

Minutes of Master Management Board Meeting
September 8, 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, Jules Kesselman, Judy Olmstead, Alan Schachter, Mel Schmier; Via Telephone: Gene Goldman, Fred Rosenzweig and Ira Somerset; Not Present: Dick Ciocca, Bill Goddard; Staff present: Al Smith, Executive Director; Donna Childrey, Office Manager; AJ Bock, Business Manager

Mr. Falco confirmed with all the Board members on the phone that they had the phone number to call in case they were disconnected and asked them to identify themselves before speaking.

Open Mic

No one signed up for the open mic.

Minutes

Alan Schachter moved to waive the reading and accept the minutes from the meeting on August 11, Jules Kesselman seconded. A correction was made to the spelling of Judy Olmstead's name. Motion passed unanimously to accept the minutes with the correction noted.

Alan Schachter moved to waive the reading and accept the minutes from the Executive Session meeting on August 11, Reva Behr seconded. The motion passed unanimously.

Financial Report – Norm Bloom/Donna Childrey

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 August the Total Income was \$1,402,942; Total Expenses were \$714,652; Net Income was \$688,290. YTD Total Income is \$8,241,131. Total Expenses are \$6,565,900; Net Income is \$1,675,231. Cash on hand is \$3,632,341; Total Assets are \$4,456,484; Total Liabilities are \$969,349 and Total Equity is \$3,487,135; Prepaid Dollars are \$388,520. Overdue accounts receivable from unit owners is \$684,799 representing 489 unit owners. Mr. Chizeck stated that the number of units is down 36 from last month and there were 37 units sold in the month of August.

Alan Schachter moved to accept the Treasurer's Report, Mel Schmier seconded. The Board voted and the motion passed unanimously.

Presidents Report – Anthony Falco

Comcast - Comcast has created a letter which will be mailed out to all residents. Each area will receive a letter providing them with the place and time to pick up their equipment and what they will be receiving. The letter will be sent to the areas, at least 2 weeks prior to their scheduled pick-up date.

LeClub - The next show at LeClub will be a Rock and Roll Revival and Comedian scheduled for Sunday, October 16 at 7:30pm at LeClub. Tickets are \$8.50 and available in the MM office. Mr. Glickman reminded the Village that this is not being planned to be in competition with Recreation. Mr. Smith stated that the entertainment being planned at LeClub is not when there is something planned at the Clubhouse. This is very different from what is available at the Clubhouse as it is an informal environment where you can dress casual and bring snacks and drinks. A Board member asked if flyers could be put up in the Clubhouse. Mr. Falco stated that he will be meeting with Ms. Giordano and will discuss it with her. Mr. Smith stated that flyers will be sent out through Area Chairs to all the buildings.

Executive Director's Report – Al Smith

Mel moved to approve the Contract and Agreement between CVE Master Management Company, Inc. and Treasure Coast Irrigation and Landscape, LLC for Irrigation Systems at Century Village East, and to authorize the Executive Director of CVE Master Management Company, Inc. to fully execute same. The Agreement shall be effective upon Board approval. Fred Rosenzweig seconded. Many of the Board members stated that the Board has done its due diligence extremely well on this project which began in 2007 with very extensive investigations. They stated that it was the culmination of years of hard work from the Board and the Irrigation Committee to get to this point and all their hard work was much appreciated. The Board then voted and the motion passed unanimously.

Business Manager's Report – AJ Bock

Safe Technologies: The main gate has been completed and they are currently working on the East & West gates. Work continues on schedule with a completion date of October.

City Code Enforcement: Information has been supplied to the COOCVE Board regarding the trees and we have not received a response by the City to enforce code.

Floyd Fence: Fence has been repaired along the South side of the entrance which was blown down from hurricane Irene winds. Repairs were completed on 8/31.

Marquet Electric: Light poles in Prescott, Tilford, and Newport were missing coolie hats; new fixtures were ordered and were installed on 8/30.

S & B Painting Contractor Inc.: Low bid was awarded to S & B to repaint Le-Club, Master Management and Pool house buildings and pool deck. On 8/11, stucco repair work began and pressure cleaning and masonry sealing of the buildings was completed on 8/22. Painting began on 9/6.

Five Star Paving & Sealing Inc.: Storm drain sink hole on the intersection of Century Blvd and Oakridge "V" was completed on 8/18; The installation of 80 bus stop pads began; 20 have been formed and waiting on permits to be issued by the City. The CVEMM building and Medical Center lacked handicapped accessibility from the bus stop; work was completed, inspected and approved by City of Deerfield Beach Inspectors on 8/23.

Mr. Glickman asked if additional signs are needed at the exit gates at least for the first couple months.

Mr. Smith stated that cones will be placed on Monday the 12th. At the entrance there will be a red/green traffic signal at the entrance gates. Mr. Smith has also asked for an estimate on traffic signals at all three exit gates. The gates are breakaway gates and will have foam on them so that vehicles will not be damaged.

Ms. Behr mentioned that she recently visited CV Boca Raton, which has the same entry way as CVE, and noticed between the two gates a sign which had information about the exit/entry gates. Ms. Behr will forward the wording to Mr. Smith so that a sign can be made for CVE.

Committee Reports

Bylaws Committee - Alan Schachter

The Bylaws Committee will be meeting next week to finalize the Bylaws document. The final report will then be presented to the Board at the October meeting.

Unfinished Business

None

New Business

Mel Schmier moved that the 6 month suspension of MM BOD member, Ms. Caryl Berner, voted by the BOD in executive session on 21 June, 2011 be, and is hereby, reduced to three (3) months ending 21 September, 2011. Judy Olmstead seconded. Mr. Schmier stated that this is not a motion to reconsider or a motion to rescind, and it does not mean the censure or suspension was wrong -- it's time off for good behavior. Ms. Berner is not a bad or mean person; she has done good work in the community; breast cancer fundraiser and the work on the utility tax. Mr. Somerset stated that he would like to read points in the letter that were sent to the COOCVE BOD. Mr. Falco stated that reading the letter into the minutes is not proper to do at this time. Mr. Rosenzveig challenged the chair stating that it is impossible to discuss the length of suspension without discussing the reasons. Mr. Schmier made a point of order stating again that this is not a motion to rescind, nor a motion to reconsider. Mr. Falco asked Mr. Somerset to speak either for or against the motion but not about the contents of the letter. Mr. Somerset stated that this is a rescission and the Board needs to refresh their memory as to why they did what they did so that they can determine if she really deserves a lesser or change in the sentence. Mr. Falco reminded Mr. Somerset that the steps were carried out which were stated in the motion. Mr. Glickman stated that because Ms. Berner is not present to defend herself, this is not the place to discuss it. Mr. Goldman stated that if this is not the place to discuss it than we should have an executive session. Mr. Goldman moved that this matter be discussed in a duly constituted executive session to discuss the motion made by Mr. Schmier. Ira Somerset seconded. After a discussion, the Board voted by roll call and the motion failed 3:8 (yes vote: Ira, Dan, Gene; no vote: Anthony, Reva, Harry, Norm, Jules, Judy, Fred, Mel; Abstention: Alan). The Board then discussed the original motion made by Mel Schmier. Mr. Schmier moved that the 6 month suspension of MM Board member, Ms. Caryl Berner, voted by the BOD in executive session on June 21, 2011 be, and is hereby, reduced to three (3) months ending September 21, 2011. Judy Olmstead seconded. After a discussion, a roll call vote was taken and the motion passed 8:3 (yes vote: Anthony, Reva, Harry, Norm, Dan, Jules, Judy, Mel; No vote: Ira, Fred, Gene; Abstention: Alan).

Fred Rosenzveig moved that the reprimand and suspension which was publicly made by Mel Schmier against Fred Rosenzveig in the MM BOD meeting of August 11, and published in the minutes, but the discussion and vote were held in confidential executive session, be it moved that confidentiality be lifted from the results of the executive session to state whether the motion was amended and whether it passed. Dan Glickman seconded. Mr. Rosenzveig stated that when a motion of reprimand is made and becomes public and published, it is important that the results of the meeting be made known. Ms. Olmstead asked why we don't just lift the confidentiality on the entire meeting and make it public. Mr. Rosenzveig stated that since we were in executive session, members were speaking in a different way as they would to the general public. Mr. Rosenzveig stated he only wants the results, a portion of the meeting, to be made public.

Mr. Schmier made an amended motion and moved to lift the veil on the entire meeting. Judy Olmstead seconded. After a discussion, the Board had a roll call vote and the motion failed 2:10 (yes vote: Judy, Mel; no vote: Ira, Anthony, Reva, Harry, Norm, Dan, Gene, Jules, Fred, Alan). Mel Schmier amended the motion on lifting the veil on the numerical vote on the motion. Reva Behr seconded. A roll call vote was taken and the motion passed 6:4 (yes vote: Anthony, Reva, Harry, Norm, Judy, Mel; no vote: Ira, Gene, Jules, Fred; abstentions: Alan, Dan). The Board asked for the entire motion to be re-read as amended: Fred Rosenzveig moved that the reprimand and suspension which was publicly made by Mel Schmier against Fred Rosenzveig in the MM BOD meeting of August 11, and published in the minutes, but the discussion and vote were held in confidential executive session, be it moved that confidentiality be lifted from the results of the executive session to state whether the motion was amended and whether it passed and the confidentiality be lifted on the numerical vote.

Dan Glickman seconded. A roll call vote was taken and the motion passed 8:3 (yes vote: Ira, Norm, Dan, Gene, Judy, Fred, Mel, Jules; no vote: Anthony, Reva, Harry; abstention: Alan)

The following is the amended motion with the numerical vote from the executive session held on August 11, 2011:

Mel Schmier moved that Fred Rosenzweig be and is hereby reprimanded by this Board for Conduct Unbecoming a Member of the CVE MM BOD and further, that he be asked to apologize to the Bylaws Committee and the entire CVE MM BOD; Judy Olmstead seconded. The Board voted and the motion failed 6-6 with one abstention.

Mr. Somerset moved that if the letter that was submitted to the COOCVE Board/Voting Member of Master Management is not read into the record of the Board meeting, than we publish it as an addendum to the minutes of the September 8 Board meeting. Dan Glickman seconded. After a brief discussion, a roll call vote was taken and the motion failed 5:6 (yes: Ira, Dan, Gene, Jules, Fred, no vote: Anthony, Reva, Harry, Norm, Judy, Mel; Abstention; Alan)

Member's Comments

Dan Glickman: When there is a vote, those votes should be made known in its entirety.

Harry Chizeck: I am going to oppose having any additional executive sessions because we then make public our executive sessions -- which are not right.

Fred Rosenzweig: We are using executive sessions in a way that is keeping information away from the community. Executive sessions should be used for confidential and legal business. For discussions on how we run our Board and what is and is not appropriate should not be kept away from the community. He also hopes that we can now move forward in a more unified way.

Dan Glickman: Mentioned that in Roberts' Rules of Order, it states, that in any society, matters relating to discipline -- particularly trials, should be handled properly in executive session.

The next MM Board meeting will be held on October 20th.

A motion was made and seconded to adjourn at MM Board Meeting at 11:15am.