

Minutes of Area Chair Meeting

11/11/2009

Meeting held at the Activity Center in Century Village East Deerfield
Council Area Chair- Joe Rubino

Called the meeting to order- Time 9:30 a.m.

Pledge of Allegiance followed by a moment of Silence. Thanked all Veterans for their service in honor of Veterans Day.

Roll Call and Association Attendance- A quorum was present, absent were the following: Berkshire, Harwood, Prescott, Richmond, Swansea

Dan Glickman Area Chair / New Chair-

Will be writing an article for the December Reporter with regard to the procedure for the Area Chair elections

Insurance- Meeting today already have three out of five proposals. Accepting any possible recommendations for property insurance (casualty/ property insurance).

One piece of literature will be attesting that you held an area chair meeting and who was elected and that must be signed.

Q.. Election of the Area Chair, what pool is that made from?

A. Areas have own by laws. Some have to make a quorum. Meeting is open to all unit owners but only those that are COOCVE directors can be elected to Area Chair.

Comment- As of Monday a.m. call Tony of Seacrest inquiring about ballots marking a COOCVE Director must be elected.

Response- that is no longer a problem, it has been taken care of.

Q. Will each one be re-mailed?

A. That is up to the board. If included in 14 day notice. Sec 9.1of COOCVE by-laws we are going to follow those by-laws.

East Coast- (James Quintano)

Nothing to report. Any questions? Please contact the office.

Minutes of Last Meeting-

Make a correction on minutes. Change – can people enter in the building?

Answer yes in an emergency.

Jack Gault is no longer area chair; Judy Kirshner is now area chair.

Seacrest Services- (Anthony D'Amato)

With regard to the sales and rental Statute 718.112 - Condominium Association Management Companies can only charge \$100.00. Per legal council anything above and beyond the \$100.00 CAN NOT be done.

We will put together a memo showing the difference in the background investigations and a form authorizing responsibility to associations. We will mail them out to the Presidents.

Q. Assuming this is correct, why do I need to get an American and a Canadian background?

A. Above and beyond the fees

Q. \$65.00 above the \$100.00 fee?

A. We are including the American background in our fee of \$100.00.

Q. As a dual citizen applying they are totally separate things. Many Canadians have nothing. Only \$100.00 for buyer and \$65.00 for Canadian?

A. Buyer is only charged \$100.00. The Association will have to pay the \$65.00 per applicant for the Canadian background investigation.

Q. If one owner moves from one building to another?

A. Up to the individual association

Comment- For \$100.00 fee you may read the memo to see what is included.

The husband and wife is a \$100.00 fee.

Comment- If you waive the background, you put everyone in the Village at risk.

Q. Is there any reason you have to give if you want to reject someone?

A. No answer is required but it would be prudent to seek legal council prior to rejecting someone. Make sure you do not set precedence in your building.

Landscape / Maintenance supervisors are here for any questions-

Q. Buildings that are not with Seacrest are receiving solicitation phone calls?

A. Yes, it is called competition.

Q. Irrigation pipes for Newport along the edge of Military

A. Take that up with Master Management and see if they would like to repair them. Try

Comment from Seacrest- We are spraying for White Fly and watering new plants

Q. What does it mean that Seacrest got what they wanted?

A. The meeting with Master Management we proposed an addendum to the contract. We have increased labor. In order for the irrigation to be operational we are up to 13 men. The actual expense was included in the addendum until they repair the irrigation. The transfer of association paying for water to Master Management paying for water.

Seacrest agreed on a decrease of \$1.13 for the coupons when they are printed. And East Coast should be doing the same.

Master Management- Ira Sommerset

We appreciate all comments to move forward. Initially we hired designers because we had a lot of questions. The reports were delayed and then finally delivered. The presentation was videoed and shown on channel 98. Recommendations, comments and suggestions are always welcome. You may call, email. We are having an election, you can run. We are moving forward with the irrigation system.

Q. Why not let Seacrest do it? They know how.

A. Seacrest and Master Management are working together. Everything was contingent on the report and now that we have it we are working diligently. The South Florida Water management will be discontinuing the variance.

Competitive Bids – No more gift contracts. Move forward with competitive bids for Security and the various things they do.

Q. How much will it cost us? The meeting between Master Management and Seacrest?

A. All of the details will be at the next meeting. Please read the minutes for information.

Q. Were you asked by Master Management to look into cleaning our canals?

A. Seacrest- No we are not a lake management company.

Recreation- Nancy

Restaurant will be open tomorrow they passed inspection. The menu available at clubhouse. They will be delivering dinner.

Had meeting pool deck painting complete.

Ordered equipment for gym

Going forward with salt water pools

Orkin has sprayed White Fly at the pools. You will be notified when they will spray Lyndhurst pool renovations.

Power point presentation on channel 98 architect on first floor, club house, bathrooms and men's and women's locker rooms

Talent show / CV flea market provide tables

Century Village will have a form in the Clubhouse all parties to be in the coming election.

Parking for the restaurant we re working with the golfers.

Q. Why is there plastic covering the patch at the main pool?

A. Will find out.

Q. Thanksgiving and Christmas?

A. Hours will be posted on the Clubhouse door.

Q. Power point presentation?

A.. Open invitation.

Q. When is Ashby due for renovation?

A. Lyndhurst is next Ashby will be after that.

Q. Why can't the pools have saloon doors? It is too difficult for people on walkers.

A. By Law they can only swing out, swing one way.

Q. Why not have a censor?

A. You cannot because of Children.

Master Management- Ira Sommerset

Elections- all are welcome to run for board as well a nominated from the floor.

Since many attend other meetings open to the floor, we are trying to make up for a lot of neglect on as limited budget. We have \$7.81 that went to the village

maintenance and the rest goes to the city, H2O, contracts, cable. Of the \$86.00 per unit, \$7.81 to fix roads, etc. Some you don't see and some you do. It is not that we don't want to fix things, we must prioritize. Seacrest is putting in a lot of time and work.

Q. We voted on hiring a lawyer for Comcast?

A. As mentioned before, we are looking . We have given the contract to small council to review. State and federal laws to follow.

Q. Can a pie chart be created to show where the money goes?

A. Meeting tomorrow we plan to provide a table and chart explaining where the money goes.

Q. If someone threatens your office do you call security?

A. We have a lot of security and the correct people will be called.

Comment- It should be on record who made the threat to Master Management.

On the record- Stanley of Newport- The Newport Area chair meeting took a vote. The stench coming from the canal is so bad. The debris has accumulated and nothing is being done. Nine people voted and agreed that they will pick up some of the growth and debris and put it in the Master Management office.

Q. Does the algae that form in canals suffocate the fish?

A. Algae have been looked into as an issue. They're treating growth in lakes and ponds when the algae rises they add another treatment. We can add ½ a million of your dollars to pay for scooping this debris out of the ponds and lakes but I don't believe the boards have considered that. We think the money can be spent in a better way.

Comment- Seacrest Services, Anthony D'Aamato- To manually remove it by hand there are state and county laws and guidelines that must be followed. You can be fined if it is not removed correctly. The lake company is hired by Master Management to do this.

Comment- There are a lot of calls about the lakes and canals. Unfortunately there are no instant solutions to these problems.

Q. Are the chemicals used harmful to birds and fish or anything else?

A. Non-toxic pesticides

Comment- In the defense of company doing the removal of algae it ha not disappeared.

Comment- Contact COOCVE for help. If you have questions we are open. Any legal questions should be asked of COOCVE or the board and they board should inquire with the attorney. All of the information has bee taken away and given to the associations. Come back to COOCVE if you have a question or need help.

Comment- Meetings being held should join together to discuss purchases. We might get a cheaper rate if we order in bulk.

Q. Can we have a service company meeting and presentation from companies, example, ECM, Pride?

A. We don't want the area chair meetings to become a sales meting, but it will be taken under consideration thank you for the suggestion.

Comment- increasing problems putting leans on units. Legal fees, the alarm system have been cited. Should we put into budgets for alarms act?

Meetings-

11/12/09 tomorrow is the Master Management meeting in this building.

Friday is the meeting with the attorney for Rentals

Following Friday is the meeting with the attorney for Pets and 55 and older age laws.

The flyer about the two meetings is in the front.

The nominating for the committee thee are 5 openings. All candidates are invited.

Move to Adjourn- 1st , 2nd Time: 10:58 a.m.

Respectfully submitted

Tara Brown