

COOCVE Board of Directors Meeting,

November 17, 2009

President Steve Fine called the meeting to order at 9:35am.

After the Pledge of Allegiance and Moment of Silence, Steve called for a reading or a motion to waive the reading of the Minutes of the previous Board Meeting of October 20, 2009. The directors waived the reading.

A director asked that a correction be made to the minutes as follows: Regarding Mr. Fine's motion on the merger of COOCVE and MM and to seek legal advice. To add the following verbiage "Mr. Mel Schmier moved that no more than \$5,000 be approved for this purpose without further approval by the COOCVE Board of Directors. Motion seconded. Motion defeated".

The Directors then voted to approve the minutes as amended.

President, Steve Fine stated that Ken Barnett will not be running as Treasurer. He also spoke about the mix-up on the recording and the posting of the minutes on Channel 98 and stated that the minutes of the previous Board meeting will be on Channel 98 today.

Sheriff's Report

Sheriff James Ingall spoke next. He spoke about several burglaries that took place in the Village. Burglaries took place in Cambridge A and Richmond F, and both of these have no suspects and nothing significant was taken. There was also a burglary in Markham H – some jewelry was taken from the home and there is no suspect. There were two vehicle burglaries – in Tilford X, the tires were taken off the car and in Tilford A the back window broken. The Sheriff stated that most of the burglaries have occurred overnight. A resident stated that he heard of an incident where a gentleman was shot in the head on West Drive. The Sheriff reported that he did not know anything about that incident and if it happened in the Village it would be in his report. The Sheriff said that it might have occurred outside the gate.

Correspondence

Charlie Parness as Chair read an email from Mr. Dan Glickman and Mr. Bob Bender to Mr. Fine regarding better meetings and more informed decisions of COOCVE BOD and Executive Committee Meetings.

“Dear Mr. Fine; Currently, only the Order of Business is posted before the meeting. We request that, in order to comply with COOCVE bylaws, an agenda should include written motions proposed during Old Business or New Business, and be posted at least three days before the meetings of the COOCVE BOD or the Executive Committee.

It is, after all the written motions included in the Agenda which gives members:

A) notice of what actions are proposed; B) time for thought to properly consider the implications and consequences of those proposed action(s). Thus the body would not have to rely upon oral or extemporaneous motions. Emergency or urgent circumstances would, obviously, be exempt from this (as is stated in Robert’s Rules of Order).

Our request clearly comports with the COOCVE Bylaws.

Section 7.7 – Agenda: “The President shall, whenever possible, prepare and distribute to the directors, at least three days before the scheduled meeting, an Agenda of the business to be transacted thereat, setting forth the committee reports to be made and the motions to be represented under old or new business.”

With current technology, communicating with the COOCVE BOD and Executive Committee is much easier, especially for the increasing number of us who use the Internet, including the COOCVE website, and cheaper than it was when our bylaws were initially formulated.

All COOCVE BOD and Executive Committee members who want to make motions during Old Business or New Business should submit written motions in advance. We believe meetings would be more effective and decisions would be more informed.

We would appreciate that this correspondence be read at the next COOCVE BOD and Executive Committee meetings. Thank you.”

Mr. Fine stated that they will certainly endeavor to post any motions that they bring to the table 3 days in advance. He stated that the meetings are always posted at the COOCVE and Reporter offices. If you have motions that you want to bring to this Body please do so in advance so we can post them as well.

President Report:

Mr. Fine spoke about the November issue of the *Reporter* and how well it was received. He thanked all the volunteers who have been working for the past five months in putting this issue together. Mr. Fine stated that it is all the volunteers who keep the Village going because they work for the right price. We are now a month away from elections for Recreation and Master Management and there are barely enough people who are volunteering. Mr. Fine spoke about the criticism that he has received as COOCVE VP and as President. He asked if anyone is interested in helping to make a difference and move this Village forward please submit your name and join us up here.

Nominating Committee - Rhoda Jarmark & Joe Sachs

Ms. Jarmark mentioned that the nominating procedure has been posted in the paper. This year the residents will have a chance to meet the candidates on December 8th at 1pm in Room C of the Activity Center. Each candidate will have five minutes to speak at this meeting stating why the community should vote for them.

Ms. Jarmark then took nominations from the floor for the MM Board. The following names were nominated and seconded. Jeffrey Chester, Fred Rosenzweig, Dan Glickman, Stanley Rosenholtz, Caryl Berner, Joseph Rudnick, Gary Kondin and John Burk. All candidates accepted the nominations. Mr. Fine asked all candidates to submit their bio to the Nominating Committee ASAP which will be published in the *Reporter*. Mel Schmier asked for a list of the candidates who have already applied. They are as follows: Bill Goddard, Alan Schachter, Jules Kesselman, Jack Trobman and Naomi Redisch.

A resident asked if the individuals who made nominations had to be Directors of COOCVE? Steve Fine stated that you do not need to be a

Director. Gene Goldman stated that only the officers of COOCVE have to be Directors not MM or Recreation. A resident then asked for clarification of what Mr. Goldman said -- that anyone can make a nomination from the floor - he thought that only Directors can speak. Mr. Goldman stated that the original question was misheard and clarified that only a COOCVE Director can nominate, but the person who is nominated does not have to be a Director. Ms. Jarmark then stated that there are five Director positions open for the MM Board and that they have 13 nominations. It was also noted that the Nominating Committee will not be interviewing the candidates for MM.

Budget - Gloria Olmstead

Gloria Olmstead made a motion to have the Board approve the 2010 budget as proposed by the Budget Committee. The motion seconded. Judy Schneider of Durham T then asked for the amount of the Ventnor B lawsuit against COOCVE. Mr. Fine stated that is in the hands of the attorneys. Ms. Schneider then made a motion that since there is a great surplus and Ventnor B is struggling to survive, we as Directors, neighbors and friends should assign some funds from the budget to Ventnor B to help with their repairs. Mr. Fine stated that there is litigation against COOCVE and that this is not a valid motion. Mr. Fine also stated that there is no specific amount of the lawsuit and there is a copy at the office if you would like to read it. A resident then asked what the \$65,050 number is. Mr. Fine stated that it is expenses minus income. The motion passed by a vote through a show of hands, there was one opposed.

Insurance Committee - Dick Ciocca

Mr. Ciocca gave a detailed summary on the work the Insurance Committee is doing. The Committee consisted of eight individuals both with and without insurance experience. The Committee has worked very hard in soliciting proposals from insurance companies for the benefit of the residents. The Committee will hold its next meeting with the insurance representatives on Wednesday, November 18th at 10:00am in the COOCVE office via SKYPE. This meeting is open for everyone to attend. Mr. Ciocca stated that after the 11/18 meeting a final evaluation will be made and the report will be distributed by the end of the month.

Civic and Cultural Committee - Roslyn Nehls

On January 13, 2010 a presentation by a State Ombudsman will be held and in February, 2010 the 90 year-olds and above will be honored.

Advisory Committee - Fred Rosenzveig

Mr. Rosenzveig stated that they had a presentation last Friday which was very informative on the rental program. The presentation was attended by 200+ residents. It will be shown on Channel 98 for all to see. On Friday, November 20th from 10:00am-12:00pm in the Party Room there will be a presentation by Attorney Michael Chapman discussing the 55 plus rules and pet laws. The Advisory Committee will also be having their initial discussion on the proposed merger of COOCVE and MM on Wednesday 11/18.

A resident asked what the Contract Negotiating Committee of COOVE is responsible for. Mr. Fine stated they are responsible for reviewing all contracts and checking the validity of the companies issuing contracts. The last contract they reviewed was the Seacrest contract. The Committee is comprised of seasonal residents. The resident also asked how long the Seacrest contract is for and is the contract between the individual buildings and Seacrest. Mr. Fine answered that COOCVE, MM and individual buildings have contracts with Seacrest.

Old Business

Bernie Parness spoke about a motion that was put on the floor at the last meeting which was seconded and couldn't be voted on as there was no quorum. Mr. Fine stated he ruled it out of order and asked that Gene Goldman explain why. The motion was then re-read "From this day forward a financial report including opening balance, income expenses and closing memos of the *Reporter* be given to the BOD of COOCVE monthly". This motion was seconded. Mr. Goldman explained that last April, serving as Shareholders of the *Reporter* at an annual meeting of the *Reporter*, a BOD consisting of seven members was voted in. Mr. Goldman was elected President of that Board which governs and oversees the *Reporter*. Since that election the minutes of the *Reporter* have been published. Every meeting of the *Reporter* will be held in a public meeting, publicly announced. Furthermore, anytime at those meetings, should the Board receive a

treasurer's report, that report will be published in the *Reporter*.

Furthermore, there will be an audit of the *Reporter* coming up very soon which will be published in the *Reporter*. The members of the *Reporter* Board are volunteers like you. All we ask is that you let the Board do their job. Next April, you will have an opportunity to elect a new Board. The job of the shareholders of the *Reporter* is to elect a Board, not to run the *Reporter*. This is why Mr. Fine ruled this motion out of order. It is inappropriate for the Board to demand something from another Board. The information that was asked for in the motion will be provided to you. Anyone is invited to attend these meetings, although they are not held on a monthly basis, they are held when the need arises.

Good and Welfare:

Dan Glickman: Mr. Glickman stated that he was flabbergasted when MM voted for the coupon to go up 21% from \$86 to \$104 per month, not only by the number, but because he does not have the knowledge of what is going on. This is a huge increase for the community. Mr. Fine stated that we need to look at what we are getting for our money. The Community is about 35 years old, things are deteriorating and things need to be maintained.

Kathy Richards – last month it was stated that we should do something about Ventnor B. How many Directors really know what happened to Ventnor B? Even though we are under litigation we need to help them out. Mr. Fine stated that we do indeed need to help them out, but Ventnor B is suing COOCVE and it is a very extensive lawsuit. Mr. Fine stated that having fundraisers would be a good thing to do.

Shelly Baskin – There are a lot of units being sold. A lot of brokers and realtors are in a rush to sell units and speak to the Presidents for a quick approval and state that the new unit owners are terrific. Recently, a couple was found lying on the forms and turned down in three other buildings. Please be sure the Board speaks to and approves new unit owners as well as all persons that are going to live in the unit. Mr. Parness stated that he spoke with Seacrest and when potential buyers have more than one application they will red flag the form so that it can be spotted if they have been to other buildings.

It was announced that there will be a fundraiser for Ventnor B on December 9th beginning with breakfast at Shelby's. Also, the Friends of the Center is having their annual meeting on Monday, December 14th at 10:30 at the Library, Commissioner Jacobs will be the speaker.

Beverly Chase of Cambridge D asked who is responsible for repairing/replacing rusty unit doors and broken windows in units. Mr. Fine stated that it is the unit owner's responsibility for repairs to unit doors and broken windows.

A resident spoke about the hiring of a new security company which is coming on board January 1st. The resident asked the community for support to have the new company hire back the people employed now. Mr. Somerset addressed the community on the changes being made with security. The new company, and all the companies that responded to the RFP, have policies of not hiring people and placing them within communities where they live. They would however, be happy to take applications from individuals and place them in other communities if they meet the hiring criteria. Mr. Somerset stated that the changes being made are for the good of the community.

Fred Rosenzweig – spoke about the concern for Ventnor B. They are indeed in a terrible situation and have been for the last five years. We all should try and be generous at upcoming fundraisers for Ventnor B. Keep in mind that all contributions would go toward the reconstruction fund and not to the legal fund so this would not be jeopardizing the suit in any way.

Rhonda Pitone – is speaking on behalf of everyone in her building that it is not fair for MM to demand so much of an increase.

At around 11:35am, the Directors adjourned the meeting.

Prepared by,
Diane Davis