

COOCVE Council of Area Chairs

May 13, 2009

Chairman Joe Rubino called the meeting to order at 9:30 and called the roll. Absent: Ashby Cambridge, Ellesmere, Grantham, Islewood, Markham, Richmond, Ventnor. A quorum was present. A motion was made and passed to waive the reading of the previous Minutes.

Chairman Rubino remarked that when he became chairman of the Council, he asked for volunteers to take Minutes. There being none, for a few months he used Jules Kesselman's recording and did his best to transcribe them. After his election in February, Jeff Chester volunteered to do the Minutes. "Jeff transcribes them and then gives them to me before they are submitted to the Reporter," Rubino said. "I don't appreciate anybody complaining about who is preparing the Minutes because if someone doesn't like the way the Minutes are prepared they're welcome to come up and volunteer. They can have the job anytime they want it."

Dan Glickman, vice-chair of Farnham, made a motion that the Minutes be transcribed professionally so it would not be unnecessary to depend on volunteers. The motion was seconded. Basil Hales of Tilford asked why it was necessary to pay someone since the council had never had to pay in the past? Glickman replied that we should never use the argument "that we never did before" as the world goes on and the council has changed from the way it was 30 years before. "Nobody should be in the responsible position of having to do it all, as Joe Rubino has done, and be subject to that criticism."

"It's up to your discretion as Chairman to get somebody who could do it," Don Kaplan remarked. "If Jeff wishes to do it and is doing it properly and you're reviewing it, there's nothing wrong with that. On top of that, in reference to what Dan said, who would pay for this person?" Kaplan continued, "We keep saying that we have \$300,000 in COOCVE, we keep paying and people say what are you going to do with it? This is a perfect thing...".

Bernie Parness remarked that the Minutes in the Reporter are verbose and should be limited to the business done. Chairman Rubino replied, "Then we would have no report because we pass very few motions!" Bernie Parness said that there was a

motion on the floor and that was what should be reported and whether it passed or failed. Dan Glickman agreed that the motions should be included but added that when Minutes are for distribution or publication it is proper to include what was said though not necessarily verbatim. Jack Galit of Swansea suggested that a previously assembled list of volunteers should be used to seek out a person to take the Minutes. Peggy Cater volunteered a woman in Durham R who worked for the FBI to take the Minutes, and Nancy Giordano suggested that a replacement be found for the time that Jeff is in Europe.

MOTION: Resolved, to pay someone to do the Minutes professionally. Failed; by hand vote, decision of the Chair.

James Quintano, president of East Coast, was called on and he asked if there were any questions. There being none, Chairman Rubino recognized Bernie Parness, vice-chair of Harwood Area, who introduced attorney Roshawn Banks who was seeking signatures to run for the position of County Court Judge Group 15.

Next to be recognized was Anthony d'Amato of Seacrest Services. He informed the Council that he had brought copies of the quarterly report which had been distributed to the building presidents for examination. A web site is being set up by Seacrest exclusively for CVE; it will be up and running by June and an ad will appear in the Reporter announcing it. He introduced the janitorial, landscape and maintenance supervisors.

Patti Bender, vice-chair of Keswick, suggested that the landscape crew be made aware of an invasive plant called Virginia Creeper which should be removed wherever it is found. Naomi Redisch of Berkshire asked who to call about low irrigation pressure. Don Kaplan asked why the pressure of the golf course irrigation system was so much better than ours and whether they can water as extensively as they do and we cannot. Seacrest answered that it depends on who you ask. A comment was made that the sprinklers at the Clubhouse, yesterday, ran from 8 in the morning... all day. Nancy Giordano questioned the accuracy of his statement. Don Kaplan reiterated his point. Anthony d'Amato said that the golf course being a commercial operation was not under the same rules as residential property. He suggested Don go to the South Florida

Water Management District web site where all the information is available; they can also be reached by phone and are very helpful.

Jack Kornfield of Prescott asked if Seacrest has some method of enforcing the irrigation process -- controlling people who are irrigating "not by schedule". D'Amato replied that they do not and that it was a major problem. "If another building has their valves open and we come to your area and turn on your valves on your time and those valves are open on other buildings -- nobody gets water. We are working on a proposal with Master Management to come up with a solution." Jack Kornfield asked if Seacrest had any written reports on its irrigation progress that could be provided to the area chairmen. D'Amato said that the information would be on the web site. Stan Rosenholtz of Newport suggested that Seacrest workers listen to the sounds the pumps are making in order to determine if they need servicing. D'Amato replied that currently there are two pumps whose bearings are 'shot' and that the night crews report problems which can only be handled during the day. Rosenholtz went on to report that there are some previously undiscovered valves amongst the bushes and some of the pop-ups are not operating properly.

Patti Bender asked if the crews could check for 'gushers'. The explanation was that there are only 4 hours of daylight when the 'gushers' are clearly visible -- but that whenever it is reported, someone goes out to replace the head. In answer to a question, Seacrest stated that it is difficult to say how much time each zone receives water since the system is so cut up and patched. Basil Hales asked how many buildings are on each pump? There are 4 pumps serving the Tilford Area of which one is currently down due to a fire at one of the pumps; at this time there is no explanation for the cause of the fire. Jack Kornfield asked how long each zone is watered for? At least 10 to 15 minutes -- given the existing drought conditions the amount of water is inadequate to the need. There are more than 5000 zones in the Village and it is impossible to give them each the time they really need in 4 days from 4:30 till midnight. Dan Glickman asked what the responsibilities of Seacrest and East Coast were relative to turning the water on and off for their individual clients. Seacrest said it could not answer for East Coast but Seacrest goes out to turn on the pumps 4 days per week and then proceeds to turn on the various valves and zones for their client buildings.

James Quintano added that East Coast turns on the valves and zones for their buildings.

While waiting for Jim McLear, COOCVE 2nd vice-president, Don Kaplan informed the Council that Steve Fine was on his way back from Israel and that there was no correspondence to report. He went on to remind the Area Chairs that they were here not just to ask questions concerning their own buildings but of all the buildings in their areas. He asked that the Area Chairs give reports as to what occurs at their Area Meetings. Chairman Rubino said Durham has a monthly meeting and that he is able to provide attendees with information. Stan Rosenholtz of Newport said that there are sometimes only 10 people attending his meetings and that many residents don't care. Rosenholtz suggested that COOCVE tell people with questions to consult with their Area Chairman before coming to COOCVE. Stan also said that there are some buildings that have made no effort to claim the checks from the Master Management Insurance refund.

Chairman Rubino made an appeal to the body to support efforts to compel Broward County not to close the library in Century Plaza. He went on to say he had brought up the issue at the Executive Committee and it was also discussed at the Recreation Committee meeting the day before. He asked COOCVE to report at the next Board of Directors meeting as to how the efforts could be co-ordinated. An Upminster resident said that she had been distributing petitions but has found very few people in residence. Don Kaplan said that Steve Fine has been working on some sort of co-ordinated effort but he was not aware of the details. Dan Glickman reminded the Council that at the Executive Committee Meeting, Jim MacLear and Don Kaplan had said "COOCVE is on top of it." and if that was the case, it should be left to COOCVE to do what it had announced. Rubino urged that a report be given at the next COOCVE Board meeting.

Jeff Chester reminded the Council that Ken Barnett had announced that there were 29 buildings that had not as yet paid their COOCVE dues. He urged that these buildings be barred from having their COOCVE Directors participate at the monthly meetings, that they not be counted towards a quorum and that they not be allowed to participate in COOCVE matters. Don Kaplan said that he has been involved in

attempting to collect the dues along with the Treasurer. Chairman Rubino said that at the last meeting, the names of those buildings were highlighted on the sign-in sheets but the Area Chairs were not aware that that meant they were not in good standing. Basil Hales said that he had called the four buildings in Tilford who were delinquent and encouraged the other Area Chairs to make the calls.

Jules Kesselman of Oakridge asked “If a building does not have the accounting service from Seacrest, the building does not get an accounting of who owes what for Master Management?” Anthony d’Amato replied that it is up to Master Management to contact the delinquent unit owner. Don Kaplan helped to clarify the question by asking about notification of delinquent payments of the Seacrest/East Coast payments for building services. D’Amato said that buildings were notified of delinquencies 90 days after non-payment but that during that period Seacrest makes attempts to collect the money on behalf of the Association and that it is a standard practice to wait 90 days before notifying the president of the building. In answer to Kaplan’s question about those with accounting services, d’Amato said that the late payers would show up on the monthly financial reports relating to the operating budget of the buildings. Kesselman asked if his building which has management services but not financial services would get the monthly report. D’Amato said they would not – only when the account of 90 days in arrears would Seacrest notify the president of who was late.

Jack Kornfield asked Seacrest if there had been any problem co-ordinating the irrigation between East Coast and Seacrest? James Quintano said there were problems relating to pressure and timing; there were problems with the pipes; and things not fixed that should have been fixed. D’Amato said there was no problem with timing since East Coast knew that the water was being turned on Monday through Thursday from 4:30 until midnight. Quintano said that they, East Coast, turn the valves on and then Seacrest comes around and turns them off. D’Amato replied “Because they open every valve instead of working with us – we’ve tried many times – I’m out there myself at night. They know how many valves there are by being here over the last several years, that it’s limited to how many valves can be opened in an area. They continue to open as many as possible which forces our crews to follow them around all night to turn off those valves so we can give equal water to everyone.” Chairman Rubino reminded

everyone that it is not the job of the Area Chairmen to co-ordinate the irrigation efforts of Master Management, East Coast and Seacrest or other providers.

Jeff Chester offered an historical perspective: a year ago the COOCVE Contract Committee presented a contract for building maintenance which did not include irrigation responsibilities. This was intentional as it had been established that Master Management was responsible for all irrigation from the water in the lake to the sprinkler head it came out of. It was Charlie Parness who at the meeting where the contract was approved, insisted that irrigation services be split up. The consequence of that was that, as in the past, the responsibilities were split up and the inevitable confusion and finger pointing we have now resulted. Chester suggested that the entire responsibility for irrigation be placed with Master Management and they could decide who will run the entire system and that the subject should be brought up at both the COOCVE and MM BOD meetings.

Chairman Rubino recognized Nancy Giordano, Chairwoman of the Recreation Committee. Nancy announced that all of the satellite pools would be closed at one time or another for a short period so they can be thoroughly cleaned and preventative maintenance done: steam cleaning, inspection of pumps and water heaters, plumbing and necessary repairs. Notices will be posted as to the dates but the amount of time necessary will not be determined until after they are inspected and it can be ascertained how much work is necessary. In regard to Giovanni's, the golf course has applied for permits to start the repairs and they are interviewing five companies interested in running the restaurant. Hopefully everything will be ready by next season. Residents wishing to have input can go into the Staff Office and fill out a suggestion form. The Rec committee has suggested offering some sort of delivery service available using a golf cart.

The loan made by the Levy family to pay for the replacement of the Clubhouse roof after Hurricane Francis will be paid back so no more interest will have to be paid. Pool drain covers are being installed at the satellite pools pursuant to the Baker-Knowles Act; the Clubhouse pools, due to their design, will be costing more than the rest which are at a minimum charge. The pools will not be drained as the work is being done by divers. Salt chlorination of the pools is being looked into as it is less corrosive than the standard

form of chlorination. Channels 98 and 99 are working again. Outlets for laptop stations have been installed on the mezzanine (the balcony to the Theater) so people can plug in their laptops; there will be eight desks up there. If there is overwhelming demand, time limits based on sign-in sheets will be instituted. Complaints about not having the dance at the pool on Sundays during the summer have been received and the Rec Committee has decided to continue the dances on the first Sunday of each month during the summer.

A question was asked whether the Rec Committee was planning to buy computers for use in the Clubhouse by residents. Nancy said the Committee was looking into having computer systems available as well as a copy machine and a fax machine available for use by residents. She added that permission to set up a table to take signatures for the petition to keep the Century Plaza library open came from the management company of the Plaza. Every pool will have the name stenciled on its side during the summer. Each pool will have the notice of when they will be closed posted at the pool one week prior to its being closed; the duration may be from 3 days to one week depending on how much work needs to be done. Jeff Chester suggested considering a different font for the stenciling on the pools as the one used for Ashby and Markham was rather 'gothic'. Nancy said that they had a hard time finding one font that everyone liked.

He went on to ask whether there was any contract between Recreation or DRF with East Coast as he had observed an East Coast truck removing pipes and other material from the storage area behind the Lyndhurst South pool. Nancy stated that East Coast had been contracted for the watering of the Clubhouse and for putting the zones in to complete the irrigation of the Clubhouse. Nancy went on to say that she had spoken to Dan Cruz and that once the work was done there would be no storage of East Coast equipment in any pool areas. Jeff went on to call to both Recreation and MM's attention that only mini-buses are allowed to use the 'tram path' behind Lyndhurst L near the tennis courts and Giovanni's. He stated that he had observed an East Coast vehicle as well as Rec vehicles using this as a shortcut. Nancy said the problem has been addressed and that it will no longer occur.

Concerning the tiles being installed on the decks of area pools, installation is currently occurring at Ventnor with Durham next. All satellite pool deck areas will be repaired in order of the worst being addressed first. It is the intention of the Rec Committee to fund the complete renovation of the Ladies Locker Room in the Clubhouse in the next budget year. Joe Rubino asked whether the settlement with Mark Levy over the use of the Century Real Estate office will be brought before the COOCVE BOD for approval. Chairwoman Giordano said that that was her intention and that the agreement would be for 3 years not 5. She added that it was important that this was settled quickly as we are losing \$300 per month for every month it is delayed as well as not receiving the \$18,000 for back compensation. An electric meter has been installed to monitor electric use during the summer months and if it is excessive, we can re-negotiate the compensation.

Chairman Rubino then recognized Ira Somerset of Master Management. President Somerset reminded attendees that the MM BOD meeting would be held that afternoon at 1:30 p.m. so as to allow MM BOD members to attend a meeting with SFWMD the next day. A Seacrest employee will be at the MM office for the foreseeable future to help residents understand their payment coupons due for MM. MM has received no further communication from the City concerning the high rise 'dumpster rooms' which may need repair for bumpers, loose wires or damaged doors. Thyssen-Krupp has updated the addresses for the elevator telephones so that if someone gets stuck the repair crews don't get sent to 3501 West Drive (which has no elevators). Comcast has channels 98 and 99 running (though, Somerset said, for some reason, he cannot receive them on his TV).

Mark Bogen is suing Donna Childrey [office manager at 3501 West Drive] for making defamatory statements; however, he was surprised when our insurance company called him and he said that it was not his intention to involve the insurance company – he meant to deal directly with her – and that he was going to try to remove the insurance company from the issue by re-defining his suit but so far he has not done so. Somerset said "He [Bogen] was in contact with the insurance company – they offered a

settlement – no, he requested a settlement they refused, he dropped his request, they made a counter-offer – he’s considering it and I have no idea where that is going.”

New pedestrian signs have been put up both inside and outside the Main Gate directing pedestrians to the pedestrian gate and crosswalk to deal with people walking on the roadway. Please use the sidewalks. During the summer for those Associations having board meetings, these meeting rooms [the Activity Center behind LeClub] are free for you and we have the conference phone. You can use our conference call service for which there is a charge that you will be billed by the provider or you can search the internet for an alternative provider but you have the use of the room and the phone for free. The Insurance Exchange checks are still being distributed this week and those which have not been picked up will probably be mailed out next week. The checks will be mailed to the addresses provided by the Associations so whatever address MM has for the president, that is where the check will be mailed.

Work has begun on the roof of the LeClub/Activity Center. The permits have been obtained Dan Glickman asked how MM will operate while Ira is away for the summer. Ira laughingly responded “Yes, I’ll be continuing to pull the strings of every board member.”

Rhonda Pitone asked how the checks will get to the presidents. Ira responded that the envelopes will get forwarded and follow them wherever they are.

Jeff Chester reported that finding the ride of the #2 mini-bus particularly bumpy, he inquired of the driver when the buses would get their shock absorbers repaired. The answer he got from the driver was when the people of CVE wanted to pay to have it done. Somerset took the details and said it would be addressed. Other attendees confirmed it is not isolated to the #2. Chester took the opportunity to announce that his document reading class would be having a field trip to the Community Appearance Board that evening. Chairman Rubino added that the agenda for the CAB that evening had two buildings from CVE seeking approval for their paint color choices but all the other items dealt with commercial sites.

Somerset was asked about whether the sign replacement project would continue. He said it would. Basil Hale asked whether the water bill was in \$1.5M range? Somerset

said it was. Ira went on to say that MM pays for water and sewer in roughly equal amounts and for trash removal. Somerset said "Of your \$86 monthly MM coupon, approximately \$35 goes to the city of Deerfield Beach for water, sewer and trash." "Having looked at the numbers, after we spend for cable, transportation, administrative etc., we are left with less than \$8 of your \$86 coupon money to maintain this Village." Basil Hales emphasized the importance of having the residents aware of this. Somerset said that he intends to publicize this more as we get closer to the budget season. Jeff Chester asked if MM had gotten the information from Century Maintenance and Management in order to publish the financial statement for 2008? Somerset related the court decisions which ordered the release of the information and expects, hopefully, that it will be received in the next few weeks.

Stanley Rosenholtz reiterated that the sewer bill increases as the water bill goes up – and asked how we can emphasize to the people the actual cost of 'running toilets' and dripping faucets'? He said "When you have a leaky faucet in your condo, we are all paying for it." He suggested that units be inspected and that leaks be stopped and toilets repaired at the unit owners expense. Somerset suggested that the buildings could take the initiative. Jeff Chester replied that the contract to provide water was between the individual unit owner and Master Management and that providing potable water was not part of the responsibilities of the individual association. Rather, it was for MM to make the rules for use of the Community Services and Facilities and enforce them against the individual unit owners.

A motion to adjourn was made and seconded and passed at 10:51 AM.

Transcribed by Jeff Chester (at no charge).

Submitted by Joe Rubino

