

Master Management Meeting Minutes

June 16, 2011

Acting Vice President Anthony Falco called the meeting to order at 9:30a.m. on June 16.

In attendance were: Reva Behr, Caryl Berner, Norm Bloom, Dan Glickman, Anthony Falco, Bill Goddard, Gene Goldman, Jules Kesselman, Alan Schachter, Mel Schmier; via telephone: Harry Chizeck, Dick Ciocca, Fred Rosenzweig and Ira Somerset. Not present: Judy Olmstead; Staff present: Al Smith, Executive Director; Donna Childrey, Office Manager; AJ Bock, Business Manager. Guest: James Adams, CSI.

Comcast Amendment

Mr. Gene Goldman moved to approve the Amendment to the 05/04/2004 Cable Television Access and Service Agreement, between Comcast of Florida/Washington, LLC as successor to Tele-Media Investment Partnership, L.P., and CVE Master Management Company, Inc., and to authorize the Executive Director of CVE Master Management Company, Inc., to fully execute same. The Agreement shall be effective upon final execution by the Regional Vice President of Comcast. Mr. Mel Schmier seconded. Mr. Anthony Falco cautioned the Board on parts of the agreement, numbers 19 and 22, that there is an amendment of limited confidentiality and you must be careful in discussing these items. Mr. Falco introduced Mr. Adams of CSI who has been working on MM's behalf in the Comcast negotiations. Mr. Adams stated that all residents will be entitled to two (2) high-definition digital set-top boxes, commonly known as DCTs, two (2) digital adapters, commonly known as DTAs and four (4) remotes for each residential unit. After a brief discussion on the disadvantages and advantages, a roll call vote was taken and the motion passed unanimously. Mr. Dick Ciocca congratulated the Comcast Committee for their hard work in working on these negotiations.

Minutes

Mr. Goldman moved to waive the reading and accept the minutes from the meeting on May 12. Seconded by Mr. Alan Schachter. Motion passed unanimously.

Mr. Goldman moved to waive the reading and accept the minutes from the meeting on May 12 Executive Session. Seconded by Mr. Schachter. Motion passed unanimously.

Financial Report – Norm Bloom/Donna Childrey

Mr. Norm Bloom pointed out that there is now a section in our Financial Report that compares our expenditures to date versus the budget so we can easily see where we are over or under so far, in our projections. Mr. Bloom told us he had inquired of a few items that stood out which were not in line, and that he is satisfied with explanations of why this is so.

The CVE Master Management Financial Report prepared by Donna Childrey was distributed to all Board members and discussed in detail. For the month of May the Total Income was \$976,606; Total Expenses were \$791,184; Net Income was \$185,422. YTD Total Income is \$4,884,544. Total Expenses are \$4,314,776; Net Income is \$569,768. Cash on Hand is \$2,624,512; Total Assets are \$3,401,729; Total Liabilities are \$1,085,938 and Total Equity is \$2,315,791; Prepaid Dollars are \$484,453. Overdue accounts receivable from unit owners is \$610,631 representing 508 unit owners. Mr. Bill Goddard moved to accept the Treasurer's Report, seconded by Mr. Schachter. The Board voted and the motion passed unanimously.

Executive Director's Report – Al Smith

Mr. Schmier moved to approve The Agreement between CVE MASTER MANAGEMENT COMPANY, INC., and SAFE TECHNOLOGIES for Entrance Gate Security Enhancements at Century Village East, and to authorize the Executive Director of CVE Master Management Company, Inc., to fully execute same. The Agreement shall be effective upon Board approval. Mr. Goddard seconded. Mr. Smith provided an overview of the benefits on the new security enhancements. Mr. Smith stated that the current system we use is dated software and we are purchasing a completely different package. He also stated that the database that Cen- Deer has can be transferred to our database. Mr. Smith discussed some of the benefits of the system such as: residents will not have to call their visitors in daily, overhead cameras at entrances and exits, cameras on license plates, bar code access at all three gates, guests can enter at all three gates, cameras at pedestrian entrances, a printout will be provided to all guests along with directions to their destination and much more. It was also mentioned that this project came in under budget and if approved today, a notice to proceed will be issued and construction will begin in July. After a very favorable discussion, the Board voted and the motion passed unanimously.

Mr. Smith explained the following motion and that this position is funded as part of the Capital Budget and the Construction Project Budget at \$50,000/year. The Capital Budget contained \$50,000 for irrigation construction supervision. The new position of

Construction Project Manager will represent CVEMM in providing this construction oversight over the three (3) years of the construction project. This position will not be filled until after a construction contract has been approved by the Board and the lender. Gene Goldman moved to approve a three (3) year temporary position of Construction Project Manager for the Irrigation Systems at Century Village East construction, and to authorize the Executive Director of CVE Master Management Company, Inc., to fully implement same. The position shall be effective upon Board approval. Mr. Schmier made a friendly amendment for this to take effect after the construction contract is signed at a total cost not to exceed the budgeted amount. Mr. Schachter seconded. After a discussion, the Board voted and the motion passed unanimously.

Mr. Smith explained the following motion and that the Construction Observation Service is funded as part of the Capital Budget and the Construction Project Budget at \$133,330 over the project duration. The Capital Budget contains \$80,000 for Irrigation Construction Observation. Mr. Goldman moved to approve the Fourth Amendment to Agreement between Masuen Consulting, LLC and CVE Master Management Company, Inc., for Consultant Services for Irrigation System Design at Century Village East, Deerfield Beach, Florida, and to authorize the Executive Director of CVE Master Management Company, Inc., to fully execute same. The Agreement shall be effective upon Board approval and full execution by Masuen. Bill Goddard seconded. The Board voted and the motion passed unanimously.

President's Report – Anthony Falco

Welcomed Charles Albert from Bay Management to the MM meeting.

The sealed irrigation bids were opened on May 26 by Todd Mohler of Masuen Consulting; the Irrigation Committee, Mr. Smith, Mr. Bock and Security were present. The bids were witnessed, recorded and are now being scored. The perimeter hedge project is complete and has been signed off. Seacrest has taken over the watering and if some of the plants do not come back when the rainy season begins they will be replaced, but not until natural water is available. There is no new news on the golf course. Ms. Berner complimented Mr. Falco on all the information received today and at yesterday's Area Chair meeting. Mr. Dan Glickman also thanked Mr. Ira Somerset for all his work on these projects.

Business Manager's Report – AJ Bock

Mr. AJ Bock stated that he is in the process of completing the bus pad project. He is receiving bids and will soon award a contract with BOD approval. Painting Le/Club, CVEMM & Pool buildings, in process of getting bids and plans were submitted to the Community Appearance Board for review.

Waterways: The spraying is more frequent and the chemicals are being introduced in the waterways to control weeds. Mr. Boch recently spoke with Ms. Carol Morris from SFWM and was informed a study is being done in Deerfield Beach on the canal banks. Ms. Morris stated between the drought and water conservation, this is the worst it has been in eighty years.

Fence: The East entrance gate at Military Trail was damaged and rotted which required replacement.

Sidewalks: Repaired trip hazard on sidewalks at Activity Center and CVEMM property at Cambridge "A" sidewalk to Blvd.

Paving: Work locations are in Oakridge J-K, Markham, CV Blvd@ Oakridge S&V, Grantham Rd, Ashby D, Cambridge G.

Ms. Berner asked about the torpedo grass growing in the canals and if we can get rid of it. Mr. Falco stated that the Board made a decision, some time ago, to allow the torpedo grass to grow and knit the banks, which was the inexpensive way of having the banks stay together without falling into the canal. Now that the canals are down, the grass is dying because there is no rain.

Committee Reports

There will be a Transportation Committee meeting on Monday, June 20 at 10a.m. in the Clubhouse-Room E. All residents are welcome to attend.

Old Business

None

New Business

None

Open Mic

Rhonda Pittone: Thanked everyone for their hard work and congratulated the Board for the job they are doing.

Fred Zucker: Approximately 2 years ago Comcast stated that they would bring in Digital and in order to receive digital communication we would need adaptors (DTA's) and that everyone would receive two adaptors at no charge. Mr. Smith stated that the DCT's

have a recording device to get on-demand but does not include a recorder. Mr. Ciocca stated that the recorder (DVR) is at an extra cost outside of the bulk contract.

Member's Comments -

Mr. Harry Chizeck: suggested that as the progression goes on with the irrigation system that someone call the Area President of the particular area and let them know what is going on and what the construction is in their area. Mr. Chizeck asked if the Associations could request special irrigation if the Association pays for it.

Mr. Fred Rosenzweig: is delighted to see all the projects that have been worked on for so long come to fruition. He agrees with Mr. Chizeck that information must be given out to the entire Village on the construction. Mr. Smith stated that one of the responsibilities of the project manager is going to be the liaison between the contractor and each of the Building Presidents so that they are aware of what is going on.

Ms. Childrey: was asked to make an announcement: On August 6 in the LeClub there will be a kickoff event, the first of many variety and comedy shows to be held at LeClub. Further information on tickets will be forthcoming in the Reporter.

Mr. Glickman: asked Mr. Smith about the budget process going forward. Mr. Glickman stated that we need more staff to assist in handling the day to day operational aspects of the buses and the many calls that need to be handled regarding Comcast. Mr. Smith stated that it would be nice if we could add a position, similar to a project manager or contract administrator, to assist in the service contracts, but there is a lot of work to be done in the community which has a higher priority. The budget process will begin on August 1.

Ms. Berner: mentioned that the Commissioner was sitting in the back and left when he heard the projects that we approved. He either knocked the Community or MM, not sure, at the last Commissioner's meeting, when he said that nobody complained when the coupon in MM was raised but complained about the utility tax. Ms. Berner stated that she hopes he feels that the projects that we approved today were worthy of the increase and that we are working on a referendum regarding the utility tax. She also stated she was surprised to hear what was going on in the LeClub.

Mr. Schmier: stated that he strongly objects to the editing of MM's minutes in the Reporter - it is close to censorship and objects strongly.

Mr. Goldman: stated the minutes are posted on our website. Although he does not disagree with Mr. Schmier some time ago the Board of the Reporter, based on issues they

had with space, agreed that they would edit those comments that are irrelevant. It may seem as though they are being censored, but not sure if that is their intent. We can remind the residents that our full minutes are on our website and are on channel 98/99.

Mr. Falco: stated that he will speak to Mr. Fine about it and if other portions of the minutes need to be cut back we can do that too. Mr. Falco thanked Mr. Somerset for the conversation they both had last night. He has done a tremendous amount of work on all these projects and hopes that he enjoys himself while he is away.

Mr. Kesselman: asked what was resolved with the Kent Security issue? Mr. Smith stated that all three of the cruisers were replaced with late model 2010 vehicles per the contract; Kent agreed to allow our auditor, at their expense, audit their books; agreed to pay every security guard, who has been on the post since the beginning of the contract; up until the current date, the contract rate -- they will get a certified letter with a check for the amount of money they were shorted for the period they were here; they are adjusting the salaries to the minimum contract rate going forward. Every Friday, Sheldon Blackwell will meet with Al Smith and Andre Vautrin to review issues.

Mr. Somerset: Regarding the comment that the Commissioner made, we didn't have a choice on the coupon increase and did have many complaints. We are well aware that residents are on fixed and limited incomes, which is why we try to reduce costs and make our operations more efficient.

Ms. Berner: In regards to the minutes, at the Reporter's quarterly meeting, it was noted that the purpose of the Reporter is to give information to the community. If we, as volunteer Board members, have something to say, it should not be edited.

Mr. Falco: Stated that it is not right and he said he will talk to Mr. Fine about it, but the paper is limited in terms of space.

Upcoming Meeting: The next Board Meeting will be on July 14 at 9:30a.m.

Motion to adjourn was made at 11:00a.m.

Respectfully submitted,

Anthony Falco