

**Minutes of Master Management Board Meeting
June 11, 2015**

President Donna Capobianco called the meeting to order at 9:28 a.m.

Roll Call:

Present - Dan Glickman, Donna Capobianco, Bill Morse, Michael Routburg, Danielle LoBono, Dick Ciocca

Remotely - Pierre Laliberté, Gene Goldman, Fred Rosenzweig

Meeting Minutes:

(9:30:35 a.m.)

Prior to any motions to approve the meeting minutes, Donna noted that on the May 27, 2015 MM Executive Session Minutes that Agenda Item #1 is being removed completely from the minutes pending further review and research regarding the validity of the vote and that this item will be brought forward again at the July 16th Board Meeting for approval once a resolution has been reached.

Danielle LoBono requested a correction to the May 14th, 2015 Board Meeting Minutes: At the bottom of page 1 – **Officer Election**: "the request was rejected and being no other nominations, the vote was taken and Michael was elected with a vote of 6-1 with 1 abstention." Danielle requested and with the Board's agreement, the last part of the sentence will now read: "**Michael was elected with a vote of 6 yes – 1 no and 1 abstention**".

Dan Glickman noted that during the May 14th Board Meeting the April 23, 2015 MM Executive Session Minutes had been approved noted as being passed 6 -2 . He requested and with the Board's agreement, the last sentence will now read: "**The motion passed 6 – 0 with 2 abstentions to avoid conflict (Michael Routburg and Pierre Laliberté).**"

Dan Glickman moved to accept the May 14, 2015, MM Board Meeting Minutes as amended. The motion was seconded by Dick Ciocca. The motion passed unanimously.

Dan Glickman moved to accept the May 18, 2015, MM Executive Session Meeting Minutes. The motion was seconded by Dick Ciocca. The motion passed unanimously.

Dan Glickman moved to accept the May 27, 2015 MM Executive Session Minutes - Agenda Item #2 only (as noted above Agenda Item #1 was removed from Minutes). The motion was seconded by Dick Ciocca. The motion passed 6 – 0 with 2 abstentions to avoid conflict (Michael Routburg and Pierre Laliberté).

Financial Report – Bill Morse:

(9:37:30 a.m.)

For the month ending May 31, 2015, Revenue was \$1,032,779 and Expenses were \$1,081,257. The Expenses exceeded the Revenue by \$48,478. Bill pointed out key items driving the Expenses over Revenue were primarily the water valve replacement invoices totaling \$173,450 and irrigation system project work of \$41,263.

In response to a Member inquiry, Bill clarified the project is moving faster than anticipated, therefore, a Board decision is needed to decide whether to finish job sooner or hold back and complete the job based on original projections.

YTD Revenue was \$5,176,925 and Expenses were \$5,270,072. The Expenses exceeded the Revenue YTD \$93,148.

The balance sheet is showing Cash of \$1,981,236 and CDs of \$2,709,000. Total Cash is \$4,690,236. The Net Assessments Receivables on uncollected items was \$941,532. Total Assets were \$6,384,975 with Total Liabilities of \$5,657,911 and Total Net Equity \$727,064.

Bill noted the audit report for year ending 12/31/2014 by the Village CPA would be made available pending resolution of the uncollected assessments. Per Member inquiry, Kelly advised certified audit reports for 2013 and 2014 would be announced and published via CVEDB.com and the Reporter in the fall when they resume publication.

President's Report – Donna Capobianco, President: (9:43:13 a.m.)

- 1) Donna announced Andrew Winston as new corporate counsel of CVEMM effective immediately.

After Member inquiry regarding the May Board Meeting Minute's absence in the Reporter, Gene reminded only pre-approved minutes are published. Fred reminded the community has access to all meetings via CVEDB.com.

- 2) Donna reported security concerns in the Village are present as was discussed at the COOCVE Executive / Area Chair meeting, and reminded residents ABM Security is not responsible for individual property 24/7; and noted they can be contacted via telephone and/or Broward Sheriff's Office. Also, suggested contacting your property manager for possible safety provisions.

Executive Director - Kelly O'Meara Hampton: (9:51:22 a.m.)

- 1) Bus Steps-
Kelly informed residents a fifth attempt to modify the bus step has failed, and continued efforts with First Transit would be made, even possibly seeking an alternative company. Per member inquiry, the buses remain ADA compliant. Further comments, suggestions, and recommendations were made by the Board. (Refer to time stamp above for full discussion.)

Dick asked about the possibility of the city bus brought up at a previous meeting. Donna noted she had contacted the city commissioner twice and is currently awaiting feedback.

- 2) Bus Route Optimization - (10:04:37 a.m.)
Data collection would be analyzed for possible route enhancements over the coming month.

- 3) Village Lighting - (10:04:58 a.m.)
Photometric study results were generated and await progress recommendations to move forward; the results would then be furnished to FPL for proposal. Kelly stated FPL had been helpful and emphasized options for cost-effective alternatives would be sought, including the possibility of solar lighting. Per Member inquiry, it was advised a four-week time frame was needed to furnish results to the Board for discussion. (Refer to time stamp above for full discussion.)

- 4) Tree Canopy Project - (10:08:38 a.m.)
Kelly reported over 100 trees planted to date. A discussion ensued regarding ficus trees and what would be mandated to be removed and how MM might use current planting to mitigate current City requirements. A ficus tree survey in the Village was underway to determine which trees would be decided on for removal. An extensive discussion ensued and should be referred to time stamp above for full discussion.)

(10:17:00 a.m.)

Per Member request, pictures will be posted on the Village website depicting the landscape before and after the irrigation replacements. Kelly also announced June 16th, from 8:00 a.m. to 10:00 a.m. a wet check test is scheduled, and looks forward to resident feedback. Also, noted quarterly wet checks would be scheduled hoping to eliminate resident concerns. After a Member suggestion, Walter explained Seacrest Services and East Coast Maintenance and Management would start charging for erroneous wet-check calls. Walter noted an influx of chinch bugs are reported in the Village and they generate brown spots on the grass. Donna said first to contact your property manager for irrigation issues. (Refer to time stamp above for full discussion.)

- 5) Roadway Restriping & Stop Bars - (10:24:15 a.m.)
Roadway restriping will be completed within the next two weeks. Walter noted the grayish hue was due to reflective glass specks in the paint, allowing it to shine bright at night. Kelly explained the roads were old, creating the rough outlines of the restriping. Future road work would be considered.

(10:26:48 a.m.)

Dan asked when parking streets would be restriped. (Refer to time stamp above for full discussion.)

- 6) Rebranding - (10:35:45 a.m.)
At a future workshop, Kelly would introduce the new ideas and plans for discussion. The new rebranding will be easy to use, up to date, and interactive. Kelly encouraged residents to sign up via CVEDB.com to receive community news updates.

- 7) Announcement - (10:36:31 a.m.)
Fernando Navarro, Director of Security for ABM Security Services, will conduct monthly safety seminars in the LeClub building from 10:00 a.m. to 11:00 a.m. The schedule will be posted via the website. Kelly noted flyers were available at the meeting for resident review.

- 8) Water Valve Project - (10:37:35 a.m.)
As Bill noted in his report, the water valve replacement project is current with the replacement of 348 out of 504 valves to date. During a future workshop, it would be decided by Board approval whether to postpone replacement of the remaining valves as budgeted for 2015 or to continue. Walter noted that because of previous water valve replacement numbers are lower than initially quoted.

- 9) Customer Service - (10:38:07 a.m.)
354 inquiries were received for the month of May resulting in 51 work orders at a rate of 2.85 days to complete. Kelly noted some of the inquires being referred to other Village Organizations (Bay Management and COOCVE), many miscellaneous calls not resulting in work orders; walk-ins pertaining to financial matters, and irrigation calls. Kelly asked residents to contact their property manager, who would assess their concerns.

(10:41:03 a.m.)

Donna asked if there was any update related to fishing in the waterways and bike paths (to which both Fred and Gene had comments about) and Kelly advised the matter would be

discussed at next month's meeting. Again, addressed concerns the residents were experiencing issues with Comcast, and Kelly explained the matters were being escalated due to issues with Comcast. (Refer to time stamp above for full discussion.)

Business: (10:57:07 a.m.)
Unfinished - None

New - None

Announcements: (10:57:11 a.m.)
The next meeting is scheduled for July 16, 2015, at 9:30 a.m.

Member Comments: (10:57:30 a.m.)
Danielle wanted to report the safety concern regarding speeding of the buses and wanted them monitored. Kelly took the matter under advisement. Secondly, Danielle pointed out faded stop signs are present in the Village; Walter advised that was an ongoing issue and to report such findings as needed. Danielle wanted to know if the City of Deerfield had made progress related to the pending dumpster issues.

Michael questioned the City's recycling policy pickup.
(Refer to time stamp above for full discussion.)

Open Mic: (11:12:02 a.m.)
Rhonda Pitone - 208 Newport L, Director - Noted the east and west side of her building had indentation around the water valve replacements. Also, wanted to know why the metal casings were not replaced around the PVC pipes. Both Lori and Kelly addressed her comment. Additionally, she expressed gratitude for the new tree plantings. Disagreed buses weren't speeding, and did not find it necessary to lower the bus lift for every stop.

Susan Smith - 3062 Ventnor P - Pointed out the bus step also benefited short people; has witnessed busses speeding; suggested busses run hourly. Also, addressed recent hit-and-runs within the village and reminded residents to be careful.

Laura Routburg - 111 Upminster E - Appreciated the new tree plantings and took notice of other people's positive experience while out walking in the community, and desired the healthy ficus trees remain in the Village, felt the integrity and look of Village is so important and thanked the Board for their service.

Bill Morse exits dais (11:27:40 a.m.)

Richard Kasnove - 126 Lyndhurst F - Wanted to know if a consideration of adding air shocks to the buses was considered. Kelly took the matter under recommendation. Noted his building also had been experiencing Comcast issues and offered his assistance.

Mel Nass - 3081 Oakridge U & Area Chair - Mentioned solutions and suggestions to control the waterways growth in the Village.

Adjourn: (11:34:26 a.m.)
Meeting was adjourned at 11:34 a.m.

(For greater detail, those wishing to hear all comments, discussions, and debates are encouraged to view the meeting video in its entirety or by using the time markers above on www.cvedb.com. Meetings may also be viewed on our Community TV Channel 98.)

Respectfully submitted on behalf of,

Gene Goldman
Secretary
CVEMM Board of Directors

By:
Kelly Serkin
Executive Administrator
CVE Master Management Co., Inc.

The signature above indicates only that these are the minutes adopted by the Board of Directors in open session on _____, 2015.