

Minutes of the Board of Directors of  
Master Management 6/19/08

Members Present: Reva Behr, Donna Dowling, Anthony Falco, , Jules Kesselman, Jack Kornfield, Susan Koser, Bill Morse, Charles Parness, Mel Schmier, Donna Capobianco, Ira Grossman,

Members at meeting via phone: Marilyn Lane, Gene Goldman, Ira Somerset

Guest: Robert Kratchoff, Director of Operations

**Minutes**

A motion was made and passed to waive the reading of the minutes. Additions and corrections were presented as follows:

*CVE Reporter* only to have motions and votes with no discussion. President to look into this matter for further guidance.

Motion to accept the above corrections; seconded and pass unanimously.

**Treasurer's Report - Bill Morse**

The CVE Master Management Financial Report prepared by Bill Morse was distributed to all Board members and discussed.

**President's Report - Charles Parness**

Charles Parness has stated that he is offering to stay after the adjournment of the meeting to answer questions from gallery speakers, and asked board members without other commitments to also attend.

We have signed an agreement with Trolley Tours on paying them additional for increased fuel costs, and their agreement to allow us to terminate them on a 30 day notice.

Contract with Guy Shir has been signed. He handles lien procedures.

Motion was made to purchase a computer and accessories for Bob Kratchoff. Seconded and passed unanimously.

*Reporter* Board of Directors has accepted our offer for The *Reporter* to use the Pharmacy Space.

MM received a proposal from Seacrest. The proposal is not complete. When it is, it will be submitted to the Board for review.

Irrigation contract has been signed and delivered. Work is beginning now and is expected to take approximately three months. After a lengthy discussion, a motion made to close debate on the irrigation contract. Motion was seconded.

Mark Bogen will get back to board on paving issues. Charles Parness to send questions proposed to Mr. Bogen to board members.

MM has been advised by COOCVE that MM will no longer be involved with the administration of insurance matters. MM insurance premiums will be collected by adding it to our coupon.

### **Correspondence - Susan Koser**

Letter from Roslyn Nehls – regarding benches, stop signs and trolleys driving too fast.

Daniel Ribeaneu – cable boxes being installed, trolley bad shocks and speeding

Sandy Knoller – Dumpster overflowing, three cement blocks in front of building need to be replaced, trees to be replaced on Military Trail.

John Massamani and Alice Winapool– MM to maintain center of road between Oakridge p and O

Florence Kessler – does she still need to pay fees as she is not using services since apartment was burnt.

May Robinson – Birds in trees

Martin Freedman – people are climbing Hillsboro fences

Michael Koser – wants to look into Satellite TV instead of Comcast

MM received a petition from approximately 125 residents regarding four steps on Trolley.

A Motion was made to copy Board Members, upon their request to the office administrator, of responses to letters received from the community sent out by MM Board. Motion seconded. Motion defeated (4 to 7)

### **Broward Mass Transit**

Broward County Transportation Department discussed to the MM Board changes to the current bus routes that affect CVE. Contract will continue through the end of the year. They supplied a proposed schedule to the MM Board showing the new routes as well as proposed financial impact to CV. They currently run five routes. A survey prepared by the Broward County Transportation Department to learn how Century Village riders currently use the Village buses will be distributed to the community. The main problem is that they will no longer bring their buses into CVE for connection with the trolleys. Reva Behr will head a committee on these changes with support from Donna Dowling and Donna Capobianco.

### **Committee Reports**

#### **Canals – Anthony Falco and Jack Kornfield**

The Board had a discussion on the Reduction of Water-Shoreline Erosion in CVE. The cost of repairing erosion is high. Reduction in erosion can be reduced by; establishing a strong root system along shoreline and absorbing some wave energy before the energy can be reached to the shore. A protective aquatic-plant shoreline buffer is in the best interest of MM. Depending on the amount of shoreline, it is possible there would be a slight reduction in the cost of our lake maintenance program. These areas would be sprayed three to four times a year to keep them

from growing beyond the two to three foot shoreline. By spraying less, we might be able to save money; biggest payoff would be reduced erosion and habitat for fish and wildlife.

A motion made that CVE Master Management Company, Inc. should obtain cost estimate from Aquatic systems for reducing erosion by creating a two to three foot aquatic plant shoreline buffer for both exotic and native plants on different scales. Seconded and passed unanimously.

**Operations - Dir. of Operations Bob Kratchoff**

Tilford pool furniture – currently receiving bids – in process

Tree Trimming – 98% completed

Dead algae - growing on top of water throughout the village. Aquatic systems will be coming in on a weekly basis to get this under control

Comcast is putting in new types of boxes – Bob has called them and is waiting a callback

Main road shut down between 23<sup>rd</sup> and 27<sup>th</sup> of June due to road repair. Trolleys will be picked up by shuffleboard area and BCT will be picked up at the Old Depot

East gate entrance landscaping is being worked on and is almost finished

Firewall settlement issue is still being addressed

Problems with the gatehouse server and workstation which house the community Access Control System including Voicemail System needs to be replaced. Cost of replacement is approximately \$7,000. Bob Kratchoff will call ABDI to look into leasing equipment and present findings to Board.

**Old Business**

Bar Codes – Bob Kratchoff to look into the quality of the \$0.25 barcode and present findings at next Board meeting.

A motion was made to have a one time charge provided to an individual of \$5.00 per barcode and all replacement barcodes are free due to weathering, effective July 1, 2008. Seconded and passed (9 to 2).

Jack Kornfield distributed a document describing the Master Management Executive Director's duties and qualifications. This discussion was tabled for next month.

**Adjourn:**

Meeting adjourned at 12:03pm.