

COOCVE Board of Directors Meeting,

November 16, 2010

President Steven Fine called the meeting to order at 9:39 a.m. Mr. Fine led the Pledge of Allegiance and a Moment of Silence. The Sergeant-of-Arms confirmed that there was a quorum present.

Mr. Fine welcomed all the seasonal residents. **Joe Sachs moved and seconded to waive the reading of the minutes from the October 19, 2010 BOD meeting. There were no corrections/additions and the minutes were approved as submitted in the *Reporter*.**

Sheriff's Report - Deputy Kathy Kinstler

There was a grand theft in Berkshire B - no arrests were made and it is still under investigation. Suspects are believed to be family members. Ventnor G - vehicle broken into and nothing was taken. In Ventnor B, the lock on a vehicle was tampered with. In Islewood and Richmond A, two storage units were broken into. Please report any vandalism/theft to BSO. If you see a strange car parked in your area or someone wandering in the Village who doesn't belong, report it to BSO, as well as Security. Last month a Director asked about the enforcement at the Main Gate. Deputy Kinstler stated that law enforcement was ticketing vehicles for running the red light and illegal U-turns. If you are leaving the Main Gate going east, you must come to a complete stop before making the right turn on red. Because there were several accidents at the corner of West Drive and Powerline, you can no longer turn on the red light at West Drive. There are three signs on West Drive which state you can no longer make a right hand turn when turning into the Village. Please obey these signs. The fine can be \$165 plus an insurance premium increase. Several Directors stated that the signs are not visible. Deputy Kinstler stated she will look into getting a sign hanging from the light.

Correspondence

No correspondence

President's Report – Steven Fine

Master Management and Recreation Committee elections will be held at the COOCVE BOD meeting on Tuesday, December 21. Please provide your bio to the *Reporter* as soon as possible, by the end of this week, as they will be published in the next issue. Meet the Candidates running for Master Management and Recreation will be held on Tuesday, December 14 at 1:00 p.m. in the Activity Center. Mr. Fine stated that yesterday he received a letter from Century Service Systems that they are no longer in business. Mr. Fine stated that he will get in touch with the Contract and Negotiating Committee to look into other companies. The following letter from Century Service Systems, Inc. was read:

On November 12, 2010, Century Service Systems, Inc. ("CSSI") was placed into liquidation by the Second Judicial Circuit Court in, and for, Leon County, Florida. The Florida Department of Financial Services, Division of Rehabilitation and Liquidation, is the court-appointed Receiver of CSSI.

How do I contact the Receiver?

You may contact the Receiver by using the "Contact Us" form or by calling 1-850-413-3081 (Toll-free to Florida residents by calling 1-800-882-3054.)

What is the status of the service warranty contracts of CSSI?

By court order, all in-force service contracts of CSSI are cancelled on November 12, 2010.

What is the status of my pending service warranty claim?

Due to the court-ordered cancellation of your service warranty contract on November 12, 2010, any pending repairs costs will need to be paid by contract holders because there is no guaranty association coverage for service warranties.

Treasurer's Report – Bernice Schmier

For the month of October the expenses were \$4,987.14. Since there was no income, the net income was (\$4,987.14). The total expenses for the year was \$65,954.33. Interest received was \$836.71. The total net income (\$65,117.62).

Commissioner Marty Popelsky

Commissioner Popelsky provided the residents with an update on the golf course. There are many rumors flying around; one of them is why was the golf course sold? The Commissioner stated that the golf course has not been sold. There is no application to change what the golf course currently has; the owners are currently looking to invest millions of dollars to upgrade the golf course. Preliminary plans show a separate entrance on Military Trail, upgrading the existing Clubhouse and a driving range behind the Richmond area to help gain additional revenue

Committee Reports:

Budget and Finance

Gloria Olmstead moved to approve the COOCVE budget for 2011 as proposed by the budget committee. Everyone here should have received a copy of this budget. The annual dues will be \$8.00 per unit, per year as approved at the Board of Directors meeting on September 21, 2010. **Motion seconded.** Judy Schneider asked why there was a \$10,000 increase in legal. Mr. Fine stated that because of the current lawsuits they are involved in, the increase is to make sure they are covered and do not fall short of any monies. **The Directors voted, by a show of hands, and the motion was passed.** There was one vote against approving the budget.

Insurance Committee - Tom McClave and Frank Crowley

Mr. Fine stated that the Insurance Committee worked very hard throughout the year in trying to get the “best bang for the buck” and stated that what they recommend is only their suggestion. Mr. McClave and Mr. Crowley provided the Directors with the Insurance Committee report. In early April, the Committee began working on an insurance program that would be applicable to all associations. Invitations were delivered to two insurance agencies: Beauchamp McSpadden of Warsaw, Indiana and Plastridge Insurance Agency of Boca Raton. After receiving proposals from both agencies, the Committee performed their due diligence by meeting with the agents, reviewed the proposals and compared the strengths of both agencies. Consideration was given to their track record, payments made at the time of past losses, overall industry experience and service capabilities and performance. The Committee decided to endorse the Plastridge Insurance Agency headed up by Tom Lynch as the preferred agency to serve the insurance needs of Century Village.

Judy Schneider asked why the insurance carrier for her building and many other buildings in CVE (Community Insurance) was not considered. Also, there was a communication, on COOCVE stationary, reminding everyone to get their buildings appraised; the phone number to call was Plastridge. That was inappropriate as Plastridge was here during Wilma and did not give us the proper coverage, as there is a building here that still has not been rebuilt. Mr. Fine stated that he and COOCVE were not aware that the phone number on the letter was Plastridge’s. Mr. Crowley stated that the Committee looked at the capabilities of the two agencies with no hidden agenda. The Plastridge agency, in the Committee’s view, is the most qualified. There is a lot of misinformation floating around the Village. This is only the Committee’s recommendation, you do not need to use it. The Committee also made an arrangement, at nominal cost, to get an appraisal or update your current one; this is your decision. Many Directors voiced their concern with Plastridge as they did not carry the proper insurance for the Village, as well as over appraising several buildings by appraising the buildings as one unit and not individually. Rhonda Pittone congratulated the Committee for the work they performed. Sheila LaBella stated that we need to be sure our insurance is enough to cover increased costs of labor and material in case of a catastrophe. We don’t want to pay a cheap premium and then realize we didn’t insure for enough. Alan Steinberg mentioned that he appreciated the hard work the Committee has done. A large number of associations do have Community Insurance and would like to compare apples to apples. Why weren’t they included in the mix, as well as law and ordinance coverage (bringing the buildings up to code)? From the Committee’s viewpoint, the strengths of Plastridge as an organization were much better. Law and ordinance is certainly worth considering, but it is very pricey. In high-rise buildings, it is difficult to obtain if only one wants it.

Nomination Committee - Joe Sachs

Mr. Sachs asked for nominations from the floor for the Master Management Committee. The following individuals were nominated from the floor:

Reva Behr, Joe Rudnick, Judy Olmstead, Eugene Goldman, Bill Goddard, Rhonda Pittone, Anthony Falco and Bob Marcus. All of the persons nominated accepted the nomination. Two nominations were received last week and interviewed by the COOCVE Executive Committee, Norman Bloom and Ira Somerset.

The following names have been nominated for the Recreation Committee:

Edith Cohen, Donna Dowling, Don Kaplan, Roslyn Leeds, Rita Pickar, Ron Popp and Bill Schmier. Mr. Sachs reminded all candidates to attend the Meet your Candidates on December 14 at 1:00 p.m. in the Activity Center. Elections will be held on Tuesday, December 21 for both Master Management and the Recreation Committee. Mr. Fine reminded all candidates to submit their resume/bio to the *Reporter* by Thursday, November 18.

Advisory Committee - Fred Rosenzveig

Mrs. Rosenzveig reminded the Directors of the new requirement of FS1196 which states that association directors have 90 days from election or appointment to the Board to either sign a certification that they have read and will uphold, to the best of their ability, the governing documents and association policies or present a certificate of completion from a Division-approved educational provider. The Rafan's courses, will now reflect the new law, and begin on November 18 from 1:00 p.m. to 4:00 p.m. at the Clubhouse, Rm. GP-A. If you take two of these courses, you will receive a certificate of completion. The Advisory Committee is also sponsoring a free Board Member Boot Camp in CVE on Saturday, February 5, 2011, from 10:00 a.m. to 2:00 p.m. in the Clubhouse Party Room. Lunch and in-depth resource materials will be provided. This Boot Camp will be fun, informative and an excellent way to raise your competence as a board member. Topics relevant to CVE will be discussed. The Boot Camp will be led by Donna Berger, Executive Director of the Community Advocacy Network (CAN) and Managing Partner at Katzman Garfinkel & Berger. To reserve a place, all board members should register asap at the special registration page on the Board Member Boot Camp at www.boardmemberbootcamp.com. If you do not have a computer, you can go to the Staff Office and they will have the forms for you to fill out. Ms. Schneider asked Mr. Rosenzveig if his Committee was aware of an article or paid advertisement in the *Reporter* about restructuring some of the areas. Mr. Rosenzveig stated that the Advisory Committee was not involved in that. Mr. Fine stated that it was not a paid ad. It was information for the Village; and if residents do not want to participate, they don't have to. This was brought to the BOD last year, to bring MM and COOCVE together. It was voted on and

passed. We are looking for ways, and that was a suggestion by Ms. Capobianco. It was decided to put it in the paper to show people how it can be done.

Old Business

None

New Business

Joe Rubino moved that COOCVE fund the videotaping of the Area Chair meetings on Channel 98 and cvedb.com. Seconded by Joe Rudnick. The cost is less than \$250 per meeting.

Many Directors stated that they are in favor of this motion, and it is very important for residents to see the meetings. **Motion passed by a show of hands.**

Open Mic

Sandy Parness stated that it is disgraceful that only two members of MM filled out applications and went before the Executive Committee to be interviewed. MM are the people that handle our money and the by-laws of MM should be changed, more and more people are just being nominated from the floor and not putting in their applications.

Cari Sondike: Problem with residents leaving improper garbage disposal at the recycling bins. Can COOCVE provide permanent signs? Mr. Fine stated that is an issue for Master Management.

Janice Zamsky: There was an article in the *Sun-Sentinel* about a president of a condo association at CVE in Palm Beach. She deposited condo association checks into her account, in an amount over \$33,000. This is very frightening; she was also two years behind in her assessments. It was discovered because a candidate was going to run for president and wanted to look at the books.

Saul Siegel: We received the proposed budget but we did not hear how much there is in reserves.

Bernice Schmier stated that we currently have \$308,095.70 in reserves.

Motion approved to adjourn at 11:05 a.m.

Respectfully Submitted,
Steven Fine, President