

COOCVE Board of Directors Meeting

September 21, 2010

President, Steven Fine called the meeting to order at 9:38 a.m. Mr. Fine led the Pledge of Allegiance and a Moment of Silence. The Sergeants-of-Arms confirmed that there was a quorum (135).

In 1999 the *CVE Reporter* Inc. was established as a separate corporation with its' own By-Laws. The common stock of that corporation is owned by COOCVE. Since COOCVE is the Shareholder of record, it is only fitting and proper that the COOCVE BOD appoint the seven member *CVE Reporter*, Inc. Board of Directors.

Steven Fine temporarily recessed the COOCVE meeting and convened a meeting of the Shareholders of *CVE Reporter* Inc. at 9:41a.m. The Shareholders will elect a new Board of Directors of the *Reporter*.

Last year Steve Fine asked COOCVE Corporate Counselor, Pat Murphy to review and render a decision on the *Reporter* BOD selection process based on the Articles of Incorporation and the By-Laws of COOCVE. Mr. Murphy's professional opinion is as follows:

Since the Articles of Incorporation and the By-Laws of COOCVE empower the Board of Directors of COOCVE to manage the affairs of the Corporation (see Article VII.1) and those same documents vest the power in the President of COOCVE to administer the affairs of the Corporation and since the Articles of Incorporation of the *CVE Reporter*, Inc. vest exclusive voting power to the Board of Directors of COOCVE, as the Shareholders of the Stock, they therefore, in my professional opinion, vest the power in the President of COOCVE to submit to the Shareholders for selection and appointment to the *CVE Reporter* Board of Directors those qualified individuals who, by education, training, or experience, are best suited to fulfill these appointments and serve the purposes of the Articles of Incorporation and By-Laws of the entities noted above.

It was very easy this year to select the BOD's. They have worked very diligently and responsively. They backed Steven in purchasing bus shelters for the Village and erected the first of many, last week. Eventually bus shelters will be part of the Village landscape all to be paid for by funds generated from advertising revenue and volunteers of the *Reporter*. They (the board) supported the original mandate of the paper which is to publish a paper that contains Village news, bus and theatre schedules and contributed articles of interest to the residents. Politics is not part of the mandate and has no place in your paper. It is with

great pride that I submit for your approval the names of those I would like to see serve as BOD for the *CVE Reporter*. They are:

**Norman Bloom, Don Kaplan, James Mclear, Judy Olmstead, Charlie Parness, Luella Reume
and Wendy Rosenzweig**

The Directors moved and seconded to approve the members of BOD of the *CVE Reporter*.

Mr. Steinberg made a point of information, based on the legal opinion that you read, can it be assumed that we do not have to temporarily recess the COOCVE BOD since the COOCVE BOD are empowered to select the Board.

Steven Fine: Since the bylaws were changed for a two year term for COOCVE it will be done every two years.

Caryl Berner: No person should hold more than one important position, and that should be the same for the *Reporter*.

Steven Fine: Asked the Directors if he should resign from the *Reporter*...the majority of the Board stated no.

The Directors voted by show of hands in favor of the names submitted to serve as BOD of the *CVE Reporter* for 2010 and 2011; Motion carried (4 no votes)

Steven Fine then convened the meeting of the shareholders of the *CVE Reporter* and reconvened the meeting of the COOCVE BOD meeting at 9:53 p.m.

Motion was made and seconded to waive the reading of the June 15. There were no corrections/additions and the Directors approved the minutes by a show of hands.

Sherriff's Report - Deputy Cathy Kinstler

Spoke to several detectives and all is quiet at Century Village!

Health Fair being held on Saturday, October 23 from 9:00 a.m.-12:30 a.m. at Northeast Focal Point. Operation Medicine Cabinet will be at the Fair as well as CarFit – an educational program that helps older drivers improve the “fit” of their vehicles for safety and comfort.

Deputy Kinstler also thanked the many supporters at the Pink Heals Tour as well as all the COP's at Century Village for their support. A Director inquired about accidents coming out of the main Clubhouse on Hillsboro Blvd. Deputy Kinstler stated that she will look into it and report back at the next meeting.

A Director stated that they observed a person from a building bringing laundry to another building; they then went into an apartment in the building that had all their machines robbed. Can they be arrested for trespassing? Deputy Kinstler stated that you

need to call BSO. The number for non-emergencies is (954) 765-4321. A Director asked if the same person who was breaking into cars, breaking into laundry facilities. Deputy Kinstler stated no.

Correspondence - Effective August 1, 2010, Hillsboro Pines Golf course will no longer reimburse homeowners for any damage caused by errant golf balls. If your home has been damaged an extraordinary amount of times, they may be able to help. Please send a letter including your name, address, the dates of each occurrence of damage, and copies of all receipts paid for repairs to: HPGC-Claims Administrator; 2410 Century Blvd; Deerfield Beach, FL 33442.

President's Report – Steven Fine

Steven Fine thanked the CVE residents for the many cards and donations in Arlene's name as well as the Recreation Committee and CenDeer for the plaque in Arlene's memory at the bus shelter.

In accordance with the COOCVE Bylaws (article 8.4), the COOCVE President shall with the approval of the Board, appoint a Nominating Committee consisting of one member from each area of CVE, with the approval of the COOCVE Board of Directors.

Ashby: Joe Sachs

Berkshire: Irene Chizeck

Cambridge: Lena Radicella

Durham: Ed Gallon

Ellesmere: Marjorie Campbell

Farnham: Betty Schwartz

Grantham: Marsha Inzelbuck

Harwood: Norma Weiner

Iselewood: Rhoda Jarmack

Keswick: none

Lyndhurst: Estelle Kaufman

Markham: Herb Saslow

Newport: Claire Eskind

Oakridge: Nikki Lieberman

Prescott: Bob Gravatt

Richmond: None

Swansea: Julie Blatt

Tilford: Susan Dove

Upminster: Reva Behr

Ventnor: Sandra Parness

Westbury: Bruce Guersey

There were two areas that were not represented: Keswick and Richmond

A motion was made and seconded to approve the names submitted.

Carmin Colone stated that there is a problem with the individual listed for Westbury as he is not doing his job. Steven Fine suggested she come to the COOCVE offices to discuss it further.

The Directors voted by a show of hands in favor of the names submitted for the Nominating Committee. The motion passed (3 no votes and 2 abstentions)

The first meeting will be held at the COOCVE offices tomorrow, September 22 at 1 p.m. The tentative agenda will be; Reading of By-Laws; Election of Chairperson and Vice Chairperson; Dates and times of future meetings will be established.

Steven Fine stated that there are elections for Master Management and Recreation this year but there are no elections for COOCVE.

Mediation for the Ventnor B lawsuit is scheduled for Wednesday, October 13 at 1 p.m. in the Activity Center. All parties will be in attendance. This meeting is open only to Area Chairs and those named in the suit.

Treasurer's Report – Bernice Schmier

Expenses for August totaled \$7,911.96

(\$3,344.01-Legal Expenses; \$500.00-meeting services; 77.95-Telephone; \$4,000 MM fees)

Total assets as of August 31st are \$321,653.22; Net Loss for January through August was (-\$54,106.84)

Steven Fine stated the negative income will soon change.

Bill Morse: What are the total legal expenses for Jan-Aug? The total was: \$6,097.07

Steven Fine asked Bill Morse about budgeted expenses for attorneys fees which were not used and if they could roll over to the next year. Bill Morse stated that they cannot rollover.

By-Laws Amendments

Charlie Parness read the following By-Laws amendment for approval:

Sec 9.1 There is hereby created a Council of 21 Area Chairs representing each area in Century Village East, to be elected by the unit owners of the area from among such areas total number of directors or alternate directors to COOCVE for a term to commence the following February 1st. "The Area Chair elections shall take place in January".

The area unit owners shall also elect an Area Vice-Chair from the COOCVE directors or COOCVE alternate directors of its area in the same manner as the election of the Area Chair. The Area Vice-Chair in the absence of the Area Chair from their area, will be entitled for all the rights, duties and privileges of an Area Chair, including representation on the Executive Committee and the Council of Area Chairs.”

Sec. 9.1A “An Area Chair or Area Vice-Chair must provide a copy of the election meeting minutes as proof of election. The minutes are to be presented to the COOCVE President in order to be certified as elected.”

Sec. 9.1B “Each area shall have a unit owner meeting with either the Area Chair or Vice-Chair who are required to convene and hold such meetings at least three times a year. A copy of the minutes of such meetings shall be given to the COOCVE President and the Chair of the Council of Area Chairs. Failure to meet these requirements are possible grounds for dismissal and such charges shall be handled as set forth in Section 8.10”.

Section 10.1 Executive Committee

Replacing, “ the Twenty-one (21) members of the Council of Area Chairmen” with “the Twenty-one (21) members of the Council of Area Chairs”

Sec. 11.10 “...at least quarterly with the Council of Area Chairman” replacing the word “Area Chairman” with “Area Chair.”

Alan Steinberg – Is there anything dealing with a quorum at unit owners meetings. Is there a mechanism for proxy voting or absentee voting?

Charlie: You are not allowed proxy voting for the election of individuals. You can use proxy voting to establish a quorum.

Patty, Keswick C: We are one of four areas that have only two buildings, which becomes a hardship because there is not that many people to choose from that will serve.

Charlie: You want to elect area chairs that are COOCVE Directors from your area.

Jules Kesselman: we do not have a secretary to take minutes.

Charlie: You can use the recorder that you have to tape the meeting.

Bill Goddard: We have 21 candidates for vice chair. I would like to open up the vice chairmanship of that area to all unit owners of that area.

Dan Glickman: Can we make a motion to amend this motion, realizing that the motion to amend is accepted and passed it would have to be re-published.

Charlie Parness: stated that Parliamentarian Gene Goldman stated that the By-Laws specify that the amendments must come from the By-Laws committee and Directors cannot

consider any amendments from the floor and must vote on the amendments as presented from the By-Laws committee.

Joe Rubino: moved to table the motion and seconded by a Director.

Directors voted by a show of hands to table the motion. Motion failed.

The Directors voted by a show of hands to approve the By-Laws amendments as presented. Motion approved.

Elaine Schacter stated that the Contracts Committee is in need of additional members to assist them.

Old Business

None

New Business

COOCVE News – **Bill Morse moved not to collect dues in fiscal 2011 due to the level of cash in the COOCVE accounts. Seconded by a Director. Steven Fine stated that it cannot be done because legal fees are starting to mount up and COOCVE will be requiring the funds to pay for legal fees. The Directors voted by a show of hands not to collect dues. Motion failed.**

Open Mic

Shelia: Would like to see buildings being notified by the Committees who are ordering work being done on the property. If it is work that MM has ordered there should be an alert on cvedb.com.

Richard Fielder: Asked if the bus shelters are detachable. Steven Fine stated that the canvas will be removed prior to a hurricane.

Phil Cerito: Back in April of 2009, my mother was beaten to the ground and robbed in Swansea. The question of security was brought up as well as cameras at the gates – can you tell me what the status is on the cameras.

Steven Fine: You would need to address that at the MM meeting as they are in charge of security.

Mr. Fine stated that the Deerfield Beach Library is once again under attack. The budget which included funding was dropped and we must again fight to preserve the Century Plaza Library. There is a Broward County Budget Hearing in Ft. Lauderdale on September 28, 2010 at 5pm. For additional questions, call Ed Gallon at 954-421-5566.

Alan Steinberg – I was a victim of the recent car break-ins and was told the identity of the perpetrator. His name is Ian Axler, 22 who lives in Farnham C with his father and grandmother. He was released with an electronic bracelet on house arrest. Does COOCVE

have any power to contact the association and advise them that this gentleman is living there illegally as he has never been approved as a resident.

Charlie Parness: COOCVE can advise the building but it is up to someone in the building to take the action.

A Director asked about the light at the Westgate entrance – only two cars can get through. Also, at the Westgate entrance, there is no right turn on red when north bound on Powerline Road this should be published in the *Reporter*.

A Director asked about the mailboxes in front of the Clubhouse; it is taking about two weeks for the mail to get to West Palm. Steven Fine stated he would speak to Eva Rachesky about that.

Motion approved to adjourn at 11:00 a.m.

Respectfully Submitted,

Steven Fine, President