

COOCVE Board of Directors Meeting, September 16, 2008

President Ira Grossman called the meeting to order at approximately 9:35 a.m.

After the Pledge of Allegiance and Minute of Silence, Sergeant-of-Arms Arthur Dove announced that there were 141 directors in attendance, not enough to constitute a quorum for official business.

President Grossman directed the directors' attention to a sign-up sheet for the Nominating Committee, to recommend candidates for office, which cannot be anyone running for an office himself.

President Grossman asked 2nd Vice President Steve Fine to read a letter from Roslyn Nehls, who has taken on her own initiative to find bus service for the handicapped in our Village, to ease their situation once the five routes now coming into the Village, cease to do so as of January 11, 2009, as announced by Broward County. After the letter was read aloud, the Chair invited Roslyn to address the assembly. Roslyn explained that handicapped transportation service is available from the TOPS program (Transportation Options) of Broward County, under the provisions of the Americans with Disability Act (ADA). She invited directors to come after the meeting to get materials to enroll riders for this program.

Next, Ira gave the floor to Broward County Sheriff Al Lamberti, who along with a number of deputies made themselves available after the meeting to answer some of the residents concerns. Sheriff Lamberti announced that his office will be sending a "Shreddathon" truck to the Village on November 1, 2008 (Saturday), from 9 a.m. to 11 a.m., for residents to bring all our dated papers with confidential info for shredding. It is a free service with no limitations.

Phil Russo of Durham H told the Sheriff that it has become almost impossible to exit the East Gate during the construction work on Hillsboro Blvd., due to traffic backed up on Military Trail from the detour to 95. Sheriff Lamberti said "we'll take care of it" right away.

After several other questions and responses, the Sheriff concluded his presentation. Next, Steve Fine read COOCVE's letter of termination to Century

Maintenance & Management, dated August 19, 2008, drafted by our counsel Mark Bogen, and sent by various delivery methods to ensure confirmed receipt before the Sept. 30th notice deadline.

After the reading of the letter, a number of Directors asked questions about the transition from Century M&M to Seacrest. Several directors noted that their associations maintain reserve accounts with Century M&M, which counsel Bogen encouraged them to get released back to their buildings as soon as possible.

Mark Bogen announced that there is a “big problem” with Century M&M, as many sprinklers are inoperable and have been that way for years. Bogen said he has threatened Century M&M with legal action about this problem.

Andy Miller of Upminster H said that the grass around his building is so over-grown and decaying, that he called Ken Brown, the President of Century M&M. Andy reported that Master Management had told him to stop watering there.

Charlie Parness President of Master Management acknowledged he had asked Century M&M to give priority in allocating their workers to assist Master Management in testing and locating the 2,400 sprinkler valves throughout the Village, many of which have been sunk into the ground, or are not where they are supposed to be according to the plans.

Several directors complained about taking away resources from regular watering and grooming of our landscape. Counsel Bogen opined that Master Management cannot interfere with the contract between COOCVE and Century M&M on behalf of the Associations. Donna Capobianco, an ex-President and current Board member of Master Management, said that the Board was not aware of this redeployment by Century M&M, and asked the other Board members of Master Management to stay after the meeting to meet to discuss this matter on an urgent basis.

At this point, Basil Hales of Tilford S, spoke from the floor about the increasing number of delinquencies in condo payments by unit owners, stressing that we need to get more financial information about prospective buyers. President Grossman said that the problem is the push by brokers to make sales, no matter the consequence to the Village afterwards, and cited a case where a

broker living in the Village tried to sell a unit to someone well under the 55 year old minimum. Ira urged directors to be vigilant to keep our community's 55+ status and the quality of life that that affords us.

Ken Barnett next gave the Treasurer's Report. Ken noted that cash, the principal component of our Balance Sheet, was \$298,458 as of August 31, 2008. There were no material liabilities. Through the first eight months ending August 31, 2008, we collected \$67,872 in dues from buildings, and recognized \$3,910 in interest income, for total income of \$71,782. Expenses through the first eight months were \$67,188, including the \$6,000 donated to charity earlier this year.

Mark Bogen then gave the Attorney's Report. He noted the action by the Ventnor B Association served on COOCVE.

Mark also stipulated, that in the event of a legal conflict between Master Management on the one hand, and COOCVE or the building associations on the other, he would represent COOCVE and the buildings and recuse himself from his legal representation of Master Management.

Mark also noted that he was hosting a lunch the following day for the Presidents of most of the buildings.

After the Attorney's Report, several directors returned to the subject of obtaining financial and criminal background information on prospective condo buyers. One director noted that her building charges a \$50 fee, paid either by the seller or the buyer, to cover the costs of the investigations.

Donna Capobianco spoke next on behalf of Master Management's Transportation Committee. She informed directors that after extensive research into how to replace the curtailed bus service by Broward County, the committee had determined that private companies offered the best mix of cost and convenience. We cannot obtain continued public service as before in the current budget-strapped environment, as our routes show the lowest ridership.

Donna noted that our top transportation priority is to the Deerfield Mall/Publix, which accounts for 90% of our ridership, and that there is a big drop in usage for the next biggest destination, North Broward Medical Center. Our eventual solution will respond to our actual needs, and we have the budget to pay for it.

Dan Glickman asked to add to Donna's report, that there will be a public hearing on the bus service cutbacks, on September 23rd at 2 p.m., at the Broward County Government Center. Dan noted that although the County is required by law to publicize this meeting to affected citizens, it had not posted announcements on the buses themselves.

In response to directors' questions, Donna said that the City of Deerfield Beach does not have the money to subsidize bus service, and that the chances are "slim to none" that the Public Meeting will change the current plans to curtail bus service.

Open-mike followed. Several directors noted non-working lights in key locations by the Clubhouse or at entrances. Dan Glickman announced that there will be a public hearing concerning S.W. 10th Street, to be held on October 16th at 9:30 a.m. in the Broward County Government Center, and gave a copy of the announcement to Steve Fine for publication in the next issue of the *CVE Reporter*.

There being no further business, the Meeting adjourned around 11 a.m.

Respectfully submitted,
Ken Barnett, Secretary