

Minutes of Area Chair Meeting

October 14, 2009

Meeting held at Activity Center in Century Village East-Deerfield

- 1) Joe Rubino, Chairman, called meeting to order at 9:37a.m.
- 2) Pledge of Allegiance followed by a moment of silence
- 3) Roll Call and Association Attendance- A quorum was present, absent were the following: Ellesmere, Grantham, Harwood, Lyndhurst
- 4) Joe Rubino thanked Roz Nehls and Joe Sachs for chairing the meetings while he was away.
- 5) Elevator Companies:

United Elevator Company- Jim Brown

Mr. Brown thanked Anthony Falco, Charley Parness and Shelly Baskin. He asked that every representative of every association take a card. Mr. Brown spoke about the qualifications of his company. They have been in business since 1993. Mr. Deluca is the President and Mr. Brown is the salesman. United Elevator has eight service technicians; they provide service 24 hours a day 365 days a year.

Question and answer:

Q. What prices would you charge on Sunday?

A. We provide 24-hour service 365 days per year. No additional charge for weekends including Sundays. A two-hour turn time frame for a response after receiving a phone call. No extra charge. The monthly charge to bring elevators up to "snuff"

Q. What is your edge over the competition?

A. Hallendale, Miami, up to Jupiter our office is moving into a 2000 sq. ft. building. There is enough work for everyone. Associations are their top priority. They will put a man on a golf cart designated for the Village, so when a call comes in they are already here on site.

Q. Addressing the four story buildings, what about the two story elevators and wheelchair lifts

A.They were put in by the original company and they are in very bad shape. I suggest that they be replaced.

Q. What happens with company if storms come and the electricity goes out?

A. No extra charge as long as the work order is put in and we are your service company.

Thyssen Krupp Elevators- David Mittenthal

Mr. David Mittenthal began with a brief history of the elevators in Century Village prior to Thyssen Krupp taking over. In 2001 the *CVE Reporter* reported that there were 18 violations against another company. Thyssen Krupp repaired and provided service calls to many elevators guaranteeing their work even though they were not under contract.

Thyssen Krupp now offers service five days a week and they have 27 technicians in Broward County with five overtime technicians. They do not charge for overtime unless it is over the scope of the contract. Safety is first. The service technicians have a less than one hour response time when called. Down times have been significantly reduced. Other small companies do not have the resources that Thyssen Krupp

All Thyssen Krupp parts are original. The parts are engineered to work together, as well as being produced and installed together. We have a 24 hour parts delivery and we are a multi billion dollar company with the highest insurance. One injury in 30,000 hours of work was reported, because safety is our number one concern. We have inventory support and technical support. There are two options; the SSLR retro fit to the existing elevators to bring up to code; would like to come in and talk to each building, provide a quote based on your needs. Taylor made for each Association. The only thing Thyssen Krupp is not handling is the fire alarm.

Q. We called once, the elevator was stuck. The technician said it was the power. We got a bill.

A. Every elevator company is contracted the same. If there is a power problem, we are not responsible. We do not cover that.

Q. By law, buildings are not supposed to touch the power boxes. Fire Marshal told us to shut down the elevator. Then, told us to turn them back on.

A. We will not be offering that service under our liability-elevator code. People should not be instructed to shut them off /on.

Q. What if we were to call you on Sunday at 1:00 a.m.?

A. 24/7 contract, if something is included in the contract, then there is no charge. If it is not covered then there is a full charge.

Q. We were billed for numerous calls.

A. There are three reasons we will bill; vandalism, electrical, and fire. It is reasonable to charge for electrical outages. We do not charge for items under our contract.

In closing Thyssen Krupp does not want to see Century Village repeat bad history. We will work out invoices, keep all equipment the same. Our company is stable and we provide a good response time.

6) Anthony Falco on behalf of Master Management

Confusion with Comcast – please be advised that on Thursday October 15 between 9:00a.m. and 2:00p.m. Comcast will be at the LeClub building to take orders for your free box until July. After July there will be a fee of \$2.99. Comcast will be at the LeClub every Thursday (once a week) until December 15th. Order the box and the next day they will install them. There is no charge to install them. If you have complaints about stations, ask them directly. They claim we are not educated enough to understand what they are doing and have done. If you have any questions go there on Thursday and ask them directly and voice your complaints then.

Q. January 1, going to digital, is it \$5.00 a month per box?

A. Box is free until July

Q. Channels 2-79 will you get them without the box?

A. No you will not get the stations (Analog Station)

Q. A motion was passed at the other meeting regarding the cable. The suggestion was that an attorney is hired that specializes in cable.

A. Motion was made on original contract

Comments- Last June menu channel disappeared from the TV. That should not have happened. The menu channel and a box at \$3.00 per month. Should not pay per contract.

There is a long-term plan to go digital- Comcast is supposed to provide a free adaptor box per home. A motion will be made on Thursday at the COOCVE meeting to hire a lawyer to look into Comcast contract. Thursday is the Master Management meeting. Consensus of the Village is to hire a lawyer. We need to know what our rights are under our contract. Hire a lawyer that specializes in cablevision.

Next Tuesday almost unanimous vote will be put forward at the COOCVE meeting and let the Directors decide.

7) New Business

The Village needs a system / pipe line for communication. Area Chairs ask Presidents for an updated residents' roster. We do not have correct information. Only seven forms have been provided. Joe Rubino has email addresses from one year ago. Every building should provide a list of Officers, telephone numbers and email addresses. At the end of this year someone will request this list and will coordinate with Seacrest. Please delegate one person to be responsible for notifying their building residents.

Q. If the building President leaves for a holiday, and takes all the building keys with him, do we have the authority to enter units?

A. Yes

Q. Does the ID office have a database of all the names, emails and addresses?

A. Yes the ID office does and they work with Master Management. When someone purchases a unit they are entered into the system. The problem is after 10 years the information in the system is the same. A motion needs to be made or a committee needs to be formed.

Q. We used to have the bulletin boards at the pool, and they were removed. Reinstall them.

A. Yes, they were removed because there was a problem with control over the material being posted.

Q. Callifier costs \$260.00. If there is an emergency they can place the phone calls.

A. Bring it up at Master Management to create a committee for the phone communication.

Q. For Master Management, always stated they want to be open to everyone.

A. All meetings are open except a meeting regarding vendor prices, or unless an attorney is present and legal matters are being discussed.

8) East Coast (James Quintano)

Mr. James Quintano addresses the room with nothing to report. If you have any questions, please call the office.

Q. On a 1 1½, the cost per month. There is no property management and no accounting. Is it \$37.00? Is it \$2.00 per option?

A. Mr. Quintano answered, I don't know. I don't have the fees in front of me. Your contract is in the office. Come to the office and review the fees.

Q. Things that have been changed in the contract, need someone from the contract committee, someone from Seacrest and East Coast to create amendments in writing not verbal?

A. We want someone from Seacrest to follow up with the amendments in accounting, and cat walks. An amendment has not been done as of yet.

Comment - Changes to the investigation charge on non- domestic buyers. A memo was addressed to COOCVE and CVE members of each association from Seacrest on June 30, 2009. Concern with regard to the communication. Not every association is aware. High rise apartments. Boca no longer services the fire alarms. Fire Department had to be called to shut off alarm. Seacrest does not have a service contract to take care of fire alarms. Boca Fire services fire alarms, the communication with regard to the contract was not clear.

Response- The *Reporter* has a volunteer staff. Most important is communication issues.

9) Recycling

Single stream recycling sent by Center of Deerfield Beach. Received from a reliable source page 9A, DELETE IT. Large blue dumpster place NEWSPAPER & CARDBOARD ONLY!

Recyclable 95 gallon on wheels is for MIXED RECYCLING

Effective October 1.

Comment- People were being dropped off in the Tilford Area.

Response- Seacrest has golf carts and the supply of sprinkler heads in the back of the golf carts were stolen. Please keep your eyes and ears open.

10) Elections for Area Chairs

Q. We need a procedure to follow so everyone is aware of what is going on with the meetings. Who can be nominated?

A. You must be a director of COOCVE to be an Area Chair.

Q. COOCVE By laws – Article 9 area chair council chairs are elected by unit owners of that area.

A. Term begins February 1.

Q. Who is eligible?

A. COOCVE directors from that area are eligible. Council Chair and Vice Chair are elected at the February Meeting.

Q. January election for Area Chair?

A. January Area Chairs get together all unit owners to vote. They must be COOCVE DIRECTORS

Comments- Building has an election for COOCVE Director that occurs in December 2009 for serving in 2010. Area Chairs are elected in January and begin serving in February. Minimum number of current directors is 21. Quorum of unit owners need to be present if an area establishes their own bylaws.

January 30 current area chairs term ends and the new term begins February 1.

11) Seacrest Services

The following Seacrest Supervisors/Managers were present to answer any questions, Denis Barretto-Maintenance Supervisor, Sandy Mallory-Property Manager, Greg Asklund-Landscape Supervisor, Tony Perez- Landscape Supervisor, Blake Herring- Field Representative

Q. With regard to new applicants, the notice was given to COOCVE. Individual letters were not sent. According to FL Statute 718 you are not allowed to charge more than \$100.00 for an application.

A. Blake Herring, Field Representative responded, you may charge \$100.00 per applicant and the Florida Statute does not include an International Background. At the Associations discretion they may pass the fee to the applicant.

You may inquire with your association attorney to clarify. We contacted the DBPR and they said yes it was all right. Tara Brown also explained that she personally calls each President, or Board of Director to confirm if they are requesting a Canadian/ International background investigation upon receipt of the application. It is a case-by-case basis, based on the Association's decision.

12) Cendeer

Cendeer Coupons are the same. They are \$88.00, the services are the same NO INCREASE with the coupon amount.

Café on the Green Opening November 15.

New Payment boxes were installed on the hill. One for everyone; Seacrest, Cendeer, Master Management, and East Coast

13) Old Business

Joe Rubino- While away, previous discussion of COOCVE Council was taken care of and a report of that discussion was made at the previous COOCVE meeting. It has taken up three meetings so it is not necessary to bring it up again.

14) Meetings / Dates

Budget- COOCVE October 19 at 9:30

Cultural Committee November 4 discussion of Northeast Focal Point

Friday, November 13, 2009 Patrick Murphy attorney 10-12 rental issues Club House Party Room

November 20, 2009 Michael Chapnick 10-12 pets and other issues at the Clubhouse Party Room

COOCVE BOD Meeting moved from December 15 to December 22

15) Move to Adjourn- 1st 2nd Time 11:40a.m.

Respectfully submitted

Joe Rubino