

Council of Area Chairs Meeting

The Area Chair Meeting for July 13 was called to order by Don Kaplan at 9:30am. Mr. Kaplan led the Pledge of Allegiance and a moment of silence. Roll call was taken and a quorum was present.

Joe Rubino moved to waive the reading of the June 15 meeting minutes. Jules Kesselman seconded. Since there were no corrections or additions, the minutes were approved unanimously by a show of hands.

Presidents Report - Don Kaplan

Mr. Kaplan mentioned that Nita Knoller the past editor-in-chief of the Reporter recently passed away. At the COOCVE Executive Meeting, it was stated that Comcast will be here in August to distribute boxes to the residents -- these dates have been changed. Because every resident will need to sign for the free equipment, they will be distributed by area and building. Further information will be forthcoming from Master Management.

Mr. Kaplan mentioned that the June Area Chair minutes were edited by the Reporter. This was discussed at the COOCVE Executive meeting and Mr. Fine explained that the Reporter has the right to remove items for space as long they are not motions and actions. Mr. Kaplan mentioned that this is written in the Reporter, he does not agree with it and would like the Reporter to contact the Chairperson to make them aware when this is being done. Mr. Kaplan also reminded the Chairs that the minutes, as submitted to the Reporter, are e-mailed to them each month and are also available in the COOCVE office. Mr. Rubino stated that when we approve the minutes at the Area Chair meetings, we should make sure we are approving the minutes sent out by the Scribe and not the minutes published in the Reporter. Mr. Kaplan agreed with him.

Islewood recently elected a new Area Vice Chair -- Elaine Solomon.

Mr. Kaplan stated that he received a call from an Area Chair in reference to someone who wanted a pass to get into their building -- this person was on the deed but didn't have a pass. No one was available in the building and the seal was in Canada with the President. Mr. Kaplan stated that this is illegal -- the seal must not leave the premises or be within 50 miles. The ID office called everyone on the building list but no one was available, so they called MM. Mr. Kaplan was told that, the President of MM, Mr Somerset, authorized Ms. Childrey, who is not on any Committee, to okay the pass. MM has nothing to do with this and should not be involved. Mr. Kaplan stated that this cannot be done without the seal. Mr. Kaplan urged all Area Chairs to go back to their Presidents and let them know that this is happening and that the seal cannot leave the premises or be within 50 miles. Mr. Rubino asked if the buildings can work with Seacrest to get the building manager involved? Mr. Kaplan replied yes, that's a good idea. Seacrest replied that they are already doing that for some buildings. Norm Kaplan stated that several months ago someone in the Farnham area had a guest coming in and no one was around in their building. The ID office called him and asked if they could use his seal to provide this person a pass. Don Kaplan replied that it would be okay to do that since he is the Area Chair. Mr. Kaplan stated that Building Presidents must make arrangements when they leave, not take the seal out of state and make sure they tell their Area Chair who is in charge when they leave.

Areas:

Durham - In the recent newsletter that Seacrest e-mailed, there was an article on hurricanes which suggested residents to watch channels 12 and 25 for information. CVE does not receive these channels as we are in Broward County -- not Palm Beach. Will MM put an article in the Reporter explaining what we will be getting with the new Comcast contract? Mr. Kaplan replied that MM is looking into it as it was brought up at the COOCVE Executive meeting.

Grantham - Regarding Comcast, the letter needs to be clear on what we are getting and what we are not getting.

Keswick - What happens during a hurricane when buildings do not have their Presidents on the property? Mr. Kaplan stated that it is the buildings' responsibility to communicate hurricane preparedness procedures to their residents and inform them who is in charge. He suggested for Keswick to have an area meeting regarding hurricane preparedness.

Lyndhurst - Recently FPL put new wiring in the Lyndhurst area -- we hope that this solves the many outages that we have had.

Markham - Regarding the absentee of officers in buildings, when buildings elect officers that are out of state or out of the country, it is their choice -- no one can run a building from 1000 miles away. Regarding the minutes, if there is something important, it should be submitted as an article -- the Reporter is always looking for newsworthy articles.

Richmond - Will there be a separate meeting for snowbirds to get equipment from Comcast? Mr. Kaplan replied yes, there will be meetings set up as everyone will need to sign off for the free equipment. Is MM looking into the white fly issue? Mr. Kaplan stated that MM is looking into it and suggested she attend the MM meeting.

Open Mic

Mr. Harry Chizeck explained that perspective buyers are supposed to have an interview with the Building President, complete and return the package of forms along with the fee of either \$100 or \$200. He stated that in some cases, this is not happening. The real estate agents are getting these forms, having the buyers fill them out and the Building President is not getting a chance to interview the buyers and explain the rules of the building. Collections then have to call these residents and explain that they are behind in their MM, Seacrest or CenDeer coupons. They reply that no one ever told them about these payments and explain they never had an interview with the Building President. Mr. Chizeck asked the Area Chairs to go back to their Presidents and emphasize the importance of getting involved in this process. If the agents can't abide by our rules, then they should be banned from operating in the Village. If you have any ideas or suggestions, please let the collections committee know.

Ms. Behr stated that when you purchase an apartment you are given information on where to go, what your maintenance is, the entities you need to pay and what your responsibilities are. If Presidents are not adhering to what they should be doing, because they don't want to store the documents, etc. that is not the realtors problem. A President can establish rules for their building as long as they are within the condo documents. There are apartments that cannot close because Presidents who are snowbirds are taking home the seals.

Ms. Olmstead stated that most of the issues come from deed transfers -- any attorney can do this and the building isn't even aware of it. It is going to a son or daughter who is not paying the bills.

Ms. Behr stated that children that inherit apartments are not filling out the required paperwork and are not getting Board approval. Mr. Kaplan stated that all occupants of the unit must be approved by the BOD's; the paperwork cannot go through without the seal of the building and only the BOD's of the Building can put the seal on the paperwork.

Caryl Berner - Thanked Cee and Shelly Baskin, Fran, Nancy and Danielle, Joe and Fred who assisted in getting signatures for the Utility Tax Bill. We will be at the clubhouse again next Tuesday (7/19). Ms. Berner spoke about the tax bill and stated there are currently 80 days left to get signatures. Ms. Berner stated that petitions will be available at Shelby's from 9am-12pm on Saturday 7/16 and Sunday 7/17; Constitution Park from 1pm-9pm on Saturday 7/16 and The Cove Deli from 9am-3pm - Tuesday thru Sunday next week.

Old Business:

None

New Business:

None

The meeting was adjourned at 11:00am

Submitted by,
Don Kaplan