

Joint COOCVE Executive Committee and Council of Area Chairs and

Joint Reporter Board Meeting

Board Meeting

August 10, 2022 - Via Zoom

Macky Bachelor, 1st Vice President, called the meeting to order at 9:30 a.m. and led the meeting with the Pledge of Allegiance and a moment of silence.

President's Report - Carol Freedman

Carol mentioned that all Area Chairs have now received their Presidents' contact information and should only use this information for Area Chair business. The Presidents Forum will be on August 23 at 1 p.m. Any Area Chairs on this call that would like to attend should send an email to coocve@coocve.com. COOCVE will also be setting up a roundtable discussion with Presidents who have begun planning for their budget shortfalls due to increasing costs and new regulations. COOCVE will send out a notice shortly with the date of this meeting. At the next President Forum, Lenore Graber from Code Enforcement will be available to discuss the process and answer any questions. Carol mentioned that the newly formed **Buying Group** would be meeting and if any members are interested in joining the group, let COOCVE know. Carol reminded the Area Chairs that hurricane season is approaching and to check with their Presidents to be sure all resident lists are updated. They should contain local contact information, family contact information, and out-of-town information if they are snowbirds in the case of an emergency. Carol applauded those Area Chair members who take notes at these meetings and circulate them back to

their areas. She mentioned that if members provided her with their notes, she would post them on the website for others to tailor them to their areas for circulation.

Announcements - Macky Bachelor

Macky mentioned that Howard Robins wrote an article entitled “The Cost of Owning a condominium in Florida is Going Up,” to prepare Boards and Owners for the coming increases.

The article will be posted in the COOCVE.COM website and will also be submitted to the Reporter for the October issue.

Treasurer's Report – Rich Wiener

The opening balance for July was \$97,309.00. Expenses were \$3,389.00; Year-to-date expenditures were \$28,766.00, and year-to-date deposits were \$35,000. The current balance in the operating fund as of August 1 is \$93,921.00. The emergency fund CD \$53,192.00.

Macky then turned the meeting over to **Harriet Drandorff, Chair of the Council of Area Chairs.**

Master Management - Eli Okun

Eli briefed everyone on a situation that occurred on July 28 in the Harwood F guest parking lot; where someone stole a catalytic converter from a car. Unfortunately, since there were no security cameras, security could not assist in tracking down the individual. In the past, cameras in individual association areas have assisted security in apprehending criminals. Carol mentioned that the buying group would look into a bulk purchase of cameras. Carol also asked those areas

that already have cameras installed to send the information on the type of cameras to COOCVE.

The **paving project** at Harwood and Markham is complete; Lyndhurst is next. This project that started seven years ago will be finished once Lyndhurst is complete. Since the hurricane season is here, all **storm drains** will be cleaned to ensure no blockages. MM is installing two additional drains because of significant water pooling; at Berkshire A and Berkshire C on Century Blvd. Due to reduced demand, the **night bus schedule** has been changed until September 30. The last bus to leave the Clubhouse on Mondays, Wednesdays, Thursdays, and Fridays will be at 10 p.m. and 11 p.m. on Tuesdays, Saturdays, and Sundays to accommodate shows and bingo; adjustments will be made if there are any special events. This schedule will be posted in the *Reporter* and *MM Insider*.

A drunk driver damaged several traffic signs in the Village. The driver and vehicle were identified, and the driver is now paying \$3,000 to replace the signs. MM trimmed the roadway trees in preparation for the hurricane season, and they recommend that each association do the same.

CenClub – Mike Burdman - Executive Director

Mike announced that the next CenClub Board meeting would be on Tuesday, September 13, at 9:30 a.m. in the GPA room. During the paving project, the **Lyndhurst South pool** will be closed. The **painting of the outside of the Clubhouse** is now complete. CenClub installed new windows, doors, and a canopy over the seating area during the closure. The **theater is closed** for renovations for the summer, and movies will be in the party room. The installation of **pickleball courts** in the parking lot will begin soon, in the last permitting phase. The **nine-hole putting course** on the east

side of the Clubhouse is almost complete. The course should open in the next week or so. The **ID/Payment office renovations** are done and have reopened downstairs. Residents should all be sure to have gotten their new ID cards, as since the old ones are no longer valid in the Clubhouse. Residents must be go to the ID Office with their guest when applying for a guest pass.

Commissioner - Bernie Parness

Bernie addressed the high insurance premiums affecting many buildings. Bernie mentioned that he would host a meeting in October with all the building Presidents, Officers, and all interested parties to hear a presentation that might result in a 40% increase (sic) in premiums. Concerning permitting, especially MM and CenClub, many projects require multiple permits. Bernie suggested that there is no need to wait until you have everything to submit all your permits; you should submit each item when it is repaired. Mike and Eli disagreed on this approach and suggested Bernie speak with Erik Powers as the City told them they could not separate projects. Bernie also mentioned that residents are continuing to call in illegal contractors.

Seacrest - Jacqueline Pugh, Property Manager

Budget templates are ready to be sent out to all associations. Currently receiving reports from insurance agents stating the increase is at 35% and might be 45% by December. Please be prepared when you meet at your budget workshop and start preparing your residents, as this will be a significant hit. A Seacrest webinar on August 18 will discuss Financials and Budgets; Seacrest sent invites to all their Board Presidents. Their annual meeting packets were mailed out to all **their** associations. If you do not host the meeting at your association, please get in touch with CenClub

to secure a room at the Clubhouse or LeClub.

East Coast - James Quintano

James mentioned the meetings for their associations were booked and ~~began~~ that they have begun working on budgets and finalizing the packets. James said he spoke with MM about re-initiating the sting operation for unlicensed contractors several years ago. He also mentioned that he reported a resident, who was not on their property, walking around with guns killing iguanas and stating he was with animal control. Eli responded that firearms are not allowed to be used on any premises.

Tri-County Properties - Not Present (Claire Louisville)

Wright Management - Not Present (Bonita Vandal)

Area Chair Reports:

Berkshire: Terri Press mentioned that East Coast came out and cleaned the A/C stacks; \$40/stack and did an excellent job. She also said that she had a structural engineer come out to look at the building and used the same company (One Three) that did the 40year inspection. If multiple buildings want to get together, they will provide a reduced rate.

Harwood: Pierre Graveline reported that Harwood B is repairing the sinking stairs and used One Three consultants. Pierre also stated that they are working on their bylaw revisions and mainly looking to address the EV charging stations.

Lyndhurst: Jeff mentioned that he is receiving many complaint calls on the stenciling of the paving project on the guests' spots in the Lyndhurst I area. Eli said that he would make Robert aware of the issue.

Tilford: Sylvia Smaldone asked Eli to look at the Markham area's paving project; because there are puddles in the middle of the road. Sylvia also mentioned that Caribbean Island Electrical Contractors replaced the electrical panel in her unit and did a great job.

Upminster: Harriet Drandoff mentioned that even if you have a licensed contractor, they cannot work in Deerfield on Sunday. Residents also cannot work in their unit on a Sunday. Mail deliveries such as UPS and Amazon can deliver on Sunday, but furniture deliveries and other services cannot.

Carol mentioned that COOCVE developed a Welcome Guide for new owners and renters available in the COOCVE office this week; COOCVE will send a .pdf of the guide to all Area Chairs.

The September **Joint COOCVE Executive Committee and Council of Area Chairs** meeting will be held on **September 14 at 9:30 a.m.** via zoom.

A motion was made and seconded to adjourn at 11:00 a.m.

Respectfully Submitted,

Carol Freedman, President of COOCVE

Harriet Drandoff, Chairperson of the Council of Area Chairs