

Master Management Board Meeting

June 11, 2009

Acting President Reva Behr called the meeting to order at 9:30 a.m. In attendance were: Reva Behr, Anthony Falco, J. William Goddard, Gene Goldman, Jules Kesselman, Jack Kornfield, Bill Morse, Mel Schmier and Ira Somerset (via phone). Guest present was Bob Dolson, Business Manager.

Reva Behr welcomed and introduced the newest Master Management Director, J. William (Bill) Goddard to the Board of Directors.

After the Pledge of Allegiance and moment of silence, the open mike session was held. Two community members signed up:

Adele Cross, Oakridge E, spoke about the removal of a honeycomb of bees from a tree on the lawn and wanted to know who will pay for the service.

Dan Glickman commented on the Executive Committee Meeting regarding the Comcast services. There were statements made about a letter sent out to Comcast for breach of contract, and he would like clarification.

Minutes

A motion was made by Mel Schmier to waive the reading of the minutes; Bill Goddard seconded. Motion passed unanimously. Jack Kornfield asked that we change the minutes under Hurricane Clean-Up as follows: Gene Goldman asked that the word "Association" be changed to "Master Management." Jack Kornfield indicated that Associations were mentioned in this agreement and this agreement be reviewed by our attorney.

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 May 2009: Total Income --\$746,139; Total Expenses -- \$739,264; Net Income -- \$6,875.

YTD: Total Income -- \$3,735,827; Total Expenses -- \$3,853,783; Operating Loss -- (\$117,956); Total Assets -- \$2,094,989; Total Liabilities -- \$1,195,846; Total Equity -- \$899,143.

The delay, by Century Maintenance, in providing the December 2008 Financial Reports was resolved by Order of the Court; and the reports have been received.

The net status of Assessments Receivable from monthly coupons of approximately 330 unit owners, as of December 31, 2008 -- \$116,285.

Overdue Accounts Receivable, representing 1,133 unit owners (January 1 through May 31)

-- \$240,517; 478 unit owners (over 30 days) -- \$35,330; 208 unit owners (over 60 days) -- \$34,345; 98 unit owners (over 90 days) -- \$23,877; 31 unit owners (over 120 days) -- \$10,204; 318 unit owners (over 150 days) -- \$136,760.

Legal Committee – Bill Morse

An opinion letter was read from Patrick Murphy regarding watering guidelines and the Seacrest contract, regarding cutting the overgrown perimeter hedges. Mr. Murphy stated that Master Management does not have a strong legal basis under the existing contract to require Seacrest to cut back the hedges. With regard to the watering guidelines, Mr. Murphy stated that the operation, rights and obligations to water, reside with Master Management. Reva Behr will prepare a letter to send to East Coast and Associations asking them to cease and desist from watering as Seacrest, the official management company for Master Management, will be taking over the responsibility for watering all the buildings of the Village, effective immediately.

Acting President's Report – Reva Behr

Century Service Systems – Our lawyers received an extension of 30 days to gather the documents for the lawsuit.

Property Lines –We have not found any documentation on property lines along Military Trail or SW 10th Street to support the City's claim that it is CVE property and that CVE and Master Management are required to maintain it. Verbal requests to Deerfield Beach officials have not yielded responses. Ira Somerset suggested we request written documentation from the Mayor and City Commissioner.

Comcast – Dick Ciocca, Comcast Committee Chair, has been informed that CVE will have, free of charge, for one year, the TV Guide Channels, 18 and 41. If you do not have this channel, call Comcast directly.

Security – Several residents in CVE have been victims of scams. Please be careful and do not give out personal information when answering the phone. Also, residents should be responsible with their personal belongings in the gym.

Business Manager's Report – Bob Dolson

Air Conditioning

Le Club A/C in contract; units are being manufactured, waiting for permits and anticipate June installation. Ira Somerset moved to approve replacement of the condenser fan unit in the Activities Center, by Cool Team, at a cost of \$725; Mel Schmier seconded. Motion passed unanimously.

Bus Bench Pads

All pads are installed and inspected. Benches are being located onto pads and will be anchored.

Irrigation

IDG report is almost complete. Mr. Perkins is waiting for two items, FPL and Geologist; Final Report will be available next week. Pump Station repairs to date were \$34,675, close to the authorized \$36,000. Mel Schmier moved to approve an additional \$4,000 for pump repairs; Jack Kornfield seconded. Motion passed unanimously.

Landscape

Seacrest will replace damaged hedge material along West Drive and at Newport and Ventnor the week of June 15. Planters for East and West Gate Houses will be installed the week of June 15.

After a detailed discussion on the trimming of the perimeter hedge, Jules Kesselman moved to accept G&V Shalom's proposal; Reva Behr seconded. Bill Morse moved to table the discussion; Mel Schmier seconded. Motion passed 7:1.

In anticipation of the hurricane season, bids were solicited for trimming Master Management trees. Anthony Falco moved to approve the proposal from G&V Shalom Tree Care to trim Master Management trees for a total of \$26,612 plus any applicable permit fees and tax; Mel Schmier seconded. Motion passed 7:1.

Maintenance Issues

Roof painting at the East and West Gate houses is complete. Three gate valves in the Tilford Pool Pump Room need replacement. Anthony Falco moved to approve the proposal, dated May 12, from Knox Pools, Inc. to replace three vacuum pump valves for \$556.50, including sales tax; Reva Behr seconded. Motion passed 7:1.

Pool Fence

State Law now requires a fence of minimum height of 48" around all pools. To comply, Tilford Pool must have a fence installed. Mel Schmier moved to approve the proposal from Bulldog Fence, dated May 19, 2009, to supply and install a fence around the Tilford Pool for \$4,065, provided all safety features are included in accordance with the law, plus any applicable tax and permit fees; Jack Kornfield seconded. Motion passed unanimously.

Waterproofing and Sealing

The windows and doors at Le Club and in the Activities Center are in need of sealing and waterproofing. Jack Kornfield moved to authorize Ability Glass and Mirror to perform the repairs as outlined on the proposal, dated June 9, 2009, for \$12,306, including tax and permits; Bill Goddard seconded. Motion passed unanimously.

Parking Lot Lighting

There are nine aluminum light poles that need replacement. Anthony Falco moved to approve the FDC Electric proposal to replace the nine light poles at the Master Management complex for \$14,400, plus permit fees as per proposal, dated May 6, 2009; Reva Behr seconded. Motion passed 6:1 with one abstention.

Stop Signs

Several Stop signs that are faded need to be replaced. Gene Goldman moved to approve the proposal from Signstations for 12 Stop signs for a total of \$742.26, including tax; William Goddard seconded. Motion passed unanimously.

Road Repairs

Thirty-five locations throughout the Village require road repairs. William Goddard moved to approve Five Star to repair 2,397 square yards of asphalt for \$39,080, plus tax and permit fees; Mel Schmier seconded. Motion passed unanimously.

Roofing Project

Roofing project is underway. Rain has caused some delay and an estimated completion date of July 4 is expected.

Security

Safety Loop Detectors have been installed. Security enhancements at all exit gates were discussed. Bill Morse moved to table this discussion to a later date when funds are available for this project; Jack Kornfield seconded. Motion passed unanimously.

Signs

Sign project is progressing and a sample sign from Signsations was installed in the Harwood area.

Transportation Committee

Reva Behr announced that Jack Kornfield has resigned as Chair and as a member of the Transportation Committee and thanked Jack for his support and work on the Committee. Mel Schmier and Charles Parness will now be co-chairing the Committee. Mel Schmier discussed the meeting held with Lewis Herring (Quality Transportation). Topics discussed were a recent bus incident, uniforms of drivers, motor scooters, drivers using cell phones, drivers stopping at designated bus stops, drivers checking IDs of riders, monthly meetings with Mr. Herring, ridership data and improved methods for reporting rider complaints. The Committee is proposing an Open Meeting for residents in July or August. Mel Schmier will put together a Memorandum of Agreement between Quality and Master Management for the Board to consider at the next meeting.

Old Business

Jack Kornfield moved to hold an open workshop to hire an Executive Director; Mel Schmier seconded. Bill Morse moved to table discussion until next meeting; Jack Kornfield seconded. Motion passed unanimously.

New Business

Jules Kesselman discussed the removal of the beehive in the Preserve that cost an Association \$500. A motion was made by Jules Kesselman to approve the reimbursement of \$500 to the Association; Mel Schmier seconded. After a discussion, the Board voted and the motion failed unanimously.

Reva Behr discussed the expiration of the current copier lease. A new lease for the copier would be the same amount as the current lease, but the new copier would have many additional and desirable features. Anthony Falco moved to accept the proposal of a new lease on a Toshiba copier; Jack Kornfield seconded. Motion passed unanimously.

Reva Behr discussed purchasing a Quick Books software program user license for *The Reporter*. Bill Goddard moved to purchase the new version of Quick Books with a

license for The *Reporter* for a total cost of \$1,000.00; Mel Schmier seconded. Motion passed unanimously.

Motion was made to adjourn at 12:25 p.m. Motion passed unanimously.

Respectfully submitted,
REVA BEHR, Vice
President