

## COOCVE Executive Committee Meeting

December 13, 2010

Meeting was called to order by COOCVE President Steven Fine at 9:30 a.m. He led the Pledge of Allegiance and asked for a moment of silence.

### Minutes

Joe Rubino moved to waive the reading of the minutes from the November 8 meeting; Joe Sachs seconded. Joe Rubino had an addition to the minutes under President's Report.

Add: "In the absence of the Area Chairs as per the by-laws of," Section 9.1, the Vice Chairs will be... Jack Kornfield had an addition under Prescott to add: Mr. Somerset stated that they are doing the best they can with what they have and have no staff and are relying on the...

Mr. Kornfield asked that Mr. Somerset make part of his President's Report about how the amount of money being paid to Seacrest and East Coast for electrical is determined. Mr. Fine asked the scribe to check the recording and make the changes, if applicable.

(Additions/changes are in bold)

### President's Report

Mr. Fine stated that yesterday's Over 90s Party was unbelievable, and he thanked the many volunteers and the Civic and Cultural Committee for all the hard work and long hours that they put forth to make this celebration a huge success. Candidates' Forum will be held tomorrow, December 14, at 1:00 p.m. in the Activities Center.

Mr. Fine apologized for the typo listing Rhoda Jarmark as the Chairperson of the Nominating Committee when it should have listed Joe Sachs as the Chairperson. Gloria Olmstead passed out a letter for the dues: they need to be distributed as soon as possible.

### Committee Reports

#### Master Management – Ira Somerset

The hedge replacement project started this morning in the West corner of SW10th and will continue East. All the existing foliage will be removed and then replanted in three stages. Electrical work at the front entrance is progressing and work will be done on the lighting. Electrical lines around the Village were found to be cut, so please be careful when planting or digging.

The City has taken over the enforcement of irrigation from the County, and an ordinance was passed which states that watering must be done on Sat/Sun/Wed/Thurs nights and Friday is the repair date. The issue we are having is that the workers are not able to see their families because they are working nights and weekends. A variance has been filed with the City, and we are awaiting a hearing date to have the dates changed to Mon/Tues/Wed/Thurs with Friday as the repair date. Continuing to work on RFP for the gate security enhancements. Comcast agreement is still being worked on. Annual meeting will be held today at 1:00 p.m. in the Party Room at the Clubhouse.

Rita Pickar, Newport Area: Regarding the bush replacement, do we need to move the cars in the Newport Area because the building is currently being painted? Mr. Somerset stated that he will speak to Al Smith about that and get back to her.

Ruth Porter: Are they removing all the existing bushes at once? Yes, it will be a continuous process. We are replacing them with seven-gallon plants, approximately three to four feet high.

Joe Rubino: Is today's meeting an annual meeting or a town hall meeting because there was no notice in the *Reporter*? Today's meeting is a town hall meeting; there will be an annual meeting at the next COOCVE BOD meeting on December 21, to elect officers.

Joe Rubino: At the MM meeting in November, Comcast was to respond within 10 days or further legal action would be taken; what is the status? It is not appropriate to comment on that at this time as we are currently in negotiation.

Joe Rudnick: The road on West Drive, toward Century Blvd, is very bumpy and needs repair.

Dan Glickman stated that he, AJ and Mr. Rudnick went there and surveyed the area, and it is not going to be changed anytime soon because what is there is not a significant problem. Will there be a video of this meeting as it was done before? Mr. Fine stated that this meeting was never recorded but it is a good idea and should be recorded but someone needs to pay for it. Mr. Rubino stated that the Camera Club is interested in taping some of the meetings. They will be taping the Meet the Candidates meeting at no charge, and we will see the quality of taping they produce.

Jack Kornfield: Regarding the Comcast contract, why are we ignoring new technologies and other providers that might be available? We are not ignoring anything, and we are not

negotiating any extension or new contract with Comcast. We are negotiating the breach of contract that we have had for the past two years.

Don Kaplan: The stop signs in the Lyndhurst area, near Islewood, and the Lyndhurst North Pool were removed and need to be replaced as cars are not stopping in that area. Also, reflectors are needed in the roads, and security at the Main Gate needs to look inside the cars as residents are bringing dogs into the Village.

Steven Fine: There is also a problem with recreational vehicles, campers and commercial vehicles in the Village. We are not taking charge of our areas as residents state that the Presidents are giving them permission. Mr. Fine stated he will be meeting with Andre Vautrin today and going around the Village. Mr. Fine asked the Executive Committee if they want to clean up the Village; the Committee all responded, "Yes." Mr. Fine stated that we, as a Committee, can make it happen; we need to stop it at the Gate by not allowing the vehicles and dogs into the Village.

Ira Somerset stated that feeding the birds and other animals is becoming an issue around the Village. Feeding animals is against the law and against our rules. Mr. Fine asked Mr. Somerset to point out where it states that in the by-laws because he recently had an issue with someone and couldn't find it.

Don Kaplan: Is there someone staffing the bus phones on Sundays? Many residents waited three hours for a bus at the flea market a couple weeks ago. There was an equipment malfunction; it wasn't handled well, and it is being addressed with the bus company.

Jack Kornfield suggested we put a copy of the law in the *Reporter* with a headline stating "Do Not Feed the Birds or Other Animals." Mr. Fine stated that once he gets a copy of the law, he will publish it in the *Reporter* because it needs to be stopped.

Hyman Shoub asked several questions of Master Management, and they are as follows: Regarding the irrigation system – what collateral will be given to the banks to get a loan? There is no loan in place as we are still negotiating with four banks and several private investors, and the banks are not asking for collateral as they are not interested in the real estate, which is all we have. According to the 2010 budget, there will be \$1 million left over; what happens to that money, is it a Reserve? It is not a Reserve, it is called members' equity which is monies that were allocated for projects but were not completed and might be forthcoming. Is the permit allowance based on a cost of \$7 million? We do not know what the cost is; we only have estimates at this time. If MM is spending over \$3 million dollars on a new system in

2011, why are we still budgeting to pay Seacrest \$565,000? The system is being installed in three phases; when it becomes automated, the staff and payments to Seacrest will be reduced.

Jules Kesselman: Why were the bushes removed near Dear Run/Tilford area? Seacrest trimmed the bushes to eight feet, as someone recently complained to Code Enforcement.

Dannielle Lobono asked about striping the roads instead of reflectors. The roads were striped last year and several areas had to be redone. The roads will be cut up in the next three years because of the irrigation project.

Dannielle LoBono: Can we bring back the Security Committee that we had in the past? The by-laws of MM give the President authority to appoint committees.

Cee Baskin: Who will be watering the hedges, and for how long, when they are planted? The contract allows for watering for 30 days with an additional 30 days if needed, and we can always bring in more. The cocoa plum does not take a lot of water once it is established. Will they be treated with white fly? Yes, there will be routine maintenance. Regarding the stickers on the cars – several years ago it was stated when we run out of the 10,000 stickers a new security system would be put in, is that correct? We are currently working on this project and the current plan is to have cameras, barcode readers and scanners at every entrance.

Dannielle LoBono: The sign at the Front Gate states residents to the right and needs to be addressed. Yes, it will be changed.

Jack Kornfield: Has the operational cost been negotiated with Seacrest? We are negotiating with Seacrest. Mr. Kornfield stated that we should not be throwing safety away, and we should look at putting the reflectors on the roadway as they are needed for safety. On what basis are we paying these monies used for electricity to Seacrest, East Coast or Condo Associations? Where did the Board vote to expend these monies? These are MM obligations, and we reimburse the associations because the previous contractors had connected pumps and lights to individual building sources; it's an ongoing expense. Was there no Board vote to approve these expenses? Mr. Somerset stated he would look into it.

#### Recreation – Danielle LoBono

Stated that there is an error on the nominations that all those coming in will be voted for a two-year term; this is incorrect. It is a two-year and one-year term. Joe Sachs stated that he discussed this with Charlie. Mr. Fine stated that this needs to be clarified. The Flea Market will be held on February 6; more information will be in the *Reporter*; tables will not be provided. The talent show will be held on February 24.

Don Kaplan: There is currently no parking at the Lyndhurst North Pool, and this needs to be looked into. Ms. LoBono will put it on the Recreation agenda.

Hyman Shoub would like to put on the Recreation agenda to install a small staircase going from the parking lot to the second story so that residents do not have to walk on the slippery grass to get on the roundabout. Ms. LoBono mentioned that she will put it on the agenda.

Cee Baskin: Do you know why Richmond E had to put in two handicapped spaces by the pool? Ms. LoBono stated that she will look into this. Ira Somerset stated that because they were re-stripping the parking lot, they were required to meet the code of having a certain number of handicapped spaces and that's where they were put.

Budget and Finance – Gloria Olmstead: Nothing to report

Advisory Committee – Fred Rosenzveig

Reminder that the rules have changed and that the new law passed in June states that all Board members need to certify within 90 days of election, either to sign the certification form that they read all the appropriate documents or to get certification from an approved, certified educational provider; and both the Boot Camp/KGB and the Raphan's are providers. For the winter season, and to accommodate the Jewish community, the day was changed from Friday to Thursday from 1:00 p.m. to 4:00 p.m.; and the next course will be held on Thursday, January 13. Mr. Rosenzveig reminded the Board about the Boot Camp being held on February 5 from 10:00 a.m. to 2:00 p.m. The Boot Camp is being run by CAN (The Community Advocacy Network) and the attorney from the KGB Law Firm, Donna Berger. You can sign up at [www.boardmemberbootcamp.com](http://www.boardmemberbootcamp.com).

Don Kaplan: Can COOCVE prepare a letter to all Presidents, on their letterhead, regarding the 90 days after election certification form that they must sign? Yes, we can do that. It is also on [www.cvedb.com](http://www.cvedb.com) and we will be putting an article in the *Reporter* as well.

Hyman Shoub congratulated the committee for the work they are doing. Jeff Chester has document meetings on Tuesday evenings; is there any relationship? They are a valuable source of information on documents, but they are not a certified venue.

Jack Kornfield: Can someone provide the Area Chairs with an electronic copy so that it can be e-mailed? Mr. Rosenzveig stated he will send a copy to Joe Rubino to send out.

Civic and Cultural

Thanked all the volunteers who helped make the Over 90s Party a huge success, and a special thanks to Miriam Sachs for her initial idea. Rita Pickar stated that the Shark Valley trip is sold out.

Nominating Committee – Joe Sachs

Mr. Sachs distributed two motions regarding the Nominating Committee and for Mr. Somerset to present these motions to the Master Management Board. These motions need to be passed by MM and produced as amendments by the by-laws committee. At tomorrow's Meet the Candidate Meeting, it will be suggested that candidates only speak for four minutes as there are 16 candidates, and this will take over two hours.

Don Kaplan: At tomorrow's meeting, have any of the candidates asked for the agreement from Recreation to know what they are getting involved in? Mr. Sachs stated he hopes they are informed, and they should take the initiative themselves and look for the information.

Hyman Shoub: According to the printout in the *Reporter*, there are seven openings for MM and the top five get three years and the next two get one-year terms. Article 7.2 of MM Agreement states at the end "...thereafter Directors shall be elected and take office and serve a term of three years." The only time there is less than three years is when someone comes in the middle of the year. There is no three, two and one. Mr. Fine stated that Mr. Shoub's statement is incorrect. Joe Rubino stated that if someone is elected for three years; and after one year they resign, the Board will then fill a two-year term.

Area Chairs

Ashby: Joe Sachs congratulated MM, Ira Somerset and Donna Childrey for the beautification to the decor in the Activities Center. If you are having an election, please make sure you provide COOCVE with the updated forms with new members.

Berkshire: Naomi Redisch not present

Cambridge: Hyman Shoub asked if there was any news about a homicide which occurred in CVE on November 29. Mr. Fine stated that he will ask the sheriff at Tuesday's BOD meeting.

Durham: Joe Rubino: At the last meeting, a question was asked about distribution of the forms for the new BOD to be turned in to COOCVE. Charlie Parness stated that he would put the forms on the website. Mr. Fine stated that Mr. Parness is not here, the website is controlled by MM and the forms were published in the paper. Why was a stamp "sample" on the forms printed in the *Reporter*? Mr. Fine stated that if you cut the forms out and send it, we cannot

put it in the folder as it is not the correct size. The official forms are available at the COOCVE Office. Last month, there was an emergency in the Village when CSS went out of business. Charlie sent an e-mail stating that the Contract Committee will supply information on the other service contractors. Mr. Fine stated the Contract Committee has been working on this, and they have suggested that we recommend someone who is financially stable; not sure how we are going to do that. Mr. Fine stated that he will have the information by next week's meeting.

Ellesmere: Marjorie Campbell: Nothing to report

Farnham: Norman Kaplan not present

Grantham: Bill Goddard not present

Harwood: Joe Rudnick: What is the status on getting new microphones? Ira Somerset stated that it is being worked on.

Islewood: Eleanor Wollman: Nothing to report

Keswick: Phillip Norris not present

Lyndhurst: Don Kaplan: Nothing to report

Markham: Wes Field not present

Newport: Rita Pickar: There were several complaints about the burnt toast smell in the Newport area.

Oakridge: Jules Kesselman mentioned that many years ago, Service America cancelled contracts when residents made a claim.

Prescott: Jack Kornfield: If we are going to publish samples of forms in the *Reporter*, can they also be put on [www.cvedb.com](http://www.cvedb.com) and send them to Joe Rubino for distribution to the Area Chairs? Yes, we can do that. Now that CSS has gone out of business, will this have any effect on the Century Maintenance lawsuit being able to collect if we win damages? The suit is invalid since the Corporation has gone into receivership with the State. How much has MM spent to date on this lawsuit? I do not have that available. Mr. Kornfield stated that when questions are asked to the Committees, it reasonable to expect a return answer by the next meeting, which is usually a month away. Several questions have gone to MM, and when will we receive a response? Mr. Fine suggested he bring it up at the next MM meeting.

Richmond: Cecile Baskin: The yellow lines on the roads are fading, and residents are having a hard time seeing them at night. Mr. Somerset stated that he will look into that.

Swansea: Phillip Cerrito: Nothing to report

Tilford: Basil Hales: Nothing to report

Upminster: Ruth Porter: A meeting is being held at the Upminster Pool on Friday at 10:00 a.m. with Commissioner Popelsky. The by-laws should be changed regarding the election in December to accommodate residents going away for the holidays. Mr. Fine stated that a request should be put in writing and provided to the By-Laws Committee. We spoke at length about security in the Village; and now we are going to have a perimeter hedge of three to four feet, was there any thought given to security when these hedges were planned? Mr. Somerset stated that the Board considered all the aspects and those were the plants that were decided upon.

Ventnor: Charles Parness not present

Westbury: Bruce Gurse not present

New Business: None

Old Business: None

Open Mic:

Fred Zucker: We need to penalize residents for having recreational vehicles and campers in the Village.

Judy Schneider: We recently had a representative from Seacrest at our building meeting; and as I was telling the Board members that they need to learn about being on a Board, the Seacrest representative told them that all they need to do is sign the form. Can you please speak to Seacrest and remind them of the process, specifically that we don't just want members signing the form?

Arnold Paglia: November COOCVE meeting was not on Channel 98. Mr. Fine stated that all three tapes were corrupted. Residents need to be educated on how to cross a street; trolley drivers are not using turn signals and the trolleys are not numbered. MM borrowing money at 6% or higher to pay for the irrigation system; has any thought been given to borrow money from CVE residents? I'm sure there are people in the Village who might want to loan MM the money at 6%.

The meeting was adjourned at 12:00 p.m.

Respectfully submitted,

Steven Fine