

Minutes of Master Management Board Meeting

January 13, 2011

President Ira Somerset called the meeting to order at 9:30 a.m. on Thursday, January 13, 2011.

In attendance were: Reva Behr, Caryl Berner, Norman Bloom, Harry Chizeck, Dick Ciocca, Dan Glickman, Anthony Falco, Gene Goldman, Bill Goddard, Jules Kesselman, Judy Olmstead, Fred Rosenzweig, Alan Schachter, Mel Schmier and Ira Somerset: Not Present: Gene Goldman. Staff present: Al Smith, Executive Director; Donna Childrey, Office Manager; AJ Bock, Business Manager.

Open Mike:

Arnold Paglia: Since the planning and zoning meeting scheduled for Thursday has been postponed, will that subject be discussed today? There is a document from MM circulating on e-mail and I have been unable to download it. Is it available? This morning the trolley driver on the #5 bus was on the telephone and was very nasty.

Joe Sachs wished all the new and old Board members a Happy New Year. He submitted a letter to Mr. Somerset last week and wanted to know if it would be read. Mr. Somerset stated he did not bring the letter but explained that there was another act of vandalism in front of Mr. Sachs building where someone poured acid over a car. The car was parked in Mr. Sachs' old parking spot and was a car similar to Mr. Sachs'. Mr. Somerset stated that matter is in the hands of the police, as is a Grantham B car vandalism. Mr. Berman (Kent Security) stated that a police report for both incidents was filed with BSO, they are following up and there is no further information at this time.

Rhonda Pittone: Bus drivers are continuing to talk on the phone; between Lyndhurst L&O the asphalt is broken; we are not getting the 15 minutes of watering once a week; she thanked everyone for being on the same page against the golf course plans. Mr. Somerset stated that the asphalt repair was submitted to Master Management.

Joe Rubino complimented Ira for the presentation, the questions and answers he has addressed at the area chair and executive meetings. Ira stated it was a team effort and thanked Board members, Reva, Cee Baskin and Ruth Porter for their support. Arnold Paglia asked if we should continue with the petitions even though the meeting has been postponed. Several Board members suggested that the petitions be continued.

Ms. Olmstead suggested we wait until Randy Bast speaks at Tuesday's COOCVE's BOD meeting so the community can consider both sides of the equation; then submit the petitions so that if no one is here when the Planning and Zoning hearing takes place, the petitions will speak for them.

Mr. Ciocca stated that a dialogue needs to be addressed with the residents regarding what is happening and what the petitions are for, because many residents have questions.

Steven Ruhain: Thanked Ira for the work they have done thus far with the planning and zoning commission and suggests that the Board continue quickly on this matter.

Abe Trachtenberg thanked Jules for the speed of getting the recycling bins in place as they were there one hour after putting in the request.

Minutes

Mr. Schachter **moved to waive the reading and accept the minutes of the December 27 Special BOD Meeting A**; Mr. Kesselman seconded. There were no changes or additions and the motion was passed unanimously.

Mr. Kesselman **moved to waive the reading and accept the minutes of the December 27 Special BOD Meeting B**; Mr. Chizeck seconded. Mr. Ciocca stated that he and Mr. Goddard were cut off from the telephone after the election of President. Mr. Somerset explained that the meeting took place in LeClub and someone in another area hung up the phone and the Board was not aware that it occurred. Ms. Olmstead stated that since Mr. Ciocca and Mr. Goddard were cut off from the meeting, the Board should look to see if any of them were intending to be nominated for an officer position. Mr. Goddard stated that if he knew there were not going to be any additional nominations for Second VP, he would have nominated himself. Mr. Rosenzweig agreed with Ms. Olmstead and stated that we should have a re-election. The minutes were then voted on with the correction noted. **Motion passed** unanimously.

Financial Report – Norman Bloom

The Financial Report prepared by Donna Childrey was distributed to all Board members and discussed in detail. For the month of December, 2010 the Total Income was \$905,907; Total Expenses were \$955,419; Net Income was \$(49,512). YTD Total Income is \$10,807,438. Total Expenses are \$9,598,957; Net Income is \$1,208,481. Cash on Hand is \$1,735,115; Total Assets are \$2,405,129; Total Liabilities are \$681,109 and Total Equity is \$1,724,020; Prepaid Dollars are \$358,781.

Overdue accounts receivable from unit owners is \$504,759.32 representing 578 unit owners.

Mr. Glickman: asked to have the number of people changed to number of units on the summary page of the treasurer's report. Harry Chizeck explained that these numbers on the financial summary will be changing drastically until residents get accustomed to paying the new coupon amount. Mr. Glickman asked if the irrigation funds we collect be put into a separate bank account. Mr. Smith stated that they will. Mr. Schmier remarked on the \$1,724,020 total equity and asked how we determine how much is too much since the Master Management Agreement doesn't allow a "reserve" fund. Mr. Smith said he would speak with our accountant on the matter.

After a discussion, Dick Ciocca **moved to accept the Treasurer's Report**, Bill Goddard seconded. **Motion passed** unanimously.

Presidents Report – Ira Somerset

Insurance – We received a notice in December that the binder needed to be signed for American Coastal Property Insurance for a cost of \$32,000. This is an alternative to Citizens Insurance which cost us approximately \$38,000 last year. Mr. Rosenzweig **moved to authorize the purchase of the Insurance Policy** for American Coastal. Mr. Ciocca seconded. Ms. Berner stated she would have liked this information before today's meeting since we did not have a meeting to discuss this. **Motion passed** unanimously; Ms. Berner abstained.

Comcast - Yesterday Comcast came back to us with the same objectionable wording that was compromised on and claimed while the attorneys were negotiating the last round of wording, Mr. Storm was looking at a different version of the agreement therefore, the same objectionable wording was left in. As a result, Mr. Somerset, instructed Mr. Murphy to proceed to file a cross claim in the Telemedia/Adelphia/Comcast fire wall case where we are co-defendants. This will be the first step for the court to allow us to file a complaint. If the complaint is allowed, we will then file a complaint or a separate suit.

Mr. Ciocca stated that Comcast recently advised us that there is a scroll going across the TV stating the USA Network channel is being changed -- this is not affecting CVE residents.

Mr. Somerset reminded residents who are walking, jogging and riding bikes at night to refrain from wearing dark clothes as this makes it difficult for drivers to see you. Drivers, please keep in mind the roads in the Village are narrow and to stop at stop signs. Mr. Somerset stated that he will not be reading the Presentation that was to be given at the Planning and Zoning meeting but it will be printed in the *Reporter* as a separate article.

Executive Director's Report – Al Smith

Mr. Smith reported that phase one of the perimeter hedge project along SW 10th street has been completed. He discussed reconciliation change orders #1 and #2 which were distributed to the Board for their review. Change order number one decreases the contract by \$1,690.27 and change order number two increases the contract by \$1,998.15 with a net increase of \$307.88.

Mr. Smith discussed with the Board the renewal of the contract with Aquatic Systems. The proposed agreement continues the quarterly debris removal added midyear of 2010, and adds shoreline grass control to within one inch of the water's edge. Mr. Goddard **moved to approve renewal agreement between CVE MM Company (CVEMM), Inc. and Aquatic Systems, Inc.** for the Waterway Management Program within CVE for the calendar year 2011, and to authorize the Executive Director to execute same. Ms. Berner seconded. There was objection to paragraph 11, (which is a self-renewal clause) and wanted Master Management to be able to cancel the contract without cause with a 30-60 day notice. Mr. Goddard **withdrew the motion** and Ms. Berner **withdrew the second**. Mel Schmier **moved to approve the renewal agreement between CVE MM Company (CVEMM), Inc. and Aquatic Systems, Inc. for the Waterway Management Program within CVE for the calendar year 2011, striking paragraph 11 and including a paragraph of cancellation for convenience and to look at the contract next year with a 60 day notice and to authorize the Executive Director to execute same**. Bill Goddard seconded. **Motion passed** unanimously

Mr. Smith discussed with the Board the annual increase for the part-time staff. Fred Rosenzweig **moved to approve 3% Cost of Living (COL) salary increases** for part-time staff for calendar year 2011, making the increases retroactive to January 1, 2011, and to authorize the Executive Director to execute same. Dick Ciocca seconded. **Motion passed** unanimously. Ms. Berner asked to have access to the salaries of the staff. Ms. Behr thanked the staff for all of their efforts.

Business Manager's Report – AJ Bock

Seacrest Services: Installed a new irrigation pump motor at Ellsmere C.

REEF Electric: Completed main gate electrical, all violations have been corrected.

Marquis Electric: The main lights at Durham B & C were rewired for a dead short.

Cambridge A & B required rewiring of poles C-1, C-2, C-6, and C-7 both are completed.

Home & Office A/C Inc: Installed a duct fan to increase air volume to offices in rooms #9 and #10; and a heat strip in the *Reporter* A/C unit.

Élan landscape Inc: Is scheduled to start the East Gate Landscape replacement.

Pro Bowl Plumbing Inc. completed the installation of water fountains in both ladies restrooms in the Le Club.

Aquatic Systems Inc. will remove approximately 350ft. of cattails from Grantham “B” lake #9.

Seacrest Services Inc. replaced an irrigation motor (#9) at Ellsmere “C”.

Five Star Paving Inc. is resuming asphalt road repairs in CVE.

Mr. Glickman asked to have Mr. Bock’s report sent to the Board before the meeting so that the information can be read and digested beforehand and the appropriate questions can be asked. Mr. Somerset stated it will be done. Ms. Berner asked that Mr. Smith provide back-up information on all motions that are being presented before the meeting. Mr. Chizeck asked if we will be able to use the motors we are replacing with the new irrigation system. Mr. Smith answered said the new irrigation system is going to take us three years to complete and as we pull out good motors we will keep them until we completely install the new system so that we do not have to buy new ones when the old ones fail.

Ms. Olmstead **moved that all reports be emailed to the Board three days before the meeting when there is a motion on the floor.** Mr. Kesselman seconded. Mr. Glickman stated that the current policy states to send information 7-10 days where feasible, the issue is the “where feasible”. Mr. Somerset stated that we do attempt to give as much time as possible and three days is fine and if we don’t have information three days before the meeting it should not be considered. Mr. Rosenzveig asked to add “when possible” to the motion. Ms. Olmstead disagreed with the addition. The Board then voted by a show of hands and the **motion passed.** Mr. Rosenzveig abstained. Ms. Olmstead **moved to have AJ provide his reports through e-mail to the Board at least three days before the meeting.** Ms. Berner seconded. The Board then voted by a show of hands and the **motion passed.** Mr. Chizeck abstained.

Mr. Glickman stated that a Transportation Committee meeting will be held on Monday, January 17 at 10:00 a.m. in the Clubhouse/Room E.

Unfinished Business

Mr. Rosenzveig **moved that the nominations be reopened and elections held immediately for the positions of First VP, Second VP, Treasurer, and Secretary of MM due to the inadvertent cut-off of two participating Board members from these elections. The results of today’s election of these officers will officially replace the results of the Special Board Meeting (B) of December 27, 2010.** Mr. Ciocca seconded. Mr. Glickman **moved that this**

motion be tabled. Ms. Berner seconded. **Motion to table failed 5:9.** After a discussion, the **motion passed 10:3.** Mr. Glickman abstained.

The Board took a five minute recess.

The Board held closed ballot elections for all positions except the president.

Nominated for First Vice President were: Mr. Falco and Mr. Glickman.

Mr. Falco was elected First Vice President (Votes: 8, 6)

Nominated for Second Vice President were: Ms. Behr, Mr. Goddard, Ms. Olmstead, Ms. Berner and Mr. Glickman. Ms. Behr was elected Second Vice President. (Vote: 4, 3, 3, 1, 3)

Nominated for Secretary were: Ms. Berner and Mr. Chizeck.

Mr. Chizeck was elected Secretary. (Votes: 12, 2)

Nominated for Treasurer was: Mr. Bloom.

As there were no other nominations, Mr. Bloom was elected unanimously.

Ms. Berner announced The Relay for Life Committee has invited all Area Chairs and Presidents of Buildings to a kick-off breakfast on January 28 in the Activity Center from 10am-12noon, the breakfast is being provided by North Broward Hospital and Amicus. Please RSVP.

Ms. Behr thanked Ms. Berner and Mr. Glickman for agreeing to serve on the Board and is looking forward to working with them. Mr. Ciocca asked if we are allowed as members of the Board to go to the free breakfast. Mr. Schmier stated as long as it is not over \$10 you can attend.

Mr. Bloom asked when the last time we reviewed the committees was and how they are doing.

Mr. Somerset stated that we review the committees as we go along and will be coming out with a new committee list by the next meeting.

Mr. Ciocca stated that as Mr. Somerset mentioned, it is dangerous for residents to walk at night and a few months ago, he contacted a manufacturer who can provide illuminated safety belts at a price of \$2 to \$3 each. He suggested that MM invest and provide a safety belt for each family in the Village

New Business

None

Member's Comments -

Mr. Schmier stated that since we have appointed an Executive Director, we now need a Bylaws Committee to tune-up the bylaws of the Corporation especially to redefine the duties of the President versus the Executive Director and volunteered to be on such a committee. He also mentioned if the President is a snowbird and is not here for 5-6 months of the year, the Vice

President, according to the by-laws takes over the duties of the President -- this needs to be emphasized; we can only have one President at a time. The president who is not here is not the president.

Ms. Behr stated that she would like to provide input to the committees that should be put together.

Mr. Goddard mentioned he would like to co-chair a Beautification Committee with Ms. Behr.

Mr. Ciocca thanked everyone on the Board for their kind well wishes and thanked everyone for making the voting correct due to the malfunction.

Mr. Rosenzweig thanked Mr. Glickman for the outstanding service last year. Also, he took issue with Mr. Schmier's comment that when the president is away he is no longer the president and whoever is the vice president becomes the president. That's not how it works – This is an issue about snowbirds and the concept that if you are at a distance, you don't function. In this day and age, that seems to be nonsense.

Ms. Berner agreed with Mr. Schmier's comments.

Mr. Kesselman mentioned that we need a ruling when the present President leaves for the summer and the VP takes over.

Ms. Olmstead agreed with Mr. Kesselman and mentioned that we also need a procedure for teleconferencing so this doesn't happen again as well as bylaws changes.

Mr. Chizeck announced the Planning and Zoning Board meeting on January 20 has been cancelled. There are six residents who were elected officers in their buildings and are ineligible to serve because they are delinquent. Also, what is the status of irrigation? Mr. Smith stated they have received a contract from one bank and are anticipating two additional contracts this week. Masuen Consulting is in the process of qualifying vendors for the bid process.

Mr. Goddard asked if there will be an informational meeting for the residents of the Village so that they know what is going on. Mr. Somerset stated that the meeting was to be a P&Z meeting, not an informational meeting. Fairway Investors will be attending the COOCVE BOD meeting on January 18 and residents will be able to ask questions.

Ms. Behr stated that although P&Z cancelled the meeting next week there is confusion throughout the Village and concern that Fairway Investors is reaching out to private citizens in our Village telling their side of the story and for us to be silent may not be what we should do. We need to educate the community on what is happening; to let them know that MM and COOCVE are not taking a back seat; and let them know that we are seeking professional

assistance through a lobbyist. Mr. Somerset said the meeting was cancelled because Fairway Investors asked for a postponement, the City did not cancel the meeting.

Ms. Berner announced on January 20 there is a CRA meeting about the development at the Beach.

The next MM meeting will be held on February 10 at 9:30 a.m. in the Activity Center.

Motion to adjourn was made at 11:53 a.m.

Respectfully Submitted,

Ira Somerset