

Minutes of CVE Master Management Board Meeting

10-22-08

President, Donna Capobianco called the meeting to order at 9:30 am on Wednesday, October 22, 2008. In attendance were Donna Capobianco, Donna Dowling, Anthony Falco, Gene Goldman, Jules Kesselman, Jack Kornfield, Susan Koser, Bill Morse, Charles Parness, Mel Schmier and via phone, Ira Somerset.

The Board had a discussion whether to change this meeting from a special meeting to a regular meeting, Gene Goldman made a motion to convert this meeting to a regular meeting of the Board, having been asked to do that at this meeting, and if the board votes in the affirmative it will be confirmed by the Board. Donna Dowling seconded. After a discussion, Gene Goldman moved that the debate be closed. The Board voted and the motion was passed 8-3. (No votes were, Mel Schmier, Anthony Falco and Jack Kornfield)

Jack Kornfield led the Board in the Pledge of Allegiance.

Legal Payment Approval – Donna Capobianco requested a payment to the law firm of Pat Murphy for services regarding, but not limited to; Gilson, CMM owner files, CMM negligence, irrigation, hold harmless letter to Oakridge P, termination to trolley tours, transportation contract and MM Agreement (setting up a reserve fund from monies collected through coupons). Charlie Parness made a motion to pay the sum of, not to exceed, \$5,000 to the law firm of Patrick Murphy to handle the legal issues as stated above. Anthony Falco seconded. After a discussion, the motion was passed unanimously.

Budget Preparation – Bill Morse discussed a timeframe for completing the budget which is currently on target for completion by December 2008. If all open money issues (new contracts) are completed, it might be completed by the end of November. Bill will get a preliminary budget to the Board for review by the 2nd week in November.

Transportation Contract Status – we currently have full flexibility to change and alter as needed. We will be following Qualities advice for the show nights (two motor coaches operating as an express route). Based on the \$12,000

receiving back from Quality to store the motor coaches on site, and the additional cost for the additional motor coaches during show nights, there was a 1.5% increase which was within the 3% flexibility approved by the Board. When the contract is completed, the Board will receive copies. After a discussion on the transportation contract, Bill Morse made a motion to close the discussion, Gene Goldman seconded. (Motion passed 10-1) (No vote was Jack Kornfield).

Irrigation Project Status – the Board discussed the current situation with Irrigation Design Group (IDG). The problem is that Century Service Systems (CSS) is not following through in their agreement to front end the IDG project to ensure the system is operational for IDG to test. IDG is finding many valves and pipes buried and broken and verifies the system is in very poor condition and has been poorly maintained. IDG was asked by Donna and did submit (Board sent copy) a proposal to cover the front end work if CSS does not comply.

Donna reminded the Board the IDG project is only a first step being made to test the system and then present options and recommendation on what needs to be done to convert the system from manual to automated. No further contracts or actions are scheduled.

The Board discussed other alternative irrigation system installations. Tony D'Amato from Seacrest and Dan Cruz from CenDeer properties were in attendance. Mr. D'Amato explained that Seacrest is an Irrigation/Maintenance and Management Company and they have been involved with many companies and communities in irrigation renovations such as CV in WPB. He also stated that CVWPB incurred similar problems as CVE currently has, and a lot of problems are unforeseen as they are in the ground. Seacrest got involved and renovated their entire system. The outcome was that they teamed with another company, Treasure Coast, to renovate the entire system on a time and materials basis, which is most often the way it is done. Everything was renovated and completed on time, on budget and Seacrest financed the project. This project took about 2.5 years at a cost of approx \$2million. Dan Cruz with CenDeer Corporation also spoke to the Board and explained projects he is working on in Pembroke Pines and West Palm Beach. He agreed that working on a time and

material, design and build basis is more cost effective for the community but some of his projects ran over budget.

D'Amato and Cruz explained that you would still need to have done what IDG is doing. Then if you go with design/build, you start from the pump to make sure that the pump would be able to contain the pressure, then follow it to the water supply and work your way up to each building. Changes to valves/pumps would be made as they build and all work would be on a time and materials basis.

Gene Goldman commented that nothing either Tony D'Amato or Dan Cruz said changes the need to have the IDG project done, and both Tony and Dan concurred.

After a thorough discussion, Donna Capobianco suggested to the Board that we get a proposal from Seacrest stating what they would do to front end the work for IDG to compare to the IDG proposal, in the event CSS does not do their job.

Charlie Parness suggested that if CSS does not perform the front end work, we suspend IDG from doing any further work at this time, wait to get the proposal back from Seacrest and then we will decided whether to go forward with IDG, go with Seacrest or someone else.

Jack Kornfield made a motion to consult with our attorney on whether we can suspend the contract we have with IDG. Mel Schmier seconded. After a discussion, the motion was passed unanimously.

Donna Capobianco will contact IDG and let them know that the Board is investigating their proposal and will let them know how MM will proceed. Donna stated that the Irrigation Committee headed by Ira Somerset will continue for now.

Anthony Falco made a motion to get the existing system up and running by getting bids in from Seacrest. Anthony withdrew his motion.

Dan Cruz stated that he will contact some workers from CMM to locate valves beginning near the Westbury area. By October 31 Dan Cruz will report back to Donna Capobianco with the results.

Jack Kornfield made a motion that before anyone invites IDG to take a look at the valves we should from this point forward consult an attorney. There was no second to the motion.

Gene Goldman made a motion to have a general meeting on Thursday, November 13, and Thursday, December 11th. Charles Parness seconded. Jack Kornfield suggested amending the motion to have the MM Board meetings on the Thursday preceding the scheduled Tuesday COOCVE meeting. Gene Goldman agreed and Charlie Parness seconded. Motion passed unanimously.

Charles Parness made a motion to adjourn the meeting at 11:36am

Respectfully submitted by

Diane Davis