

Council of Area Chairs Meeting

10/8/08

Chairman Joe Rubino called the meeting to order at 9:30 a.m.

Representing their areas were Nora Wolf, Norman Kaplan, Philip Norris, Tony Marino, Rhonda Pitone, Jules Kesselman, Basil Hales and Bruce Gursej.

Representing COOCVE were Ira Grossman, Jim McLear and Andy Miller.

Representing Century Service and Management were Bill Dellinger and Kyle Quintano.

There was no representation from Master Management or Recreation Committee. Area Chairs expressed their concern because for the past three months we announced that we would follow the COOCVE Bylaws which states that our responsibility is *to act as liaison between the unit owners and/or building association in meeting with and presenting any grievances, suggestions and recommendations to the Recreation Committee, Master Management, and to meet regularly with all management entities servicing the Village and its occupants pursuant to any existing service contracts...*

Bill Dellinger gave a report on delinquencies of various coupon payments and questions were asked if any letters had been sent to unit owners with copies to building associations. No definitive answers could be given.

Questions were asked about spraying for white flies along 10th Street. Norm Kaplan pointed out that there are Ficus hedges on the outside of the fence that belonged to the City of Deerfield and questioned if there had been any coordination to see that both sides were treated. Treating only the CVE side would be useless. Century said to call if associations need spraying. However, some buildings evidently have proceeded with spraying on their own.

The handling of building association surpluses was questioned by Basil Hales. It was advised by Bill Dellinger that after November figures are complete, which should be about December 10, buildings should present a written request to Century to withdraw that surplus. He also pointed out that buildings that have annual pest control provided

by Century and their bill was not pro-rated for 2008 will be entitled to a refund and that request should also be made in writing.

At the previous meeting Joe Rubino noted that many buildings needed hedges cut. Century did follow up and do the job but did not do the weeding required in Schedule A. A number of other Area Chairs said they had the same problem and Kyle Quintano said he would check into the matter. Questions were also asked about the watering schedule and were advised it still was done at night but because of sufficient rain they were working during the day with the irrigation consultant. If you see water on during the day, we were advised it means they are working at locating valves.

Arthur Dove mentioned an article in the paper that another Century Village was getting Section 8 rental applications. In those cases associations should conduct interviews just as they would with any other application.

The letter requiring a fee that was sent to associations which had lifts installed with grant money as part of a City of Deerfield program evidently was lost and a penalty was invoked. Andy Miller worked on this problem and had the penalty rescinded. If associations with these lifts have any questions, they should contact Mr. Miller. In the October *Reporter*, Deerfield Commissioner Marty Popelsky pointed out there was another small grant available for additional lifts.

The new Florida Condo Laws require much additional information as was evidenced by numerous questions from Area Chairs. It was suggested that associations will require advice and explanations from Mark Bogen in order to better understand and follow these new requirements.

Several questions were asked about building insurance for 2009. Buildings will be totally responsible for their insurance and the collection of payments next year. Ira Grossman advised that Andy Miller and the Insurance Committee were about to interview the last supplier of insurance. They expect at least a 10 percent reduction in the premium.

Basil Hales said he was having Seacrest include the insurance and building assessment in their monthly coupon. This follows what Seacrest has said in the past that they will work with each association to set up procedures. We have been told that

Seacrest will meet with associations before January 1 to decide how they want them to be involved in their operations.

Since COOCVE Bylaws require that association directors be elected no later than December 14, Joe Rubino asked Ira Grossman about the form that must be submitted listing officers and directors for 2009. Ira advised that Jim McLear was working on the form and it would include, as previously requested, a line to include at least one e-mail address for the building for future mailings and require that a copy be sent to Area Chairs.

We thank all who attended and look forward to our next meeting with representation from all management entities and providers. The meeting adjourned at 10:45 a.m.

Respectfully submitted by
JOE RUBINO