

**Minutes of Master Management Special Board Meeting  
December 29, 2017**

President Gene Goldman called to order the special meeting of the elected volunteer Board of Directors of CVE Master Management at 9:32 a.m.

**Roll Call:**

**Present** - Gene Goldman, Michael Routburg, Fred Rosenzweig, Dick Ciocca, Joseph Roboz, Barry Warhoftig, Pierre Laliberté, Marjorie Kopacsi

**Absent** - Mel Nass

Gene stated the purpose of the meeting was limited to discussion of specific timely matters before the Board. There will be no other business, reports, or open mic., with the exception of Member Comments following the agenda items.

Following the Pledge of Allegiance, a moment of silence was held for those who gave their lives in service to preserve our democracy.

Gene asked the Members of the BOD to convene a brief Workshop in the office immediately following the meeting for resolution of a couple questions.

**Motions:**

**(9:34:00 a.m.)**

Gene introduced Kelly who addressed the three items before the Board for approval.

1) Perimeter Wall -

**(9:34:16 a.m.)**

Based on presentation of detailed information to include aesthetics, location, and time frame of construction of the perimeter wall, Kelly advised it would be eight or nine months to receive a permit and additional time for the City to issue a variance to construct an eight-foot wall, as opposed to six feet. Of the several bids received, Permacast Wall Systems, Florida Wall Concepts, and Wall Way USA were ultimately chosen by the Board for consideration. Kelly announced Permacast Wall Systems was recommended to the Board for vote, due to the offering of larger slab segments to create a more uniform appearance, with the inclusion of posts with decorative caps at the seams. Kelly advised Butters Construction was selected, based on Board recommendation, for their reputation for work done throughout the city of Deerfield Beach, pricing, and will already be present in the Village working on the gatehouses, and recommended moving forward with Permacast Wall Systems for construction of the wall. We will be installing hedging and irrigation along the interior wall for a total of \$2.6 million for this particular project.

Following discussion regarding the contractors, costs of materials, and labor, the following Motion was made:

**Fred Rosenzweig moved to accept the Butters perimeter wall construction contract (dated December 7, 2017, and to pay the required advance refundable deposit of (\$660,000). This acceptance is subject to the prior revision of all contract terms to accord with the previously stated assurances that for the duration of the project there will be no future cost increases for concrete products beyond the original quoted price, as confirmed in the Permacast letter of 12/21/2017, for the duration of the project. In particular, Article 4 CONTRACT SUM, 4.1, 3rd paragraph, will be struck from page 3 of the Contract, and be replaced by an assurance that the original quoted price for concrete products will be respected for the duration of the project. The Motion was seconded by Dick Ciocca.**

During discussion on the Motion, **Fred Rosenzweig proposed to amend his Motion to change the word “deposit” to “refundable deposit”**. **Dick Ciocca, the seconder, agreed, and Gene Goldman asked the recording secretary to insert the word “refundable” in the Motion to be approved.** Following discussion and Member recommendation, Kelly agreed to change the terms of the contract, wherein MM will pay the required advanced refundable deposit, acceptance subject to the prior revision of all contract terms.

Following brief discussion, **a vote was taken and the Motion as amended was carried unanimously.**

2) Lighting Fixtures - **(9:45:03 a.m.)**

As a previously identified project and budgeted for 2018, Kelly advised approximately 30 disc top lights were in need of immediate replacement. As a result of the outages and the poor condition of said lights, the Board agreed to expedite the ordering of new lights for a total cost of \$99,580.11 to Michrotech as a portion of the overall lighting project. A photometric study, additional electrical work, and evaluation of lighting poles will follow:

**Michael Routburg moved to authorize the Executive Director to move forward ordering 350 new lighting fixtures at a total of approximately \$99,580.00 as outlined in the recently reviewed Michrotech proposal. The Motion was seconded by Fred Rosenzweig. The Motion carried unanimously.**

Per Member comment, Gene pointed out the installation of the three new lighting fixtures along the roadway near the library, adding the new lighting produced the greatest amount of light at the lowest cost offered. Kelly added the new lighting was also recommended by the electrician and lighting engineer.

3) Le Club Lighting & Electrical Work - **(9:49:18 a.m.)**

Kelly advised that Le Club electrical work and theater lighting replacement was a planned project for 2018; however, theater lighting has since stopped working, and unfortunately, we have had to utilize rental equipment to continue with scheduled programs booked at Le Club, which is costly. This is why we are requesting the following Motion be made to expedite the lighting and electrical work.

**Michael Routburg moved to authorize the Executive Director to move forward in executing the proposals related to replacement of the electrical and theater lighting in LeClub as previously discussed and provided in the detailed budget, for a total not to exceed \$175,000. Dick Ciocca seconded the Motion.**

Following brief discussion, **the Motion as amended carried unanimously.**

Gene reiterated his desire for the Board Members to convene for a brief Workshop in the office immediately following the meeting for guidance.

**Member Comments:** **(9:52:09 a.m.)**

Michael wished everyone a happy Holiday Season; reminded the Community of the many ongoing projects by the Board to include the gatehouses which will produce traffic obstruction, the perimeter wall, Village lighting, accounts receivable, and LeClub lighting and requested everyone's patience.

Dick acknowledged the several discussions of said projects; wished everyone a healthy and Happy New Year.

Marjorie concurred; wished everyone a Happy New Year; was pleased the projects were coming to fruition; expressed appreciation and gratitude for the Board's knowledge.

Fred wished everyone a happy, harmonious, and fulfilling 2018.

On behalf of the Board, Gene wished everyone a happy and healthy New Year.

**Adjourn:** (9:53:57 a.m.)  
There being no further business to conduct, the meeting was adjourned 9:53 a.m.

(For greater detail, those wishing to hear all comments, discussions, and debates are encouraged to view the meeting video in its entirety or by using the time markers above on [www.cvedb.com](http://www.cvedb.com). Meetings may also be viewed on our Community TV Channel 98.)

Respectfully submitted on behalf of,

Dick Ciocca  
Secretary  
CVEMM Board of Directors

The signature above indicates only that these are the minutes adopted by the Board of Directors in open session on \_\_\_\_\_, 2017.