

## **COOCVE Executive Committee Meeting**

**April 11, 2011**

The Executive Committee Meeting of April 11 was called to order by COOCVE President Steven Fine at 9:35 a.m. He led the Pledge of Allegiance, asked for a moment of silence and to keep Ed Gallon in thoughts and prayers as he is in the hospital.

### **Minutes**

Joe Rubino moved to waive the reading of the minutes from March 14. Joe Sachs seconded. There were no changes to the minutes and they were approved by a show of hands.

### **Presidents Report**

Mr. Fine stated that it is the responsibility of the COOCVE Executive Committee to make sure that the documents are enforced. When we see violations, we must take action otherwise COOCVE has very little purpose and does not need to exist. Violators must be stopped and reported immediately. COOCVE's purpose is to keep the Village running the way it should be running and it is the job of this Committee to do that. Mr. Fine stated that there are six Associations that have not paid their COOCVE dues:

Ellesmere E, Farnham M, Tilford E, Tilford I, Tilford W and Upminster H. Mr. Fine noted that these Associations will still need to live by the rules of the Village. A free concert is being held at the beach tonight (4/11) hosted by the US Academy Air Force Band. Mr. Fine mentioned if anyone would like a bus shelter in their area to e-mail the request to him so that they could be put on the list for future consideration.

### **Committee Reports**

#### **Master Management – Ira Somerset**

Vandalism to our properties is still on-going in the Village as residents are continuing to run over signs and into things. MM gets its money from every unit owner and we are paying the price. A letter which was received on April 11 from attorney, W. Tucker Gibbs, who is working on the lawsuit against the City of Deerfield Beach was read by Mr. Somerset: See page \_\_\_\_.

#### **Recreation – Nancy Giordano**

Recently reviewed the entertainment schedule for 2012 with Bay Management. She stated that the level of entertainment will be the same as in the past and everyone should be pleased. Ms. Giordano mentioned that they are continuing to have problems with vandalism and

missing chairs at the satellite pools. If you see anyone removing any chairs please report this immediately to the Clubhouse. It will be a big expense to begin replacing chairs at a cost of approximately \$200 each.

**Parking Enforcement Committee - Danielle LaBono**

A meeting with the President of the French Alliance with Mr. Fine and Mr. Somerset was held last week. One of the topics was the influx of illegal vehicles being brought into the Village by snowbirds, many of which are from Canada. Ms. LaBono stated there are many issues with recreational vehicles at CVE. Ms. LaBono read the minutes from the recently formed parking enforcement committee meeting of March 25. Currently, Presidents of buildings are allowing residents to have recreational vehicles in the Village. Mr. Fine stated that it is not up to the Building Presidents to make these decisions and to ignore the governing documents. The Committee discussed a September 1 date for not allowing any recreational vehicles into the Village for overnight parking. It was also suggested that associations sign-up with a towing company to be able to remove any vehicle illegally parked -- at no cost to the associations but at the owners expense. If you see any cars illegally parked or recreation vehicles in the Village, please contact Danielle LaBono at [daniobo@aol.com](mailto:daniobo@aol.com).

**Budget and Finance** – Gloria Olmstead; Nothing to report

**Civic and Cultural**– Nancy Giordano; Nothing to report

Charlie Parness briefed the Committee on the recent dog issue with Ventnor H and read the motion that will be presented at the COOCVE BOD meeting and urged everyone to support the following motion. Whereas, section 12.1(p) of the building bylaws of every condo association in Century Village East documents states “No UNIT OWNER shall keep or harbor any walking pet or animal on the CONDOMINIUM PROPERTY or within the confines of his unit.” And, whereas, the Ventnor-H condo association is involved in legal action regarding this bylaw, and whereas considering the great amount of publicity this case has generated we believe the upholding of this bylaw is important to maintain the quality of life in this Village and whereas Section 3.1(d) of the COOCVE Bylaws state “To represent member associations, when legally and dully authorized, on matters involving disputes, arbitration and legal proceedings which may be necessary for the legal protection and enforcement of the rights and remedies of the associations.” Therefore, be it resolved that The COOCVE Board of Directors legally and duly authorizes the COOCVE General Counsel to act on behalf of Ventnor-H, and

be it further resolved that such legal costs be borne by COOCVE from this day forth, and be it further resolved that COOCVE allocates an additional sum up to \$25,000 for legal fees for the above action.

**Council of Area Chairs - Don Kaplan**

Mr. Kaplan welcomed Jim Mclear as the new area chair for Cambridge. He mentioned that Code enforcement will be fining buildings for turning on water. Also, if you are doing work in your unit i.e. permanent patios, air conditioners and water heaters, a permit is required.

**Area Chairs**

Ashby: Joe Sachs; Thanked Eva and the Recreation Committee for putting up the bulletin board in the Ashby pool area.

Berkshire: Naomi Redisch; Recently a building put in pipes along the ground and installed a satellite dish on the roof -- is this allowed? Mr. Fine stated that it is not legal and it is being addressed.

Cambridge: Jim McLearn; nothing to report

Durham: Joe Rubino; His phone number needs to be removed as it is listed in the *Reporter* under Don Kaplan's name for Area Chairperson. Also asked how code enforcement got involved in the community. Mr. Fine stated that some residents feel its their duty to report violations to code enforcement. Mr. Somerset stated that there are supposed to be locks on the pumps, however, due to the design it is possible to maneuver the locks to turn the pumps on. Seacrest is now disabling the pumps when the crews are not on site. Mr. Somerset urged the Committee to report anyone they see doing this to security.

Ellesmere: Marjorie Campbell; Concerned about the building in Ellesmere that has not paid their dues and stated she will call them and look into it.

Farnham: Norman Kaplan; Also concerned about one of his buildings that have not paid their dues and will call again and look into it. Norman also stated he appreciates what Rita Pickar is doing with the petition on SW 10th Street and mentioned that this petition should be at every meeting we have. Mr. Somerset stated that residents should only sign the petition once -- not multiple times.

Grantham: Fran Stricoff; During the interview process residents should be told by the Board what is and is not allowed and review the rules and regulations of the Village.

Harwood: Joe Rudnick; nothing to report

Islewood: Rhoda Jarmark; Islewood is putting an emergency list together of residents who are snowbirds and caretakers for their units.

Keswick: Phillip Norris; The bus shelters look great and thanked the *Reporter* staff. Regarding the golf course, are there rules when they can start to work, because they start using machinery at 5:00 a.m. every morning? Mr. Parness stated that they cannot begin before 6:00 a.m. Mr. Fine suggested for him to contact the golf course.

Lyndhurst: Dan Kaplan; nothing to report

Markham: Judy Olmstead; Regarding the patios in back of properties, grills, satellites, etc., this is considered a material change and should require a 75% vote from the association. However, if this is being allowed, Building Presidents should be aware that if that satellite dish flies around in a hurricane it will become a deadly missile -- and a lawsuit can be filed for damages.

Newport: Rita Pikar; Thanked Norm for his support and mentioned that if anyone needs additional petitions for the sound wall to let her know. Also, asked for an e-mail list of Area Chairs. Mr. Fine stated that Don Kaplan has an up to date list.

Oakridge: Jules Kesselman; nothing to report

Prescott: Robert Gravatt; nothing to report

Richmond: Cecile Baskin; Read an article from the Sun-Sentinel on April 5, 2011. Unless your documents specify they are subject to new amendments passed by lawmakers, your documents may lock your community into the laws in effect when the community was built and the association was incorporated. For example, if your community was incorporated in 1990, and the governing documents do not contain as-amended-from-time-to-time language, your association may be governed by the laws in effect in 1990 — and not many of those passed after 1990. Ms. Baskin asked if the Associations Bylaws are the same or different? Mr. Parness stated that most of the amendments are the same, but we should research this to be sure.

Swansea: Phillip Cerrito; not present

Tilford: Basil Hales; Is COOCVE representing the buildings associations regarding the dog issue as there are quite a few dogs in the Tilford area. Mr. Fine stated that it is an associations responsibility.

Upminster: Ann Rifkin; not present

Ventnor: Charles Parness; There is a light pole at the Ventnor pool that was fixed and is in need of repair again. At the last area meeting the dog issue was discussed with Pat Murphy and Steve Fine and Ventnor H is being unanimously supported.

Westbury: Carmen Colon; not present

**Old Business:** None

**New Business:** None

**Open Mic:**

Fred Safrin: There are two radio programs that discuss condo laws: Both shows are on Sunday at noon -- Condo Craze and HOA's on WFDLv850am and Straight Talk on Condo and HOA's on WIOA 610am.

Fred Zucker: Biggest problem was when the dogs were allowed into the Village if a resident has emotional needs. We need to get professional medical letters and witnesses.

The meeting was adjourned at 11:30am

Respectfully submitted by,

Steven Fine