

Minutes of Master Management Board Meeting

8-13-09

Acting President Anthony Falco called the meeting to order at 9:30 am on Thursday, August 13, 2009. In attendance were: Anthony Falco, J. William Goddard, Jack Kornfield, Bill Morse, Charlie Parness, Mel Schmier, and Susan Koser. The following attended by phone: Reva Behr, Dick Ciocca, Gene Goldman, Ira Somerset. Guest present was Bob Dolson, Business Manager.

Open Mike

Rhonda Pittone - Newport L; Newport is still not getting enough irrigation water.

Roslyn Nehls - Sprinklers not working; stop sign at end of bus depot should be installed; sprinklers not being repaired by Seacrest.

Minutes

A motion was made by Charlie Parness to waive the reading of the minutes. Bill Morse seconded. Motion passed unanimously. Jack Kornfield asked that the following change be made to the minutes; the 2nd full paragraph of the fifth column on page 5A of the *Reporter* should read: Jack Kornfield asked the Committee to question Comcast stating that Comcast should give residents a converter for free. We won't get the on-demand channels but we won't be paying extra money for things they have taken away. Mel Schmier moved to approve the minutes as amended. Charlie Parness seconded. Motion passed unanimously.

Acting Presidents Report – Anthony Falco

Administrative Assistant - Reva Behr moved to approve the salary increase for Kelly Serkin effective September 1, 2009 for the amount stipulated. Bill Morse seconded. Motion passed unanimously.

IDG Report –We are working with Mr. Perkins for further clarification of some items in his preliminary draft report. The Board will have the final report shortly and Mr. Perkins will then meet with the Board to discuss the report in detail and answer questions that the Board may have.

Ventnor B Lawsuit Update – Lawsuit has been turned over to Patrick Murphy and he will be representing MM and COOCVE.

Emergency Fire Alarm expense over \$500. Replacement of two outdated water gauges at the LeClub and Activity Center for a total cost of \$790. Mel Schmier

moved that the Board approve the expenditure; Jack Kornfield seconded. Motion passed unanimously.

Request for payment of legal fees for unit 69 Lyndhurst C (Elaine Gatos foreclosure), in the amount of \$630. Mel Schmier moved that the Board approve the expenditure; Jack Kornfield seconded. Motion passed unanimously.

Financial Report - Bill Morse

The CVE Master Management Financial Report prepared by Bill Morse was e-mailed to all Board members and discussed in detail. For the month of July 2009 the Total Income was \$746,057; Total Expenses were \$764,082; Net Loss was (\$18,025). YTD Total Income is \$5,228,007, Total Expenses are \$5,385,820; Operating Loss is (\$157,813). Total Assets are \$2,004,009, Total Liabilities are \$1,130,201 and Total Equity is \$873,807. Overdue accounts receivable from unit owners including 12/31/08 balances through the end of July is \$283,240 representing 892 unit owners. 334 unit owners over 30 days is \$30,482; 90 unit owners over 60 days is \$16,783; 70 unit owners over 90 days is \$20,080; 28 unit owners over 120 days is \$11,344; 16 unit owners over 150 days is \$7,614; 132 unit owners over 180 days is \$77,486; 97 unit owners over 210 days is \$117,677. Bill Morse discussed with the Board re-instituting a \$10.00 late fee to unit owners when their monthly MM coupon payment is not received by the 10th of the month. Seacrest has indicated to Mr. Morse that they can implement this based his instructions. Mr. Morse will discuss this implementation with Seacrest to begin January, 2010. The Board thanked the Falco/Chizeck collection agency for their help and assistance in the collections of the A/R. The Board agreed to send a letter to Carol Falco and Irene Chizeck thanking them for their hard work and assistance in the collections.

Business Manager's Report - Bob Dolson

Correspondence. Several complaints were received that the rest rooms at the Tilford Pool were being locked before the pool closed; this procedure was corrected and restrooms are locked after the pool closes. Comments were received on the location of some signs obstructing visibility when exiting parking lots; the signs will be examined and relocated to a better location if possible. Comments were received about buses leaving four to five minutes after the

schedule start time; this practice was discussed with the Transportation Committee and Quality Transportation - the buses are now being dispatched "on time".

LeClub Air Conditioning. Units are in place, final hook-up of ductwork is in progress.

Irrigation. Pump station repairs to date total \$38,124; Authorized up to \$40,000. Mel Schmier moved to add an additional amount of \$4,000 for irrigation repairs. Dick Ciocca seconded. Motion passed unanimously.

Lakes and Waterways. Aquatic Systems terminated the technician that was servicing Century Village and the area supervisor has taken over treatment at CVE. They have begun broadcast treatments to affect the deep water vegetation. The result is vegetation has detached from its roots, floated to the top, and is in the process of decomposing. Aquatic Systems is working to fix the problem. This process will not be completed for several months. The lakes and waterways should be in excellent condition by mid-November. We will be receiving a recommendation from Aquatic Systems that will include plantings in the littoral shelf, on the lake banks, or a combination of the two.

Landscape. (RFA # 121) Reva Behr moved to approve the proposal from Seacrest Services to mulch the MM areas along Century Blvd. and along the entrance roadways as specified on the proposal at a cost of \$2,662.50 plus any permit fees and tax. Gene Goldman seconded. Motion passed 10:1. (Yes votes: Reva Behr, Dick Ciocca, Anthony Falco, Gene Goldman, Bill Goddard, Susan Koser, Bill Morse, Charlie Parness, Mel Schmier, Ira Somerset; No vote: Jack Kornfield).

(RFA # 122) Gene Goldman moved to approve the proposal from Seacrest Services for the third white fly treatment as specified on the proposal dated 8/7/09 at a cost of \$11,829.45 plus any applicable permit fees and tax. Dick Ciocca seconded. Charlie Parness asked Bob Dolson how much it would cost to replace all the hedges with non-ficus shrubbery. After a discussion, Charlie Parness moved to table. Jack Kornfield seconded. The motion to table was defeated 5:6. (Yes votes: Reva Behr, Dick Ciocca, Jack Kornfield, Susan Koser, Charlie Parness; No votes: Anthony Falco, Bill Goddard, Gene Goldman, Bill Morse, Mel

Schmier, Ira Somerset). During discussion of the original motion, it was pointed out that we have begun a program of inter-planting with cocoplum shrubs. The Board then voted on the original motion and it was passed 9:2: (Yes votes: Reva Behr, Dick Ciocca, Anthony Falco, Gene Goldman, Bill Goddard, Susan Koser, Bill Morse, Mel Schmier, Ira Somerset; No votes: Jack Kornfield, Charlie Parness).

Maintenance Issues. The fence at Tilford Pool has been completed. Concrete poles are scheduled to be installed on 8/14 & 8/15. During the week of 8/17 new fixtures will be wired and installed and old poles and fixtures will be removed. Mel Schmier asked Bob Dolson for his report on more cost-effective lighting – Bob has not completed it.

(RFA # 116). Gene Goldman moved to authorize Ability Glass and Mirror to replace three cracked/broken windows in LeClub and replace two mechanical door closer mechanisms for the restrooms at Tilford Pool as outlined in the proposal dated July 16, 2009 for \$2,641.20 including tax. Dick Ciocca seconded. Motion passed unanimously.

REVA BEHR signed off

(RFA #117). Bill Goddard moved to contract with Medallion to install 5'x10' VCT in the Activity Center for an additional food coffee/service area for \$600 plus tax and applicable permit fees. Dick Ciocca seconded. Motion passed 9:1 (Yes votes: Dick Ciocca, Anthony Falco, Bill Goddard, Gene Goldman, Susan Koser, Bill Morse, Charlie Parness, Mel Schmier and Ira Somerset. No vote: Jack Kornfield).

Road Repairs

(RFA #115). Mel Schmier moved to approve Five Star Paving to repair 1,664 square yards of asphalt for \$30,720 plus tax and permit fees if applicable. Charlie Parness seconded. Motion passed unanimously.

(RFA #118) Dick Ciocca moved to approve the proposal from Cadillac Electric to replace the electric feed as specified on the proposal dated 7/2/09 in Berkshire at a cost of \$575 plus permit fees, trenching fees, and tax. Trenching is estimated at \$450 for a total cost of \$1,025. Charlie Parness seconded. Motion passed unanimously.

(RFA #119). Gene Goldman moved to approve the proposal dated 8/7/09 from Seacrest Services to divert storm water and improve drainage on the north side of the Tilford pool deck as specified on the proposal dated 8/7/09 at a cost of \$1,250

plus permit fees and tax. Bill Goddard seconded. Motion passed 9:1. (Yes votes: Dick Ciocca, Anthony Falco, Bill Goddard, Gene Goldman, Susan Koser, Bill Morse, Charlie Parness, Mel Schmier and Ira Somerset; No vote: Jack Kornfield.).

(RFA #120) Gene Goldman moved to approve the proposal from Seacrest Services to cut the swales at Century Boulevard intersections as specified on the proposal dated 8/7/09 at a cost of \$3,200 plus any applicable permit fees and tax. Seconded by Ira Somerset. Bill Goddard moved to table. Jack Kornfield seconded. Motion defeated 4:6. (Yes votes: Dick Ciocca; Bill Goddard, Jack Kornfield and Charlie Parness; No votes: Anthony Falco, Gene Goldman, Susan Koser, Bill Morse, Mel Schmier and Ira Somerset). The original motion was voted on and the motion was passed 9:1. (Yes votes: Dick Ciocca; Anthony Falco, Bill Goddard, Gene Goldman, Susan Koser, Bill Morse, Charlie Parness, Mel Schmier and Ira Somerset; No vote Jack Kornfield).

Roofing Project. Roofing complete with the exception of the architectural detail in front of LeClub. When the old material was removed the roofers found that the radius red-iron ribs were not parallel and had been shimmed with plywood to parallel the radius ribs. This method will not pass today's hurricane code. Advanced Roofing will discuss with their engineer to determine a resolution.

Security. An unknown woman was reported "on the ground" at the Tilford Pool through the auto dial pool emergency phone system. Security was alerted and arrived just as the ambulance was leaving.

Signs. Signs were installed completing the contract with the sign vendor.

Termites in Le Club. Mel Schmier asked Bob Dolson about the termites that were found at the Temple and why the items can't be treated. The Board asked Bob Dolson to discuss with the Temple the next course of action and to have Bob Dolson re-question the exterminating companies to find out if there are really termites in the building since there are different reports.

By-Laws Committee – Mel Schmier/Charlie Parness

The Bylaws Committee recommends an amendment to our Bylaws increasing the amount the President may expend without BOD approval from \$500 to \$1000: Sec. 8.4 now reads in part... "he may approve expenditures not exceeding Five Hundred (\$500) Dollars without prior approval of the Board of Directors;"...

Proposed amendment: ... "he may approve expenditures not exceeding One Thousand (\$1,000) Dollars without prior approval of the Board of Directors, provided however, that he may not incrementally fund in that manner, expenditures greater than One Thousand (\$1,000) Dollars not previously approved by the Board of Directors;"...

If this is approved, it will be presented to the COOCVE BOD, which is the voting member, for approval at their next meeting as is required by MM Bylaws. Mel Schmier moved to adopt the amendment to the MM Bylaws. Charlie Parness seconded. Motion passed 9:1. (Yes votes: Dick Ciocca; Anthony Falco, Bill Goddard, Gene Goldman, Susan Koser, Bill Morse, Charlie Parness, Mel Schmier and Ira Somerset; No vote: Jack Kornfield).

Comcast Committee – Anthony Falco//Dick Ciocca

The Comcast Committee recently had a meeting with the Comcast representatives. Anthony Falco will be sending the minutes of the meeting to the BOD. Our representative from Comcast, Ramona Smith, will be attending the Area Chair meeting and the COOCVE meeting in September and a town hall meeting to be held after January 1 to answer questions. Distribute boxes at CVE at no charge beginning on 10/21/09 through July 2010 (which is when the free box contract will end). After that, there will be a charge of \$2.99+taxes to keep the box. Spoke about some channel changes; agreed to meet annually with the Comcast Committee; Came up with a program for channels 98/99 and it is currently being tested.

Transportation Committee – Charlie Parness

Charlie Parness distributed and discussed with the Board the Transportation Report which recommends totally eliminating the stops at CVS; and on Sundays, having the East route bus go directly to Festival Flea Market from the Clubhouse, stopping at Publix at the Sawgrass Promenade and Winn-Dixie only on the return trip to the Clubhouse. Charlie Parness moved to have the route changes as recommended, Mel Schmier seconded. Motion passed unanimously.

Golf Course Committee

Bill Morse informed the Board that we have not heard from Fairway Investors regarding the Letter of Intent. Legal fees so far are \$6,300 and the project is on hold with the attorney.

Executive Search Committee

Bill Goddard distributed guidelines for the position of Executive Director of CVEMM and asked the Board members for comments by the next MMBOD meeting.

New Business

Bar Codes. Anthony Falco requested permission to order new Barcodes. Bill Morse moved to purchase 2,000 barcodes at a maximum cost of \$4,800 plus tax/shipping. Gene Goldman seconded. Motion passed unanimously.

The board asked Seacrest to provide to Bob Dolson a report specifying the days each building received irrigation during the previous week.

Jack Kornfield moved that an informal committee of the whole, chaired by Jack Kornfield, and meeting by, and soliciting input via internet, develop a list of sanctions that might be applied against a person or persons or an organization that violates MM irrigation rules or MM traffic rules, and report the same to the October meeting of the MMBOD. Charlie Parness seconded. The motion was out of order as the president has the authority to appoint committees. Anthony Falco, as acting president (in conjunction with President Ira Somerset) appointed Jack Kornfield a committee of one to create such a list and report his recommendations to the Board at the October meeting.

Good and Welfare

Mel Schmier stated that he would like to discuss the motion that Jack Kornfield made. The MM Bylaws provide that MM can make reasonable rules and regulations for the use of the services and facilities that MM provides. We can also withhold those services so this is something MM should look into.

A motion was made and seconded to adjourn at 12:00pm.

Respectfully submitted,

Anthony Falco