

Minutes of Master Management Board Meeting July 14, 2011

Acting President Anthony Falco called the meeting to order at 9:30am.

In attendance were: Reva Behr, Norm Bloom, Harry Chizeck Dan Glickman, Anthony Falco, Bill Goddard, Jules Kesselman, Judy Olmstead, Alan Schachter, Mel Schmier; Via Telephone: Dick Ciocca, Gene Goldman, Fred Rosenzweig and Ira Somerset; Staff present: Al Smith, Executive Director; Donna Childrey, Office Manager; AJ Bock, Business Manager

Mr. Falco provided Board members on the phone with a phone number to call in case they are disconnected.

Open Mic

Rhonda Pittone mentioned that there is a 6" hole between Newport J and F which needs to be looked at.

Steve Fine thanked MM and security for their cooperation in helping to remove illegally parked vehicles in the Village. He also congratulated MM in their new business venture, LeClub-it's a very good idea -- what will you do with any profits that are made? Mr. Smith replied that any profits will be used to offset the operating and maintenance costs of the facility. If there is money left after that, it will be put back into the capital improvement account. The shows will stop if there is money lost. Mr. Fine read some of the remarks from the June MM minutes that were printed in the Reporter regarding the editing of committee minutes. Mr. Fine stated that the Masthead, which is printed in the Reporter explains what the policy is. There is no intent on anyone's part to edit any language -- only motions and actions should be reported in the minutes. Mr. Fine stated that you cannot accuse or make an accusation without knowing the facts.

Minutes

Dick Ciocca moved to waive the reading and accept the minutes from the meeting on June 16. Seconded by Alan Schachter. Motion passed unanimously.

Reva Behr moved to waive the reading and accept the minutes from the Executive Session meeting on June 21. Seconded by Alan Schachter. Mr. Somerset asked that minutes reflect the following; after Mr. Smith spoke, Mr. Falco excused him from the meeting which was approximately 2pm. Mr. Somerset would also like the minutes to reflect that a copy of the motion was given to the Board member. The motion passed with the corrections noted.

Financial Report – Norm Bloom/Donna Childrey

Mr. Bloom stated that the budget process will begin in early August. The CVE Master Management Financial Report prepared by Donna Childrey was distributed to all Board members and discussed by Mr. Bloom in detail. For the month of June the Total Income was \$976,941; Total Expenses were \$1,001,641; Net Loss was \$24,700. YTD Total Income is \$5,861,485. Total Expenses are \$5,248,678; Net Income is \$612,808. Cash on Hand is \$3,019,808; Total Assets are \$3,797,470; Total Liabilities are \$1,300,899 and Total Equity is \$2,496,570; Prepaid Dollars are \$613,512. Overdue accounts receivable from unit owners is \$627,568 representing 516 unit owners. Jules Kesselman moved to accept the Treasurer's Report, Seconded by Bill Goddard. The Board voted and the motion passed unanimously.

Presidents Report – Anthony Falco

Currently working on three large projects; bus pads, painting at LeClub and irrigation project. Bids have been received on the bus pad and painting project. The attorneys are finalizing the irrigation contract which should be completed within the next two weeks. Once the final contract is complete, the Irrigation

Committee will meet and then discuss it with the Board. A special meeting will be held to discuss and approve these three issues. Deployment meetings are being held with Comcast executives to discuss the deployment of the boxes. The target date will be around September 1 to distribute the boxes. Comcast will be sending out letters explaining the additions/changes to all residents.

Executive Director's Report – Al Smith

Mr. Smith stated that they have received 3 agreements for the painting of LeClub & pool deck on the patio areas as well as the bus pad project. Both of these projects are approximately \$20,000. Mr. Smith discussed transferring surplus funds of \$24,343.03 from the Perimeter Hedge Replacement Project and use a portion of the money for landscape replacement at the main entrance. Mr. Smith stated that funds will be available to replace any hedges that die from the perimeter hedge project. Mr. Somerset asked if any of the remaining money would be used for a privacy screen along Hillsboro Blvd? Mr. Smith stated there is not enough money to do that and this is a higher priority. Ms. Olmstead stated that this amount is a lot to spend on landscaping for the main gate. Mr. Smith stated the intent is not to spend the full amount, but to free up the allowance for landscaping. The current estimate for the main gate is less than \$10,000. Gene Goldman **moved to use the remaining \$24,343.03 in Account Number 5330000 – Perimeter Hedge Replacement for Landscape Replacement at the Main Entrance of Century Village East.** Al Schachter seconded. After a discussion, the **Motion passed** 13-1 (No vote: Judy).

Mr. Smith discussed a proposed agreement from Seacrest Services for storm debris removal which sets the hourly prices for services and equipment in the event we have a hurricane. There is no financial impact or charges unless there is a hurricane. Mr. Smith stated that this agreement can be cancelled with written notice. Dick Ciocca **moved to approve the proposal from Seacrest Services, Inc. for “2011 Hurricane Clean-up Pre-Approval and Work Authorization” and to authorize the Execution Director of CVE Master Management Company, Inc. to fully execute same with a Not-to-Exceed cap of \$200,000;** Gene Goldman seconded. **Motion passed** unanimously.

Mr. Smith discussed the right of entry agreement with the City of Deerfield Beach which allows the City to come in, open up our roads and remove debris, so that emergency vehicles can get through. Dick Ciocca **moved to approve the “Storm Generated Debris Removal Right of Entry Agreement” with the Department of Public Works and Environmental Services, City of Deerfield Beach, Florida, and to authorize the Executive Director of CVE Master Management Company, Inc. to fully execute same;** Judy Olmstead seconded. After a discussion, it was agreed when returning the signed agreement, Mr. Smith send a letter stating the agreement is between MM property and the City. If the City wants this agreement with the associations, they will need to contact each of them individually. The **Motion passed** unanimously.

Security Gate Enhancement - progressing smoothly, most of the equipment has been received.
Le Club - Grand Opening Event at Le Club is scheduled for Sunday, August 7 at 7:30pm with Brent Charles and Band. This event will take place in an informal setting where casual attire is permitted. Attendees are welcome to bring their own adult beverages and snacks; ice, mixers and glasses will be provided free of charge. A 50 passenger motor coach will run shuttle bus service from the Clubhouse to Le Club and return prior to and after the performance, and the 5/6 bus will be running its regular route. Tickets are \$8.50/person and can be purchased in advance at the MM office or at the Le Club box office on show night. Mr. Goddard stated that tables can also be reserved by calling the MM office.

Business Manager's Report – AJ Bock

Safe Technologies: Currently upgrading existing security gates at CVEMM. Permit issued and work started on 7/2/11. Electrical inspections will be completed next week.

Code Enforcement: As of 6/28/11, the City of Deerfield has extended the tree permit deadline for an additional 30 days.

Swansea "B" Fence Damage: The Swansea B fence was damaged by a car and was paid by insurance on 6/27/11.

Plumbing Mart Inc: Plumbing Mart working at Lyndhurst knocked down light pole # L-17 - new pole and top light are needed. Payment for damages was received on 7/8/11.

CVEMM Main Gate Landscape: Received e-mail from property management, Wells Fargo, granting CVEMM approval to plant trees and shrubs on the property adjacent to CVE.

Bus Pads and Benches Project: Requesting approval from BOD on 7/14/11 to approve phase two--80 pads. Mr. Fine stated that they are in the process of contributing additional bus shelters; therefore it would be beneficial to have a meeting prior to installation of the additional pads to see if the Reporter can contribute to the cost.

CVEMM sprinkler motors: Replacement motors with pumps (15HP 3PH) have been ordered for Ventnor "S" and Cambridge "F".

Ms. Behr thanked Mr. Bock for the efforts he has done in getting MM back reimbursements owed to them.

Committee Reports

Bylaws Committee - Alan Schachter - The Committee has met a few times and has prepared proposed changes to the Bylaws. He mentioned that these changes are being typed; once completed, the Committee members will review and the bylaws will be sent to the MM Board for their review. Changes can then be submitted in writing to Mr. Schachter. After all changes are finalized, it will be brought to the next MM Board meeting for approval. Mr. Schachter thanked all the Committee members for their cooperation.

Transportation Committee - Dan Glickman - The Committee met on Thursday, June 17 and in attendance were Dan Glickman, Al Schachter, Mel Schmier, Al Smith, Louis Herring and approximately 25 residents. The following recommendations passed unanimously, were subsequently concurred in by the Executive Director and Acting President and implemented during the first week of July. It was noted that CVEMM Board approval was not necessary as these actions were within budgetary constraints. 1. The Kosher Supermarket be a stop on the East Route on Sunday with the only other stop being the Festival Flea Market, eliminating the stop at Sawgrass Promenade, and on Thursday the stop at the Kosher Supermarket will be decided by the Executive Director in consultation with the Transportation Committee and Quality Transportation. 2. The schedules of the #1 bus and the #5/6 bus be adjusted to accommodate a stop by the #5/6 bus at Ventnor G and other buildings as appropriate. 3. On Saturday afternoon the 3:15pm run of the East Bus will stop at Town Center then our Lady of Mercy Church then the Sawgrass Promenade and pick up at Our Lady of Mercy Church at 5:15pm -- no change to the run between 4:00pm-4:45pm and at no cost to MM. The revised schedule will be available at the Clubhouse and will be printed in the Reporter.

Old Business - None

New Business -

Mr. Schmier asked that Board members on the phone identify themselves before they speak.

Member's Comments -

Ira Somerset - Thanked everyone for pitching in during the summer and the remainder of the year.

Dick Ciocca - Stated that he phoned in for a Committee meeting several times and no one picked up the phone. Mr. Schachter apologized as the phone did not ring because it was not hooked up properly.

Fred Rosenzweig - On June 16 there were many projects passed, and congratulated Al Smith on communicating this information to the community about the projects. He also stated that it might be a good idea to put out a communication to the residents on the gate enhancements when that project is complete.

Dan Glickman - He stated that he was shocked on the revitalization of the perimeter hedges. About half of the plants were doing fair to poorly and of those about 75% are coming back and looking quite good.

Reva Behr - Mentioned that she is very disturbed at the condition of Military Trail when making the right off Hillsboro toward SW10th Street. The driveway passed Bank of America is inoperable. There is no sidewalk, major potholes, loose gravel on the street and the area from Hillsboro to where the fence was knocked down is in total ruins. There is nothing happening and it has been weeks since any work has been done. Al Smith replied that it is not a City project it is a County project. He called the person in charge of the project but he is on vacation this week. He will follow-up with him on Monday and find out what the delay has been.

Upcoming Meeting: The next Board Meeting will be on August 11 at 9:30am.

Motion to adjourn was made at 10:46am

Respectfully submitted,
Anthony Falco Acting President