

Minutes of Master Management Board Meeting

3-12-09

President, Donna Capobianco called the meeting to order at 9:30 am on Thursday, March 12, 2009. In attendance were, Reva Behr, Donna Capobianco, Harry Chizeck, Dick Ciocca, Donna Dowling, Anthony Falco, Gene Goldman, Jules Kesselman, Jack Kornfield, Susan Koser, Bill Morse, Charles Parness, Mel Schmier and Ira Somerset. Guest present was Bob Dolson, Business Manager-Seacrest

Reva Behr led the meeting in the Pledge of Allegiance, and moment of silence.

Jack Kornfield stated that he has a correction to the minutes of 2-12-09. In the transportation section of the minutes, Monday through Saturday should be inserted in three places where the bus route times are mentioned. Charles Parness made a motion to accept the minutes as stated. Mel Schmier seconded. Motion passed unanimously.

Correspondence – Bob Dolson

Received a request from Islewood A Condominium Association to grant easement to that association for landscape encroachment on MM property - *Response:* This is a Board decision; received a complaint about the lighting system in Le Club - *Response:* The lighting system in Le Club consists of several control boxes back stage with patch cables to reconfigure the lighting. This system requires an operator with training in stage lighting. Training by a professional stage lighting specialist is scheduled for the first week in May-cost will be under \$500; received a letter reminding bicyclists that pedestrians have the right-of-way. "A bicyclist riding on sidewalks or in crosswalks must yield the right-of-way to pedestrians and must give an audible signal before passing." Details at www.floridabicycle.org. *Response:* Information will be posted in appropriate places, on the website and with Area Chairs.

Received letters regarding specific requests for asphalt repairs submitted by Tilford along North Drive and from an attorney representing Lyndhurst C.

Response: Proposals from only one vendor, Five Star, which includes Lyndhurst but not Tilford - Expecting a proposal from Paving Lady; received three letters requesting additional stop signs and one letter of thanks for removing the excess stop signs. *Response:* BOD looked into these in the past and decided to take no action as signage conforms to the Traffic Survey conducted by McMahon Associates. In February the board voted to remove the abandoned stop bars within the community. That work is complete; received ten letters concerning directional signs with suggestions about improving the directional signage in the community. *Response:* They were turned over to the Sign Committee for review and consideration; received thirty nine letters and one petition suggesting various stops that should be incorporated into our bus routes, frequency of buses, schedules, and safe driving practices. *Response:* Communications were turned over to the Transportation Committee for review and consideration.

Presidents Report

Donna Capobianco introduced a motion that was sent to the entire Board to remove Donna Capobianco as president. Donna Capobianco asked Jack Kornfield to state his motion to the Board. Jack stated that he did not bring his motion to the meeting and he will defer it to next month.

Steve Fine, Editor of the *Reporter*, addressed the Board on the proposal for bus shelters. Steve Fine stated that the *Reporter* will be making a donation of bus shelters to the community of Century Village. This donation will be voted upon by the newly approved BOD of the *Reporter* on April 21, 2009.

COOCVE Executive meeting items – basic issues were; to suspend the quarterly area chair meetings with MM and Recreation, questions on irrigation which Tony D’Amato responded directly to; questions about a/c and expenditures at the *Reporter* and LeClub, transportation issues, issues on BSO (BSO is always available for emergencies but cannot enforce traffic violations on private property).

Project Updates

Business Manager’s Report - Bob Dolson

A 7.5 ton condenser was replaced at Le Club Lobby; 2.5 ton package unit replaced at the *Reporter*, one of the two 40-ton units at Le Club failed. The second

unit is the same age and its replacement considered at the same time. Bus bench pad project started, vendor working through the permit process. All pump station electrical repairs are complete. All initial pump station repairs are complete. There were two additional pump failures; Pump #23 at Newport U and Pump #6 at Durham B. Valve, pipe, and sprinkler repairs are completed at Berkshire, Cambridge, Durham, Ellsmere, Farnham, Grantham, Harwood, Oakridge, Richmond, Swansea, Upton, and Westbury. Lyndhurst is scheduled for completion on 3/17 and Markham is scheduled for 3/20. All asphalt road repairs previously approved are completed including the removal of abandoned stop bars. Road Grate at Ventnor G failed and replacement was complete. Gene Goldman thanked Bob Dolson for his professionalism that he has brought to the Board.

Financial Report - Bill Morse

The CVE Master Management Financial Report prepared by Bill Morse was distributed to all Board members and discussed in detail. For the month of February 2009 Net Income was at a loss of \$-1,024.79; Total Expenses were \$748,654.62 and Total Income was \$747,629.83. YTD Net Income was \$26,512.85; Total Expenses was \$1,470,064.93; Total Income was \$1,496,577.79. Total Assets \$2,355,558.77; Total Liabilities \$1,304,660.41; Total Equity \$1,050,898.36.

Bill Morse discussed with the Board a letter received by Patrick Murphy regarding dispersing the insurance exchange account funds back to the community. After a discussion, Bill Morse made a motion to approve the distribution of \$137,520.91 to the building associations pursuant to the opinion letter of, corporate council, Patrick Murphy Esq. Charles Parness seconded. Motion passed unanimously.

Bill Morse discussed with the Board the amount of funds MM has spent so far in 2009 for legal services. The Board spent just over \$13,000 in January and February. Donna Capobianco listed the legal topics that Mr. Murphy has worked on for MM - suite with Singer, elevator contract issues, Ross Gilson suite, Ventnor B issue, suite against CSS. After a detailed discussion, Gene Goldman made a

motion that we allocate an additional \$10,000 for legal services. Jack Kornfield seconded. Motion passed unanimously.

Donna Capobianco acknowledged the new Mayor Peggy Noland.

Sign Committee – Reva Behr

Reva Behr discussed the issues with the sign project. The vendor informed Reva that in order to install the 24 remaining signs, we would have to pay him an additional \$8,000 to complete the job in addition to the \$8,182.40 remaining in the approved budget of \$71,147.20. Reva stated that we can either pay him the additional sum to complete the job, have our attorney send him a letter of non adherence or look to find a new sign company. Gene Goldman thanked Reva for her work on the signs and the front gate. After a detailed discussion, Jack Kornfield made a motion to have our attorney send Mr. Blum from Columbia Signs a letter of non adherence to the contract. Bill Morse seconded. After a discussion, Bill Morse called the question. The vote failed 4-8 to call the question (no roll call for vote taken). Mel Schmier then made a motion to table the motion by Jack Kornfield. Bill Morse seconded. Motion failed 4-8. (no roll call for vote taken). Charles Parness then amended the motion to add - With advice of our attorney we offer to pay Columbia Signs \$8,182.40 (what we owe him), plus the additional \$8,000 to complete the 24 remaining signs with no money exchanged until the work is completed, Mr. Blum has 30 days to respond. Motion passed (11-1) (yes votes were: Reva Behr, Harry Chizeck, Dick Ciocca, Anthony Falco, Gene Goldman, Jules Kesselman, Jack Kornfield, Susan Koser, Charles Parness, Mel Schmier and Ira Somerset; no vote was Bill Morse).

Security Committee – Ira Somerset, Gene Goldman and Susan Koser

Ira Somerset stated that a notice has been sent out to the Board with regard to a Security meeting being held on Wednesday, March 18 at 9:30am to meet with two companies to discuss security options. Jack Kornfield made a motion to have Mr. Torres invited to participate at this meeting. Mel Schmier seconded. Donna Capobianco stated that the motion is inappropriate and is ruled out of order. Mel Schmier made an appeal to the motion. Motion passed 8:4. (no roll call for vote taken)

Transportation Committee – Jack Kornfield, Mel Schmier and Charles Parness

Jack Kornfield discussed the transportation report with the Board in detail.

Jack Kornfield made a motion that during the seven months from April – October the internal routes should be scheduled as follows: a) Monday through Friday, the buses shall run on a half-hour schedule with the 5 and 6 routes run as a single 5/6 route with a concomitant change in route 2 (previous off-season schedule); all buses from 8:30 am to 3:00 pm (last bus leaving the Clubhouse at 2:30 pm); b) Saturday three routes (1, 2, 3), hourly on the half-hour, and three routes (4, 5, 6) hourly on the hour, between 8:30 am to 11:00 pm (last buses leaving the Clubhouse at 10:30 pm) and c) Sundays and Holidays three routes (1,2,3) hourly on the half-hour, and three routes (4,5,6) hourly, on the hour, between the hours of 9:30 am to 11:00 pm (last buses leaving the Club house at 10:30 pm) with the additional cost to the current contract not to exceed \$71,000. Harry Chizeck seconded. After a Board discussion, Jack Kornfield withdrew his motion.

After a detailed discussion by the Board, Gene Goldman made a motion to bring back the transportation motion from the 2/12/09 meeting. Jack Kornfield seconded. Motion passed unanimously.

A motion was made by Jack Kornfield to schedule internal bus service every ½ hour throughout the year, with a total cost not to exceed \$232,300 in 2009. This will be done by consolidating the 5/6 route. Mel Schmier seconded. Motion passed unanimously.

Jack Kornfield made a motion that routes 5 and 6 be combined with a concomitant change in the 2 route for the second half of March and for all of November 2009 for the hours of 9:00 am through 3:00 pm. Charles Parness seconded. Motion defeated 2-9 (Yes votes were: Jack Kornfield, Charles Parness; no votes were: Reva Behr, Harry Chizeck, Dick Ciocca, Anthony Falco, Gene Goldman, Jules Kesselman, Susan Koser, Bill Morse, Ira Somerset. Mel Schmier abstained).

Jack Kornfield made a motion that Patrick Murphy, Esq. obtain all insurance information that CVEMM is entitled to as specified in its contract with Quality Transport Services (QTS). Mel Schmier seconded. Motion passed 10-2 (yes votes were: Reva Behr, Harry Chizeck, Dick Ciocca, Anthony Falco, Gene Goldman, Jack Kornfield, Susan Koser, Bob Marcus, Charles Parness and Mel Schmier (no votes were Bill Morse, Ira Somerset).

Jack Kornfield made a motion that Patrick Murphy, corporate council to MM, meet with the transportation committee to develop consequences for non compliance of Quality Transport Services. No second. Motion does not carry.

Jack Kornfield stated the Transportation Committee needs volunteers to find out if we can obtain grants through DOT. Donna Capobianco stated that this is something that the Transportation Committee should decide and act upon.

Old Business

Insurance Rollover - this has been resolved and there is no further action for MM.

Roof RFA – Bob Dolson discussed with the Board quotes for foam roofing and conventional roofing. Gene Goldman made a motion to accept Bob Dolson's recommendation for a conventional roofing system for the Pharmacy and rebuilding of LeClub/Activities and MM Buildings with Advanced Roofing, at a cost of 166,100. Harry Chizeck seconded. Motion passed unanimously.

OSHA – Bob Dolson discussed the reimbursement to United Security to satisfy an OSHA fine. Gene Goldman made a motion to approve the reimbursement to United Security for the OSHA fine of \$563. Reva Behr seconded. Motion passed unanimously.

New Business

New RFA - Bob Dolson discussed the 2nd white fly treatment. Dick Ciocca made a motion to go with the second treatment for white fly treatment at a cost of \$11,829.45. Gene Goldman seconded. Motion passed 10-2 (yes votes were: Reva Behr, Dick Ciocca, Anthony Falco, Gene Goldman, Jules Kesselman, Susan Koser, Bill Morse, Charles Parness, Mel Schmier and Ira Somerset; no votes were: Harry Chizeck and Jack Kornfield).

Bob Dolson discussed the deep injection of palms and flowering plants. Dick Ciocca made a motion to proceed with the deep injection on approximately 210 palms on the East and West Drive and along Century Blvd, at a cost of \$3,650. Reva Behr seconded. Motion passed unanimously.

Bob Dolson discussed the Virginia Graeme Baker Pool and Spa Safety Act. Charlie Parness made a motion to have Van Kirk Pools install the anti-entrapment main drain cover at a cost of \$750. Dick Ciocca seconded. Motion passed unanimously.

Bob Dolson discussed a proposal from W. Bruce Miller for an engineering analysis for Le Club. Mel Schmier made a motion to approve the proposal from W. Bruce Miller for an air conditioning analysis in Le Club for \$2,000 plus reimbursable expenses estimated at \$150. Reva Behr seconded. Motion passed 11-1 (yes votes were: Reva Behr, Harry Chizeck, Dick Ciocca, Anthony Falco, Gene Goldman, Jules Kesselman, Susan Koser, Bill Morse, Charles Parness, Mel Schmier and Ira Somerset (no vote was Jack Kornfield).

Bob Dolson discussed the amount of money spent for pump repairs. To date, approximately \$21,265 of the \$22,000 was spent for pump repairs. Dick Ciocca made a motion to advance an additional \$5,000 toward the fund for pump repairs. Mel Schmier seconded. Motion passed unanimously.

Ethics Motion

Charlie Parness made a motion that neither Master Management nor any of its Directors shall accept any gifts or any other donations from individuals or companies that are doing business with Master Management or from those who are being considered to provide materials or services with Master Management. Mel Schmier seconded. After a discussion, Dick Ciocca made a motion to table. Harry Chizeck seconded. Motion passed 9-3. (No roll call for vote taken).

ThyssenKrupp Elevator Contract – this item has been resolved.

Trolley signs – Eva Rachevsky, stated that it was reported to CenDeer that unauthorized vehicles are using the trolley path in the Lyndhurst area accessing the rear of the clubhouse by Giovanni's. The vehicles are her maintenance crew. The current sign states Trolley's only. She would like to replace it with a sign that

states buses and maintenance vehicles only. Ira Somerset made a motion to allow her to change the sign that states buses and maintenance vehicles only. Dick Ciocca seconded. Motion passed unanimously.

Islewood A encroachment – Donna stated that there is an issue of the Islewood A encroachment on MM property. After a discussion, Jack Kornfield made a motion to send the Master Management letter emphasizing the property. Dick Ciocca seconded. Motion passed 11-1 (yes votes were: Reva Behr, Harry Chizeck, Dick Ciocca, Anthony Falco, Gene Goldman, Jules Kesselman, Jack Kornfield, Susan Koser, Bill Morse, Mel Schmier and Ira Somerset; no vote was Charlie Parness).

Agenda Change Motion

Charlie Parness made a motion that the Master Management agenda be revised to schedule the "Open Mike" (gallery speakers). Agenda item to follow the pledge of Allegiance. Be it further resolved that each speaker will be limited to two minutes with no discussion, for a maximum of eight speakers, and the total time allocated not to exceed twenty minutes. Jules Kesselman seconded. Motion passed 10-2 (yes votes were: Reva Behr, Harry Chizeck, Dick Ciocca, Anthony Falco, Gene Goldman, Jules Kesselman, Jack Kornfield, Susan Koser, Charles Parness and Mel Schmier; no votes were Bill Morse and Ira Somerset).

Donna Capobianco read a letter to the MM Board of Directors:

There is a minority in the village and on the Board who believe we need to invest in our community by rebuilding our neglected 30 plus year old irrigation system. It is the lifeblood of our community. Its appearance impacts our property values. Our minority also believes in gaining control of and securing CVE borders by trying to purchase the golf course to avoid what is happening right down the street in Crystal Lake. The Tam O'Shanter golf course disaster can easily happen in CVE.

The majority of our residents do not agree. Most will not tolerate any fee increase. It's not about good or bad, just a difference of opinion. Our own Master Management Board reflects the majority and voted down any budget increase for 2008 and passed the 2009, \$6 monthly increase only because the Board had to cover the 15% plus hike in the sewer/water bill.

It is very helpful and positive to understand this difference in outlook and to clearly see that those of us who are pro infrastructure investment represent only about a third of the community. I have dealt with this difference and did well over a few years to remain positive, continue to serve the community and encourage others I value and respect, to stay on Master Management with me and continue. Unfortunately due to the constant bombardment of negativism and antagonism of a relentless few, I can no longer motivate myself or others to continue volunteering under these difficult conditions.

Within days of the publishing of the 2009 coupon I personally received 41 death threats for the \$6 per month increase. Five were literal threats like I would be dead before getting home from the office and 36 threats involved the common theme "You deserve to die for what you have done to the residents of this village." That is almost as bad as all those who confront me directly accusing me of stopping Broward County from sending in the 90's buses. Why I would ever wish to do that is beyond me but those promoting that perception are quite real and venomous.

I am proud of my record serving on the Board and have upheld our by laws, always seeking Board consensus and approval and working to build good relationships with COOCVE, Recreation and Area Chairs. However, the threats and escalation of negativism and abuse, especially from a few on our own Board, have taken their toll. It is for these reasons I have decided to resign from the Board of Master Management effective immediately.

Donna Capobianco submitted to Reva Behr and Ira Somerset her resignation from the Master Management Board.

Mel Schmier accepted Donna Capobianco's resignation with regret.

Dick Ciocca made a comment to the Board stating that the Board needs to look at themselves. We are talking about making ethics motions, when we need to look at each one of us and decide if we want to take anyone, whether it's Donna Capobianco, or whoever comes into the position next, and have them put through the abuse that, I in the short time, have watched Donna go through. We all need to reexamine the way we approach this and treat each other.

Reva Behr stated that it is a very sorry day for our entire community not just for the people sitting on this Board. We lost a champion for our cause to make this village what we want it to be. On behalf of the Board, Reva thanked Donna Capobianco for the many, many hours of hard work and diligence.

Bill Morse made a motion to adjourn the meeting at 1:35pm. Dick Ciocca seconded.

Respectfully submitted by,

Reva Behr