

COOCVE Board of Directors Meeting July 21, 2009

Charlie Parness, 1st Vice President, called the meeting to order at 9:40 a.m., announcing that he would chair the meeting in the absence of President Steve Fine.

After the Pledge of Allegiance and moment of silence, Charlie gave the floor to a representative of the Broward County Sheriff's Department. The deputy reported several crimes in the Village.

Barbara Brown of Berkshire B asked the deputy what law enforcement could do about someone living in a car, parked in her building's parking lot, but not belonging to a resident there. The deputy said that they could not remove the car unless the car was stolen and it is up to the Association.

Shelly Baskin of Richmond F said he wanted to take advantage of the deputy's presence to announce that Seacrest's background check had exposed a criminal record of a potential condo buyer that the applicant had dishonestly not disclosed on his application. Associations should pay careful attention to these background checks, and not waive them. In response to a question about this incident, the deputy confirmed that people with criminal records that have paid their debt to society do have civil rights, and can't be automatically excluded from housing. However, lying about one's record is grounds for rejection, which happened in the case cited by Shelly Baskin.

After the deputy's presentation, Charlie Parness announced that attendance was 95, below the quorum, and we had to dispense with the waiving of the reading of the minutes and approval of the minutes of the previous meeting of June 16, 2009, which were published in the July 2009 issue of the *CVE Reporter*, and the Treasurer's report.

Charlie urged that residents consider volunteering for the Nominating Committee, which the President will select and introduce at the August 18th meeting, per our bylaws. He also announced that there will be a candidates' forum which will be chaired by the Nominating Committee.

Charlie also announced that COOCVE had engaged Pat Murphy to file with the state our recent Bylaws amendments, and per our Bylaws the President

needs the directors' approval to pay the resulting legal bills of \$1,325.97.

COOCVE is proposing the engagement of Mr. Murphy as our counsel to defend the lawsuit by Ventnor B and Ross Gilson against COOCVE concerning claims arising from damage caused by the July 7, 2005 fire at Ventnor B and from Hurricane Wilma later that year. Charlie noted that Master Management is also a defendant in this case, and that COOCVE and Master Management had agreed to have Pat Murphy defend both organizations. As we lacked a quorum to vote on these two actions, Charlie confirmed that COOCVE would move ahead the litigation defense, and would present the matters for a formal vote at the next meeting when there is a quorum. In the meantime, Charlie asked for a show of hands from the directors present if they approved of these actions, and an overwhelming majority raised their hands in support.

Secretary Ken Barnett then read a letter from a resident of Newport to Steve Fine as President of COOCVE, complaining of someone selling used cars in her Association's parking lot, with the consent of the Association President, which the letter writer said was bringing in many strangers and she felt was compromising our security.

Charlie then asked for Committee reports. Bruce Gurseley asked to address the directors on behalf of the Bylaws Committee, so as an informational courtesy he could describe 3 changes to the bylaws that the Bylaws Committee will be publishing and presenting for vote as prescribed in our Bylaws:

1. Amend Section 8.12: Increase from \$250 to \$500 the amount of expenditure that the President can approve without prior approval of the Board of Directors.

2. Amend Section 8.2: Increase from one year to two years the term of COOCVE officers.

3. Amend Section 8.2: Limit a COOCVE officer to no more than two consecutive terms in the same position.

Charlie noted that under our Bylaws, directors could not discuss these Amendments at this Meeting. Charlie then opened up the floor for Open Microphone.

Phil Russo of Durham H noted a similar problem to the one cited earlier to the deputy, of cars parked in the Village whose owners don't live here. Phil knew in one case that the car belongs to an aide who no longer works for a resident.

Bernie Parness announced that the City of Deerfield Beach will hold a budget meeting on August 4th at 7 p.m. in City Hall, and urged residents to attend as we pay taxes to the City. One director noted that the Broward County Commission also meets on August 4th, when they will discuss the libraries. (Note: That meeting is at 2 p.m. for the public.)

Sheila LeBono complained about the inconsistent and confusing information from Comcast about how to get the set-top boxes needed for older TVs to get the TV Guide channel and other features. Reva Behr of Master Management said they had finally met with Comcast's director for Broward County, and that he acknowledged that Comcast staff was not doing an adequate job and would take steps to correct it. Reva asked for patience and trust from residents in the meantime.

The meeting adjourned at 10:15 a.m.

Respectfully Submitted,
Ken Barnett, Secretary