

Master Management Board of Directors

Meeting – July 10, 2008

Members present were Reva Behr, Donna Dowling, Jules Kesselman, Jack Kornfield, Bill Morse, Charles Parness, Donna Capobianco and via phone, Gene Goldman, Ira Somerset and Marilyn Lane. Guest present was Robert Kratchoff, Director of Operations.

Minutes: A motion was made and passed to waive the reading of the minutes.

Treasurer's Report: The CVE Master Management Financial Report, prepared by Bill Morse, was distributed to all Board members and discussed in detail. Special note was made of the increased cost of water and sewer due to the rate hike in Deerfield Beach.

President's Report: Charles Parness said to be sure to turn off all cell phones at Board meetings. Charles stated that Board committees will be restructured so that they can be more efficient. The three Board committees that will not be affected in the restructuring are the Planning, Transportation and Management Replacement Committees.

Comcast does have the right to change the channels and numbers. Most of the changes were redundant channel changes.

A class action lawsuit has been filed against Comcast by Ross Gilson. Since this lawsuit was filed, all communications with Comcast by Master Management have ended on the advice of our attorney. If you would like further information, check with Ross Gilson or your lawyer.

Correspondence: Susan Koser reported letters were received from the following: Florence Kessler regarding her mortgage; May Robinson regarding bird chattering problem; John Massamani and Alice Winapool regarding paving issue; Martin Freedman regarding people climbing the Hillsboro fences; Roslyn Nehls regarding benches, BCT and trolley stop signs; Don Winston regarding the loss of Channel 5; Shelly Baskin regarding a pump.

Committee Reports:

Transportation Committee: Donna Capobianco presented a summary of

the meeting that was held with Broward County Transportation. Once we gather all of the information and facts, we will then report to the community. The goal of the Master Management Board is to provide reasonable rider service to the community and to explore as many possible alternatives to provide transportation services for our residents.

Donna read a quote from a blog, written and posted, by Board member Jack Kornfield. She stated that she felt this was a public slander of this Board and was quite upsetting. She then asked the Chair to poll the Board, asking for the resignation of Jack Kornfield. The Chair then asked Jack to resign. The vote was eight--yes; one -- abstention; and one--no. Jack refused to resign. Donna then asked that the Board reprimand Jack Kornfield for his actions and remove him from every Board committee, as well as bar him from being reappointed to any committee for the remainder of this year. The vote was nine--yes and one--no. This action is being carried out.

Operations: Director of Operations, Bob Kratchoff,

TREE TRIMMING - 95% completed.

Contractors: It has been rumored that we have hired contractors that are not licensed or insured. Please be advised that we do not hire contractors without a license, worker's comp or insurance.

WHITE FLY - There is a major infiltration around the Village. He stated that he is currently getting proposals to treat this issue. The Master Management property has been inspected and is infected. The other properties/buildings have not been inspected; this will be an additional cost. Bob will set up a meeting with COOCVE to discuss this issue with the other buildings/properties.

ACCESS CONTROL SYSTEM - Bob contacted ABDI with regard to leasing equipment, and it is \$9,672 for three years; to purchase equipment is \$6,896. After a discussion, a motion was made to purchase a new Access Control System from ABDI, as listed on the proposal, for \$6,896. Motion was seconded and passed unanimously.

HURRICANE PREPAREDNESS - Bob spoke to National and Seacrest

regarding hurricane preparedness. They both prepared a detailed package, and copies will be distributed to all Board members. After the Board reviews this information, it will be discussed at the next Board Meeting.

Management Company Replacement Committee: Donna Capobianco

Donna discussed a meeting which was held on July 7, 2008 with herself, Bob Kratchoff, Charles Parness and Toby from Seacrest. A three-segmented contract was discussed. This contract would include landscaping services, facilities maintenance services and onsite business management services. Seacrest will be replying back with a proposal. The committee is currently putting an RFP together.

Charles Parness reported on a request from United Security asking for a mid-contract increase. The increase of \$.27 per hour (about \$25,000 per year) was discussed. The proposed increase was rejected. Charles Parness will send a letter to United Security, quoting the January 11, 2007 Board minutes, which states that there will be no further increases for the life of the contract.

GOLF COURSE - A discussion was held on the pros and cons regarding the purchase of the golf course property. It was recommended that we have set up a committee to formally investigate exactly what is involved and refer to Mark Bogan to see if we can legally own golf course property. Bill Morse will send an e-mail to Mark Bogan and Charles Parness will form a committee on this issue.

Gallery Comments/Questions:

Joe Rubino stated that he appreciates the microphones used today and asked if it is a Master Management system or if it goes with the rooms. Yes was the answer to both questions.

Carol Lerner thanked everyone for a good meeting. She said that she is concerned about the transportation issue.

Rhonda Pitone spoke regarding the golf course and Comcast.

Joe Rubino asked if there is a cablevision committee and why Channels 8 and 15 blank.

Roslyn Nehls stated she would like to volunteer for the transportation

committee as she is an avid bus rider.

The meeting was adjourned at 12:00 noon.

Respectfully submitted by Charles Parness