to the best of their ability, to live up to their separate obligations. But, if something unforeseen makes it impossible to continue to operate under these parameters, then either part may call for a new meeting to create a revised letter that will address such shortcomings." Seconded by Jules Kesselman.

Judy Olmstead asked if Reva would read the original paragraph #12: Should the TEMPLE violate the terms of this Letter of Agreement and Understanding, CVEMM will advise the TEMPLE in writing of the violation. CVEMM will meet with the TEMPLE and will give the TEMPLE 30 (thirty) days to correct the infraction. If the infraction is not corrected within the thirty (30) day period the Agreement will become null and void in its entirety and the TEMPLE agrees to vacate the premise immediately.

The Board voted on the **amended motion; failed** 1:12 (Yes Vote: Norm; 2 abstentions: Felicia and Caryl).

The Board then voted on the **original motion; passed** 14:0 (1 abstention: Caryl)

Negotiations Committee - Mel Schmier

The Committee has met three times and the sub committees have also met to discuss Al Smith's contract.

Collections - Harry Chizeck

With regard to the financial statement (monthly assessments receivable), the difference in the number of units in the \$2-\$299 range from January to February is 59 units. This is because when Bay Management took over, they did a good job in alerting residents to contact their financial institution of the change. Many residents ignored the alert and we are now contacting them directly.

Old Business - none

New Business - none

Announcements: The next MM Board meeting will be held on April 12 at 9:30am in the Activity Center.

Motion to adjourn was made at 10:20am

Respectfully submitted,
Anthony Falco