

Council of Area Chairs Meeting Minutes

June 15, 2011

The Area Chair Meeting for June 15 was called to order by Don Kaplan at 9:30a.m. Mr. Kaplan led the Pledge of Allegiance and a moment of silence. Roll call was taken and a quorum was present.

Don Kaplan moved to waive the reading of the May 11 meeting minutes. Norm Kaplan seconded. Norm Kaplan asked that the following statement be changed from Norm Kaplan - is it possible for COOCVE to work as a group to get a class action suit against motorcycles coming into the Village TO Norm Kaplan - Is it possible for COOCVE to work as a group and get a class action with each building, since most of the documents are the same, regarding motorcycles.

The minutes were approved unanimously by a show of hands with the correction noted.

Presidents Report - Don Kaplan

Mr. Kaplan reminded everyone that the July Area Chair meeting has been cancelled. He then asked for a motion from the floor to cancel the August Area Chair meeting. No motion was made, therefore, the August meeting will continue as scheduled.

Mr. Kaplan made a point of information stating that Joe Rudnick is representing Harwood while he lives in Ventnor. Mr. Kaplan advised COOCVE of this and has asked COOCVE to look into it. He also mentioned that the Islewood Area Vice-Chair, Eleana Charitzky has resigned. He reminded the Chair from Islewood to get in touch with the buildings so that they can vote for a new Area Vice-Chair.

Seacrest Services - Steve Kittredge

Mr. Kittredge mentioned that information has been sent to all buildings regarding hurricane clean-up as well as information on Duraclean. Regarding irrigation this is a very challenging system when under the best of circumstances. Mr. Kittredge stated that this is the worst drought he has ever seen which has created more challenges on the "suction" side.

Don Kaplan: Mentioned that code enforcement recently contacted him regarding trees they put markers on which need to come down. The issue is we do not know what associations the trees belong to. Steve Kittredge stated that he will look into who owns the trees and notify each association. Mr. Kaplan also asked if Steve can explain to the residents the watering responsibilities. Mr. Kittredge explained that MM has hired Seacrest to operate the system

which includes 13 workers including the supervisor. These workers are responsible for turning on the pumps 4 days/week which they are allowed, and opening and closing the 7,000 valves over the course of the 4 days. They also do repairs during that time, which includes repairing/replacing heads, broken lines, pumps and supply side issues. Both Seacrest and East Coast are to repair heads that they break from lawn maintenance. If there are heads broken, residents are asked to generate a work order through MM.

Jules Kesselman: Who is responsible to remove the recycling bins during a storm? Mr. Kittredge stated that East Coast or Seacrest will be responsible to secure the bins for their buildings.

East Coast: James Quintano stated that we originally had contracts with each building for irrigation. Irrigation was then taken away from both East Coast and Seacrest from the buildings and given to MM along with all the money. As of today, East Coast has no responsibility for head replacement. Mr. Kaplan suggested that Area Chairs have their buildings call MM to see who is responsible for head repairs.

Rita Pickar: Can we cut back the mowing since we are not getting rain and the grass is not growing? Mr. Kittredge stated that they are contractually obligated to cut 28 cuts but we can certainly look into it.

Cee Baskin: Because the canals are so low, we are dredging up garbage into the system, is it ruining the system? Mr. Kittredge replied that it is not ruining the system but it is very challenging and creates extra cleaning. At this time, we do not need to make a decision to shut off the pumps.

Don Kaplan asked Nancy about the status on the Committee that was putting welcome packages together? Nancy stated that there was one meeting and another one is planned for Friday 6/17. If anyone has any information or packages from their buildings that we can include, please let us know.

Naomi Redisch: Can we get extra green slips that we use when selling a property? Mr. Kittredge suggested to call the office and the property manager will provide extras.

East Coast Maintenance - James Quintano

Eleana Charitzky has resigned from all positions within the Village so there will be no conflict of interest with East Coast and someone living in the Village.

Parking Enforcement Committee - Danielle L obono

Ms. Lobono provided the Area Chairs with an overview of the Committee and asked for the cooperation of all Building Presidents and Area Chairs to assist the Committee in stopping the campers, recreational vehicles, boats, trailers for motorcycles and jet skis in the Village. The Committee has published a letter in the *Reporter* explaining the procedure. It states in the documents that you can only have these vehicles on the property for 12 hours.

Steven Fine: What action was taken regarding the trailer on the East Gate in the Farnham area? Ms. Lobono stated that Andre was going to follow up with that.

Steven Fine: What are we doing about the snowbirds who will claim they were not aware of these procedures? Ms. Lobono stated that she is asking Seacrest and East Coast to assist in sending out letters to snowbirds explaining the procedure. Both East Coast and Seacrest agreed to assist in sending out the letters.

Dan Glickman: Stated that this is a Committee appointed by the COOCVE BOD and provide a report with its recommendations to the COOCVE BOD, which we did not see. If the Committee has recommendations, they should make them and we should vote and adopt them.

Steven Fine: Stated that they were elected by the BOD of COOCVE to facilitate enforcement of the bylaws - that is the task they were given.

Dan Glickman: Stated that he wasn't aware that appointing the Committee was giving them the power to keep them out.

Danielle Lobono: Mentioned that the Committee is not the final power, the authority has been given to Security to keep them out.

Phillip Norris: Has the Committee considered the business of residents living in Century Village who have writing on their vehicles?

Danielle Lobono: Yes, the Committee is addressing that -- perhaps with magnets to cover the signage. Commercial vehicles are not allowed overnight parking in the Village.

Basil Hales: Once the trailer is here for 12 hours, how do you get them out?

Danielle Lobono: Stated that is why we are asking for the cooperation from all the building associations by placing towing signs around the Village.

Steve Fine: Mentioned that Commissioner Popelsky will be holding a District 3 meeting sometime in August and this will be a good time to ask him why he is supporting this tax. When we get the date we will let you know.

Recreation Committee - Nancy Giordano

Please note that there will be no Recreation Committee meeting held in July.

The ladies sauna is temporarily closed due to a fire from a resident putting a towel on the heating element. We have since ordered bamboo slots to enclose and raise the heating element. Evening aerobics have been discontinued during the summer as there have only been one or two people attending; these classes will resume in the fall. T&M cleaning schedule has been changed to begin in the evenings at 6pm and on weekends in the morning. Recently there was a recall on the drain covers at the satellite pool and our pool meets all requirements and is not affected. A copy of the Engineer's Report will be printed in the Reporter. Pool fans were discussed and the price is approximately \$1,200 per pool. For pools with lower ceilings a commercial grade wall mount fan will be available -- this will be discussed in further detail in the new budget year.

Nostalgic America Magazine is now available in the staff office. Recently there was an issue with a car carrier in the main parking lot. To avoid further issues, a security rover will now escort all carriers to the west end of the main parking lot. The signs that were damaged belonged to the golf course so there was no cost to CVE. Defibrillators will be ordered and placed in the Clubhouse. The show season brochure will be available in the staff office in July and a copy will be printed in the Reporter. The Recreation Committee will be going to the Boca CV on Saturday to check out the sound system that they have installed for the hearing impaired. Nancy also mentioned that she has contacted BJ's and Costco to see if they will give the Village a bulk membership rate.

Naomi Redisch: What pools are next for repaving? Ms. Giordano stated that we are not sure and would have to wait until the new budget year. We are only working on pool maintenance.

Joe Rubino: Do you have a schedule for pool maintenance that you can send to the Area Chairs? Ms. Giordano replied yes, and will send it to Don Kaplan for him to distribute.

COOCVE – Steven Fine

At the BOD's meeting on Tuesday, 6/21, there will be three bylaw amendments brought to the floor for a vote. These bylaws have been published in the Reporter so please take time to read them and make an informed vote. Also, a proposal was brought to the Executive Committee to cancel the July and August BOD meetings. If there is no quorum on Tuesday, the July and August meetings will be cancelled. The Nominating Committee is being formed and there are approximately 14 so far from the various areas.

Master Management – Anthony Falco

The sealed irrigation bids were opened on May 26 by Todd Mohler of Masuen Consulting; the Irrigation Committee, Al Smith and AJ Bock and Security were present. The bids were

witnessed, recorded and are now being scored. Mr. Falco stated with regard to the sprinkler heads, and who is responsible for repairs -- he understood there was an agreement in place that if the heads were broken from lawn maintenance each Company would be responsible for replacing and/or repairing. East Coast disagreed and Mr. Falco stated he would look into it.

The perimeter hedge project has been completed and signed off. Some of the new hedge plants have died or are in shock from transplanting. If the plants do not come back when the rainy season begins they will be replaced, but not until natural water is available. A Comcast agreement was received yesterday (6/14) and will be discussed at the MM meeting on 6/16 at 9:30a.m. in the Activity Center - all are welcome to attend. There is no news to report on the golf course. Aquatic Systems has recently sprayed the lakes. A demonstration of the new Security System was given to the Recreation Committee and the Board. This is a very sophisticated system and a motion will be brought to the MM Board on Thursday. There is a budget of \$140,000 and the project is projected to be under budget. After the contract is signed the project will take approximately 90 days to complete.

Basil Hales: With the new system, when canals are low, will we have the same issues with the heads being clogged? Mr. Falco replied no. The new system will have pop-ups with screens and is a much more sophisticated system.

Caryl Berner; What is floating on top of the canals? Mr. Falco replied that it is torpedo grass floating on top of the canals. When the water rises, it will eventually die and float to the bottom.

Dan Glickman: Stated that the Transportation Committee will meet on Monday, June 20 at 10a.m. in the Clubhouse- room E.

Areas:

Cambridge: There are many people that can drive to the Clubhouse but cannot make the walk from the parking lot to the Clubhouse and we should look into having a shuttle available for residents. Mr. Kaplan replied that it is an excellent suggestion but a Recreation Committee issue. It has been brought up several times but we will revisit it at the next Recreation Meeting.

Joe Rubino: If Joe Rudnick is an Alternate Director or Director in Harwood, he can still be an Area Chair. Don Kaplan agreed and stated that is why I have asked COOCVE to look into it.

Fran Strickoff: I have had a lot of inquires about the possibility of getting Wi-Fi service in the Grantham area. Since the demographics are changing, can you have someone come to an Area Chair meeting and speak about the pros and cons of having this service?

Rita Pickar: Stated that in the Newport area, we have looked into it and have a name of someone who can speak to us about the pros and cons.

Steve Fine: It is a great idea and this person should be invited to an Area Chair meeting or a BOD meeting to discuss the pros and cons.

Open Mic

Carol Garcy: The Richmond pool is an eyesore can anything be done? Ms. Giordano stated that it was discussed at yesterday's Recreation Committee meeting that both the Westbury and Richmond pool chairs would be addressed.

Rhonda Pittone: If you paint the railings, do you need to go before the CAB? Mr. Fine stated yes. Anything that is visible when you drive by.

Basil Hales: Stated that in the Tillford area, code enforcement has made residents remove blocks that were placed behind their units. Mr. Kaplan stated that buildings can allow residents to place blocks behind their units as long as it is removable.

Security - Andre Vautrin

We have made some changes to our supervision schedule -- CVE will now have supervision 16 hours/day from 7a.m. to 11p.m. Andre introduced the new Assistant Director, Tom Marullo. He can be reached at (954) 421-3552.

Fran Strickoff: Recently a private vendor was asked to do work in the Grantham area. The vendor told Ms. Strickoff that she didn't need to call him in as he gets in through the West gate. Mr. Vautrin asked Ms. Strickoff to provide him confidentially the name of the vendor after the meeting.

Fay Adams: Thanked Andre and his security team for their assistance in the many times she has called. The Rovers are very receptive and quick to act in any situation.

Old Business:

None

New Business:

None

The meeting was adjourned at 11:00a.m

URGENT: The Area Chair Meeting has been reinstated for July 13 at 9:30 a.m.

Submitted by,
Don Kaplan