

**Minutes of Master Management Board Meeting
March 15, 2018**

President Eli Okun called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:29 a.m.

Eli informed the audience of the sign-in sheet is back of room, if they wish to speak at Open Mic.

Roll Call:

Present - Eli Okun, Fred Rosenzweig, Joe Maney, Barry Warhoftig, Dick Ciocca, Gene Goldman, Joseph Roboz, Michael Routburg, Pierre Laliberté.

Eli noted in attendance: Sylvia Smaldone, President of COOCVE; Pat Bidol-Padva, Chairperson of the Council of Area Chairs; Michael Rosenzweig, Editor-in-Chief of the CVE Reporter; Bernie Parness, Deerfield Beach Commissioner; and stated Rita Pickar, Chairperson of the COOCVE Recreation Committee, was attending fellow Board Member, Ronald Popp's, funeral service.

Following the Pledge of Allegiance, a moment of silence was held for those who gave their lives in service to preserve our democracy; the victims of the Parkland, FL, tragedy; and longtime COOCVE Recreation Committee Board Member, Ronald Popp.

Election of Officers - Eli Okun:

(9:32:12 a.m.)

Eli reported as a result of several resignations, there were vacancies on the Board to be filled. The voting process to vote by secret ballot was explained per Corporate Bylaws and the prevailing practice of the BOD and in accordance with Robert's Rules of Order.

1st Vice President -

Joe Maney nominated Barry Warhoftig for 1st Vice President. Being no other nominations, the vote was taken and Barry was elected by unanimous vote.

Treasurer -

Fred Rosenzweig nominated Joe Maney for Treasurer. Being no other nominations, the vote was taken and Joe was elected by unanimous vote.

Secretary -

Gene Goldman nominated Dick Ciocca for Secretary. Fred Rosenzweig nominated Joe Roboz. Being no other nominations, the vote was taken and Dick was elected by majority vote.

A round of applause ensued after each announcement.

Meeting Minutes:

(9:39:40 a.m.)

Joe Maney moved to approve the Minutes of the January 30, 2018, MM Executive Session Meeting as presented. The motion was seconded by Dick Ciocca. The motion passed unanimously.

Fred Rosenzweig moved to approve the Minutes of the February 8, 2018, MM Board Meeting Minutes. The motion was seconded by Gene Goldman. The motion passed unanimously.

Gene Goldman moved to approve the Minutes of the February 22, 2018, MM Executive Session Meeting. The motion was seconded by Dick Ciocca. The motion passed unanimously.

Gene Goldman moved to approve the Minutes of the March 8, 2018, MM Executive Session Meeting. The motion was seconded by Dick Ciocca. The motion passed unanimously.

President's Report - Eli Okun: (9:41:01 a.m.)

1) COOCVE Funding -
Following numerous questions regarding COOCVE funding mentioned at the last MM meeting, Eli stated there had been no formal discussions, and would reserve any funding discussion at an open meeting for the public.

2) Golf Course Property - (9:41:39 a.m.)
Eli reported ongoing negotiations with Toll Brothers continues to progress and hopes to present a factual update with the Corporate attorney in the near future.

Per member comment, Eli confirmed the retention of the golf course was favorable for MM, although the terms of the contract have yet to be determined.

February 2018 Financial Report - Joe Maney: (9:42:40 a.m.)

For the month ending February 28, 2018, the Revenue was \$1,114,980 and Expenses were \$1,126,574. The Net Expenses exceeded Revenue by \$11,594. YTD Revenue was \$2,166,113 and YTD Expenses were \$2,243,725. The YTD Expenses exceeded Revenue by \$77,612.

The balance sheet is showing Cash on Hand of \$2,218,066. The Net Assessments Receivables on uncollected items was \$232,474. Total Assets were \$3,672,793 with Total Liabilities of \$3,389,017 and a Total Net Equity of \$283,777.

Joe explained the Expenses exceeded the Revenues by \$77,612, a result of seasonal over budget for water and sewer by \$30,000, which will balance out over the year; accounting and programming of \$9,000, due to collections directly to Master Management which had a rocky start in January and has since been resolved; security of \$6,000, with a plan to change in April at the latest, with the remaining balance among miscellaneous items.

Gene was pleased the collections process has improved; mentioned the number of compliments received on behalf of the MM staff since replacement of vendor, Seacrest.

Executive Director's Report - Kelly O'Meara Hampton: (9:45:50 a.m.)

1) Vehicle Charging Stations -
Val Smikle, Director of Planned Projects, was introduced by Kelly who presented two vehicle charging station options for consideration: Charge Point, a dual system, and Tesla, who are seeking partnership for residential and commercial charging. Investigation for the placement of the stations will be explored. Val invited Residents with follow-up inquiries to meet with him after the meeting.

2) Retaining Wall - (9:46:54 a.m.)
Kelly advised the Westbury Retaining Wall Project was completed with Val's assistance, which included Ficus tree removal and installation of new trees and shrubbery to replace the developer's old, unattractive small fence. Kelly encouraged Residents to take a look at the new wall.

- 3) Le Club - **(9:47:28 a.m.)**
Kelly reported the new theatre lighting at Le Club was complete and hoped to receive permitting to replace the original electrical work to conclude Phase II of the Project within the next few months.

Val informed, with Bay Management's assistance, Le Club would be closed from March 26th to March 31st (just Le Club portion, not the Activity Center) for replacement of the old electrical system and for safety enhancement improvements by FPL and licensed vendor, EWI. Kelly anticipated completion in the next couple of months, prior to the start of next season.

- 4) Perimeter Wall - **(9:48:41 a.m.)**
The Board authorized moving forward with further investigation of the perimeter wall, which will include obtaining engineer drawings, and will then present a petition to the City for a variance to make an 8 foot wall and anticipate this will take 8 to 9 months.

- 5) Traffic Safety Project - **(9:49:12 a.m.)**
The target completion date for all area traffic and street signage installation and pavement markings is projected for March 31st. Kelly noted the City of Deerfield has been receptive and helpful as discussion regarding BSO's presence in the Village continues; per City request, a previously contracted traffic engineering company used by the Village will be conducting an evaluation and assessment throughout the Village and will provide a report to both MM and the City for any corrective action plan. Once complete, possible, additional requirements and lengthy application process will ensue for presentation and authorization by the City. Kelly was hopeful for a resolution in the next few months for BSO's presence in the Village. Following discussions with the Police Chief, warnings signs will be posted, followed by verbal warnings to acclimate Residents to the changes.

Per Member comment, Kelly confirmed the plan was to have BSO in the Village in two to three months.

- 6) Area Signage - **(9:51:15 a.m.)**
Kelly pointed out the areas pending signage completion are Westbury, Cambridge, and Richmond and was hopeful for completion by the end March. Additional spray-paint markings will indicate areas for additional traffic sign installation. Contact customer service for any questions or concerns.

- 7) East Gatehouse Construction - **(9:51:44 a.m.)**
Kelly advised the East gatehouse permit remains pending; unfortunately, the meeting before the Community Appearance Board keeps getting pushed back and hopes for a quick resolution.

Fred suggested, as it relates to water/sewerage costs, investigating programs for eco-friendly toilets be publicized and/or offer incentives for purchase. Kelly took the matter under advisement.

Gene complimented the new Westbury Retaining Wall; stated the Village is becoming a first-class environment. Kelly stated decorative caps would be installed on the wall today.

Pierre announced his departure from meeting at 10:00 a.m. to attend his annual building meeting.

Business:
Unfinished - None

(9:53:46 a.m.)

New - 2018 Paving Project

1) 2018 Paving Project -

Kelly presented a map of the 2018 paving plan and reminded residents of the previously approved six-year paving plan that basically included having the entire Village repaved. She reported the areas set for re-pavement this year were the parking streets by MM, with the following Associations being responsible for their respective parking spaces: Tilford, Prescott, Ventnor, and portions of Westbury and Ellesmere (some portions have already been completed and/or opted out). Of the few buildings that elected to opt out, MM will still be moving forward repaving the center part of the parking streets, and letters will be mailed out detailing the ramifications of their decision to opt out, such as higher costs and road integrity and hopes they will reconsider.

Kelly reported there is no specific schedule at this time as to when each Association will be paved. As soon as we have that information, it will be distributed so that residents can decide where to park alternatively. There will also be notices on bulletin boards at Associations, letting people know if they are in one of these Associations, to please take time to leave your keys with someone, if you will be out-of-town during the paving process. There may be some Associations in a situation where cars that are left there might have to be towed, and we would not want this to happen. Notices will also be published in the Reporter. The Paving Project will begin in June and is anticipated to go through the summer. Kelly requested the following motion be approved.

Eli Okun moved to approve the 2018 Paving Project for the parking streets located in the areas of Ventnor, Tilford, Prescott, and portions of Westbury and Ellesmere as detailed in the previously provided budgets. The total amount for the Project is not to exceed \$599,835.50. The motion was seconded by Dick Ciocca and passed unanimously.

Discussion ensued regarding the Paving Project cost, vendors, and roadway cohesion.

Member Comments:

(10:00:24 a.m.)

Eli wished everyone a happy Passover and Easter; wished seasonal Residents a happy and safe summer and those staying, a warm and safe summer.

Michael wished everyone happy holidays; Passover and Easter; recognized Residents who have passed, fond memories of Recreation Board Member, Ron Popp; and wished everyone a good summer.

Dick wished everyone health and happiness.

Gene congratulated Eli for his role as Board President and was confident in his leadership to both MM and the Community. A round of applause ensued.

Adjourn:

(10:02:40 a.m.)

Meeting was adjourned at 10:02 a.m.

Announcement:

The MM Board Meeting will be held Thursday, April 5, 2018, at 9:30 a.m. in the Activities Center.

(For greater detail, those wishing to hear all comments, discussions, and debates are encouraged to view the meeting video in its entirety or by using the time markers above on www.cvedb.com. Meetings may also be viewed on our Community TV Channel 98.)

Respectfully submitted on behalf of,

Dick Ciocca
Secretary
CVEMM Board of Directors

The signature above indicates only that these are the minutes adopted by the Board of Directors in open session on _____, 2018.