

COOCVE Board of Directors Meeting,
December 16, 2008

President Ira Grossman called the meeting to order at approximately 9:35 a.m., and Arlene Fine led the Directors in the Pledge of Allegiance and moment of silence.

Secretary's Report

President Grossman then asked the secretary to read the minutes of the previous meeting of November 18, 2008, but the directors motioned and voted to waive the reading as the *Reporter* had published them in its December issue. The directors approved the minutes, as published; however Director, Jack Kornfield, of the Bylaws Committee, asked the Secretary to note that in the vote to amend the minimum size of a quorum to 117 directors, the vote in favor was in excess of the 2/3 majority required.

Correspondence

President Grossman noted that COOCVE was going to renew its Century Village East banner in the Deerfield Beach Little League Stadium for \$400. The directors unanimously approved this action.

Joe Sachs, of the Nominating Committee, then began the process to elect new members of the Master Management Board of Directors for the coming year, for which there were 10 candidates for five Directorships. The candidates, or their representatives, then spoke in turn for up to three minutes each. Afterwards, the association directors voted, in turn.

Treasurer's Report

After voting was completed, Ken Barnett stated that the only transaction, in November 2008, was the usual \$4,000 fee paid by COOCVE to Master Management for rent and administrative services, bringing COOCVE's cash position in the banks to about \$285,000. Ken said there was nothing else of note to report.

Next, Donna Capobianco, of Master Management, spoke about the buildings' elevator service contracts. She noted that Master Management would no longer act as the associations' agent for these contracts with the provider,

Thyssen Krupp. In the case of those associations contracting with Seacrest, they will take over as the association's agent in a *seamless* way. Otherwise, associations need to enter into an individual contract with the provider, and Thyssen Krupp was prepared to do this with *little, or no change*, from its previous arrangement.

Ms. Capobianco encouraged all present to attend Master Management's Annual Meeting later that week, in the same location, to witness Master Management's Board's election of the officers of Master Management.

Old Business

None

New Business

Several Directors spoke to offer items; however, Dan Glickman noted that many attendees had left after voting, and there was evidently no longer a quorum. President Grossman, therefore, acknowledged that the remaining portion of the meeting would be considered as *open mic*.

There was considerable discussion about Fred Sherman's request for a motion that, henceforth, Master Management and the Recreation Committee have to get approval of the COOCVE Board of Directors for any expenditure exceeding \$5,000. Bernie Parness noted that this would require an amendment of the bylaws, as presently both bodies have independent spending authority. Don Kaplan said that based on his experience serving on both Boards, they could get nothing done if they had to come to COOCVE for approval; that's why COOCVE's Directors elect the members of both Boards to do their thinking for them.

Saul Siegel, of Richmond A, noted that a number of high rises in his and other areas had joined together to hire a different broker than the one referred by COOCVE counsel, Mark Bogen. They had saved money on the premiums because the appraiser used by their broker came up with a lower appraisal of their buildings.

Dan Glickman asked that COOCVE's officers make sure that they have good financial controls in place.

Basil Hales asked for clarification on the rules governing adult communities, such as ours, and how the 80/20 rule of 55 plus versus under 55 works. According to Basil, some associations are trying to bring up the number of under 55-year-old residents to the maximum of 20% of their residents.

Jeff Chester, of the Advisory Committee, said that his Committee is planning to host a meeting regarding this subject, the precise name for which is *Housing for Older Persons*. Cautioning that he is not a lawyer, Jeff said he could, however, assure everyone that they are under no obligation to see that 20% of their units go to people below 55 years of age. Rather, the purpose of the law is to ensure that at least 80% of your units are permanently occupied by a person 55 years or older. This gives you the right to discriminate against families with children, which otherwise is prohibited by the Fair Housing Act.

Jeff referred directors to their building documents, specifically the amendments which will refer to the Fair Housing Act and the *Manual for Directors*. Generally, our association bylaws will prohibit any occupancy by persons younger than 55, except for the exceptions specifically mentioned therein. These exceptions will normally refer to surviving spouses and children who were taking care of their parents; in all cases, every exceptional case is subject to approval by the condo Board. Jeff noted that amendments to our bylaws are subject to approval by Cen-Deer, as lienholder; and Cen-Deer would be very sensitive to any changes that might invalidate our community's prohibition of families with children since the recreational facilities operated by Cen-Deer limit access to children.

Allan Rose noted that the *Manual for Directors* was last published in 1995 and asked that COOCVE update it.

Another director reminded attendees that SOCO, the Symposium of Concerned Condo Owners, has resumed its meetings every other Friday at 2:00 p.m. in General Purpose Room A.

In light of ongoing electioneering in the Village, Jeff Chester reminded directors that association bylaws prohibit ads on the side of cars parked in resident spaces, as well as on building walls or in windows. Jeff urged residents

to consider carefully the ultimate consequences for the appearance of their buildings before challenging these rules.

There being no further business, the meeting adjourned, while the Nominating Committee continued counting the votes of the election. Steve Fine noted that the *Reporter* would report the complete results.

Respectfully submitted,
Ken Barnett