



Minutes of Master Management Board Meeting
January 20th, 2022

Secretary, Pat Bidol-Padva, called to order the Special Meeting of the elected volunteer Board of Directors of CVE Master Management at 9:30 a.m.

Roll Call:

Present - Eli Okun, Barry Warhoftig, Pat Bidol-Padva, Gene Goldman, Michael Routburg, Les Gerson, Donna Capobianco, Joe Maney (entered dais at 9:41 a.m.)

Remote - Joe Roboz

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

Pat welcomed Donna Capobianco and the re-election of Michael Routburg and Joe Roboz to the Board. Pat, as Secretary of the Board, presided over the election for President of the Board. She explained the voting procedures and the secret ballot process, referencing the Corporate Bylaws and Robert's Rules of Order. Ballots will be collected by Sherrie via paper. Those attending via the internet will be communicating their votes to Meryl via text.

2022 Election of Officers to the CVE Master Management Board of Directors -

Pat Bidol-Padva: (9:34:30 a.m.)

President -

Gene Goldman nominated Eli Okun for President of the Board. Being no other nominations, the vote was taken and Eli was re-elected by unanimous vote.

Pat announced the President would presume with the election of Officers.

2022 Election of Officers to the CVE Master Management Board of Directors continued -

Eli Okun: (9:37:47 a.m.)

Eli thanked the Board for their confidence and hoped to live up to their expectations.

1st Vice President -

Gene Goldman nominated Barry Warhoftig for 1st Vice President. Being no other nominations, the vote was taken and Barry was re-elected by 7 votes, 1 non-voting member due to absence, and 1 abstention.

2nd Vice President -

Barry Warhoftig nominated Michael Routburg for 2nd Vice President. Being no other nominations, the vote was taken and Michael was re-elected by 7 votes, 1 non-voting member due to absence, and 1 abstention.

Treasurer -

Gene Goldman nominated Joe Maney for Treasurer. Being no other nominations, the vote was taken and Joe was re-elected by 8 votes, 1 abstention.

Secretary -

Gene Goldman nominated Pat Bidol-Padva for Secretary. Being no other nominations, the vote was taken and Pat was re-elected by 8 votes, 1 abstention.

A round of applause ensued after each announcement. Eli congratulated the elected Officers.

The Special Election Meeting concluded and is adjourned. **(9:47:34 a.m.)**

Open CVE Master Management Board of Directors Meeting - Eli Okun: **(9:47:39 a.m.)**

Meeting Minutes: **(9:48:08 a.m.)**

The Board unanimously approved the Minutes of the December 16, 2021, MM Board Meeting and the January 13, 2022, Executive Session as presented.

President's Report - Eli Okun: **(9:48:56 a.m.)**

1) President's Statement -

Eli congratulated and welcomed back Donna Capobianco and re-elected Members Joe Roboz and Michael Routburg to the Board and looked forward to working together.

2) COVID-19 Testing Program - **(9:49:26 a.m.)**

The COVID-19 testing in the Village will continue on behalf of MM's commitment to the safety and well-being of Residents and will offer two tests; the molecular and antigen rapid test. There will be no antibody tests given. Tests are free and paid for by Medicare, insurance, or the government and are for everyone, including Canadians who must present their passport for the test, CVE staff, and vendors. If you do not have insurance, you will have to complete a special form but will still be able to take the test. Tests will be given at Le Club from 8:00 a.m. to 4:00 p.m. on Tuesday, Wednesday, and Thursday, January 25th through the 27th. Please arrive no later than 3:45 p.m. Based upon turnout, a decision will be made for additional dates. Please do not call Master Management, as no other information is available. Information and updates will be sent via email blast, including Deerfield Beach test site details.

Per Member inquiry, Eli informed 15% of the approximately 1,200 quick tests came back positive for COVID-19. Four free at-home COVID-19 test kits are available per household at covidtest.gov.

Treasurer's Report - Joe Maney: **(9:52:51 a.m.)**

December 2021 Financial Report -

For the month ending December 31, 2021, the Revenue was \$1,080,475 and Expenses were \$1,127,744. The Net Expenses exceeded Revenue by \$47,269. YTD Revenue was

\$13,122,180 and YTD Expenses were \$13,066,282. The YTD Revenue exceeded Expenses by \$55,898.

The balance sheet is showing Cash on Hand of \$3,277,386. The Net Assessments Receivable on uncollected items was \$160,322. Total Assets were \$4,190,872 with Total Liabilities of \$2,768,717 and a Total Net Equity of \$1,422,155.

Per Member inquiry, Eli informed the MM debt has decreased significantly from approximately \$800,000 to \$100,000 and offered to furnish a monthly report per member request.

Allied Universal Security - Director of Security, Liana Zito:

(9:58:50 a.m.)

1) Village Security Report -

a. Resident File & Bar Code Update -

If the automated call phone line at 954-421-2556 requests a PIN code, Liana instructed Residents go to the Security office with their CVE ID to update their phone number in the system to call in guests automatically by leaving their name on the recorded line. Liana was happy to report barcodes were being issued the same day as requested and thanked the Community for their patience with the entire process. Contact the office if you have completed the paperwork and need to pick up your barcode or make arrangements for a hold if away from the Village. The gate access code updates should be completed soon.

b. BSO Report -

For the month of December BSO issued two citations in the areas of Durham and Upminster. The number fluctuates depending on officer availability. She reminded the Residents the active Community was in full season and implored all vehicles and bicyclist to obey the traffic laws, not to speed, and come to a complete stop at all stop signs, as well as the gate arm bars. Liana advised there were approximately 5,000 logged combined (all 3 gates) entries in and out of the Village daily.

c. Interim Security Director, Christopher Kelly -

Liana advised that she will be taking a leave of absence in April and introduced Christopher Kelly, interim Security Director, who has been working to learn the site and will continue improving the team serving the Community. Chris highlighted his 35 years' professional background in the security industry, as a fire Lieutenant, and three years with Allied Universal. He looked forward to his time in the Village.

Gene commented coming to a complete stop at stop signs and that this is an issue in the Village and thanked Liana for her report.

Executive Director's Report - Vallen Smikle:

(10:05:25 a.m.)

Val congratulated Donna Capobianco, Joe Roboz, and Michael Routburg and COOCVE and CenClub Members and expressed gratitude for their contributions on behalf of the Board.

Val presented the 2021 Annual Report for display as he outlined the many accomplishments of 2021 and his 10-year goal of reaching the point where it is actual maintenance, but always looking to continue to improve.

After the meeting this will be available for viewing at [KeepingCVEBeautiful.com](https://www.KeepingCVEBeautiful.com), as well as being able to pick up a hard copy from the CVE Master Management office lobby.

1) 2021 Year-End Report & Highlights -

a. COVID-19 -

Val mentioned the work with the state and Broward County Health Department to administer over 4,000 free vaccine shots within CVE on behalf of the Board to the Community.

b. Infrastructure -

Val pointed out the work on the wall, the repairs made to the east and west land bridges. The east bridge is located by Ellesmere Community, as well as the west drive which is located by Prescott and Tilford, improvements at Le Club complex and our office building; performed annual storm drain maintenance, added new storm drains at Berkshire A and C and will add a second backflow preventor this year and continue with pool repairs. Additional drinking fountains were added throughout the Community and some replaced to include a bottle filler. He was pleased to see more use of the electric charging stations.

c. Central Park – Quality of Outdoor Living

Val said the design for phase one of a three phase project that will be done over time was complete pending approval from the City to begin the third quarter placing underground utilities, land bridge, multiple multipath walkways, parking lot, irrigation, landscaping, and amenities. Go to [KeepingCVEBeautiful.com](https://www.KeepingCVEBeautiful.com) under the future projects tab for phase one details. Updates will be posted and shared with the Community when available.

d. Master Management Connect App -

Val directed Residents to Google Play or App Store to download the new Master Management Connect app to submit work orders, call Security, watch meetings live, etc.

e. Security -

Val informed MM continues to monitor security and adjust the BSO contract as needed for the best service possible.

f. Guardhouse -

Val hoped to begin construction of the main guardhouse in the second quarter. The county approved the elevation and design and was currently pending Planning and Zoning approval to present to the Community Appearance Board as well as DRC.

g. Coupon -

Val reminded Residents to adjust auto pay and contact customer service if you have not received the latest coupon change as of January 1, 2022, to \$128. Pie charts are available online and at the MM office.

h. Quality Maintenance -

Val said if an alligator is over five feet they need to be trapped, and the MM trapper was featured on the Animal Planet and HGTV and documented the capture of a six-foot alligator in the Village. He advised residents to use caution, particularly in the Durham area. Val presented an organization chart and thanked the 2021 Board for their effort and outgoing Board member, Pierre Laliberte, working as a team to accomplish goals.

The annual report and monthly Insider newsletter are available online at KeepingCVEBeautiful.com or contact Customer Service 954-421-5566 to sign up to receive our monthly newsletter and email blasts. CenturyVillageEast.com has a wealth of information with links to all the organizations in the Community. Val hoped to integrate the sites soon for a one-stop shop.

(Refer to video at Time Stamp for full discussion.)

2) Projects for 2022 -

(10:14:21 a.m.)

a. First quarter -

Val hoped to go live with construction and new improvements that will take place. In the MM office and throughout our Gatehouses, Gulfstream Controls will put in place features to control our lighting remotely, as well as our AC units, all automated on schedules and this will help tie in with the Clubhouse so that if they have events in Le Club or the Activity Center, they can make adjustments, as well, if there is an issue; i.e., with temperature, etc. The last round of lights were delivered and lighting Project Manager, Denis Barreto, will be reaching out to the Associations to advise when construction will begin. We will send out an email blast to advise what areas will be scheduled and what order they will be done in.

b. Second Quarter -

Pending vendor start date, we anticipate to get the right-turn lane off Military Trail done before April, and if not, it will be done at the end of the first quarter or beginning of the second quarter. The existing buses are expected to be replaced with a new fleet by end of February. The new buses will look similar and be equipped with a HEPA filter, antimicrobial seating, and a kneeling feature so that you do not have to lift your legs too high when entering or exiting the buses for added safety. Val pointed out two additional guardhouses will be open for safe access in and out of the Village during the seven-month gatehouse construction.

Barring any additional permitting issues, we hope to launch guardhouse construction following a timeline to get this done from start to finish, which should take approximately 7 months, as it is such a large footprint.

The Le Club complex, as well as Activity Center, is on schedule for a roof replacement. We would begin sooner; however, our vendor is also having supply chain issues. A generator was also ordered for CVE Master Management operations, to be able to operate effectively in the event of a power outage.

c. Third Quarter -

The seventh and final year of the Paving Project with Robert Streather will include the Marham and Lyndhurst areas, as well as a road in the Harwood area to complete MM's mandate for maintaining our roads and giving everyone safer roads. Val looked forward to the next phase of the perimeter wall to be approved along Hillsboro Boulevard from Ventnor to the Main Gate. He said wall and hedging on Military Road looked nice. Val continues to work with the City to ensure routine maintenance of Military Trail, SW 10th Street, and Hillsboro Boulevard.

d. Fourth Quarter -

Denis Barreto and the Beautification Committee will complete the utility wrap project pending design approval from FPL. Val hoped to have the two lake fountains installed next to West Drive on either side of the land bridge launched by the fourth quarter.

Val advised all MM Community improvement projects were fluid and subject to permitting. He hoped to have the Tilford tennis courts resurfaced in the third quarter. Val thanked Liana for her report and welcomed Chris. (Refer to video at Time Stamp for full discussion.)

Business:

(10:20:12 a.m.)

Old -

New -

Member Comments:

(10:20:22 a.m.)

Joe R. welcomed back re-elected Members and Donna Capobianco. He thanked Pierre Laliberté for his service on the Board and as president of the Alliance Francaise. He was proud of the Board's progress and the continued commitment to improve all 8,508 residents' lifestyle at CVE. He expressed gratitude to Eli, the Board Members, and Val for their devotion to MM and the Community was fortunate to have a Board establish a tradition of service to the Community. He wished a good 2022.

Michael thanked Pierre for his service on the Board and congratulated Donna on being elected to the Board. Having Members re-elected to the Boards reflects the Boards are moving in a positive direction. He thanked the Board for being re-elected as Second Vice President. He advised concerned Residents in the flood zone to contact COOCVE to seek exemption and contact information. He hoped people would work together and be courteous on the pathways (walking and biking paths) and wished everyone a good year.

Donna expressed gratitude to the COOCVE Directors for their vote and was excited to do the best she can on the MM Board.

Les congratulated Joe R., Michael, and Donna and the COOCVE and CenClub Board Members. He drew attention to the speeding issue in the Village and asked Residents to slow down and not run through stop signs, the Village was in full season and to stay safe and healthy.

Gene congratulated Joe R., Michael, and friend and former Board President, Donna, and Eli and thanked him for his terrific leadership and wished him many more years.

Pat was pleased to have Donna on the Board and welcomed back Michael and Joe R. She mentioned a call received regarding civility, noting through disagreements and COVID stress, to please follow the advice of the various entities to stay safe in the Village and wished a sustainable and healthy 2022.

Barry congratulated Donna, Joe R., and Michael, and the COOCVE and CenClub Members. He was pleased Val announced the materials arrived to complete installation of additional lighting at the two-story building parking areas to increase safety. He reminded pedestrians and bicyclists who utilize the designated pedestrian crosswalks have the right of way, noting speeding and running stop signs is a "hot topic" discussion for the Board. He expressed concern BSO only issued two tickets in the Village and more enforcement may be needed. He looked forward to the new year and wished a safe and healthy 2022.

Joe M. welcomed Donna back to the Board and congratulated re-elected Members Joe R. and Michael and wished a happy new year.

Announcement:

(10:33:21 a.m.)

The next regular MM Board meeting will be held on Thursday, February 17, 2022, at 9:30 a.m. in the Activities Center Room A and virtually via Zoom. Meeting announcement and the Agenda will be provided to stay informed.

Adjourn:

(10:33:47 a.m.)

Meeting was adjourned.

(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.CenturyVillageEast.com. Meetings may also be viewed on our Community TV Channel 98.)

Respectfully submitted on behalf of,

Pat Bidol-Padva
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 February 17th, 2022.