

**Joint COOCVE Executive Committee and Council of Area Chairs
Board Meeting**

Tues, February 9, 2022 - Via Zoom

1st Vice President, Macky Bachelor 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, COOCVE President

Carol welcomed both new and returning Area Chairs to the meeting.

Carol provided the Directors with a brief introduction about herself, her background and her vision for CVE. She mentioned that the Village is changing and there have been many improvements in the appearance and the way CVE operates. CVE is made up of different kinds of people with all sorts of needs; original owners, newly purchased owners, new renters, full-time residents, snowbirds as well as second and third-generation owners. Each one of these groups has expectations as well as challenges. It is important to empower the Boards and other groups to have the skills and resources they need to be able to address these expectations and challenges. She touched upon the age of the buildings and the issues that arise which will require more attention. One issue is the 40-year certification and the submission of certified notices to the City. The City contacted COOCVE to alert us that 20 buildings did not submit final certifications. Property managers are present and will report on the status of the buildings they represent who did not comply.

Macky announced that COOCVE hosted two **board certification workshops; January 19** with Bill and Susan Rafan and **February 8**, with Jennifer Cunha. Additional board certification workshops are offered on the website through Campbell Property Management. Classes are on February 23 and March 16. Kay Bender Rembaum will host a class on February 17 and Jennifer Cunha has classes on February 17 and April 7th. Since many buildings continue to have their election meetings, please encourage old and new board members to attend one of these workshops.

COOCVE mentioned about one-third of the **Officer and Director forms** have now been

submitted. There are many new Presidents and COOCVE Directors, so please submit these forms as soon as you can so COOCVE can update its databases.

COOCVE has scheduled a **President's Forum** on Tuesday, February 22. Please submit any agenda items to Macky Bachelor at COOCVE@coocve.com.

There are several **mailing lists that COOCVE administers** including BODs meetings, seminars & workshops, general announcements and area chair meetings; all Area Chairs are on the Area Chair meeting mailing list. If there is another list that you want to be added to, please visit www.coocve.com > meetings and notices > sign up for [email notices](#) to any meeting invitations you are not receiving.

Upcoming meetings: COOCVE BODs meeting is Tuesday, February 15; Area Chair meeting is Wednesday, March 9.

Macky and Carol then asked a few questions via polling to the Area Chairs.

1. How many of you hold a single position? How many hold multiple positions, select the combination that best represents you. Carol stated that there were 17% (6) that hold all three positions: COOCVE Director, President and Area Chair. The conclusion is that there are many that wear multiple hats.
2. How many of you have visited the COOCVE website? Three-quarters (40) have visited the COOCVE website.
3. How many of you have read the COOCVE Page that is published in the *Reporter each month*? 82% of you have read the COOCVE Page.

Treasurer's Report – Rich Wiener

The opening balance for January 2022 was \$87,471.92. Expenses for January were \$18,427.32; The balance as of February 1 was \$69,259.07. January expenses were for insurance which was over \$17,000, transcription services, Comcast and office expenses. A Director asked if COOCVE dues are going to be assessed. Carol replied that for 2022 there will be no assessment for COOCVE dues.

Area Chair Election - Carol Freedman

According to the bylaws, a new Area Chair and Vice-Chair is to be elected at this meeting. Harriet Drandoff submitted her name for **Chairperson of the Council of Area Chairs**. Harriet was unopposed as there were no other nominations, therefore, no vote was required. Kathleen Wells was nominated for **Vice-Chair of the Council of Area Chairs**. Kathleen was unopposed as there were no other nominations, therefore no vote was required.

Carol then turned the meeting over to Harriet Drandoff, Chairperson of the Council of Area Chairs. Harriet reminded everyone that only Area Chairs can speak first; all others will be able to speak at the open mic.

Master Management - Eli Okun

COVID-19 testing at CVE has ended. The west bus will now stop at the COVID-19 testing center in the Target shopping center next to Petco. The west bus departs every 30 minutes from the Clubhouse and runs both ways.

The MM annual report is now available at the MM office and on the website www.cvebeautiful.com under the Insider. The report provides a snapshot of the significant accomplishments that were made in 2021, a preview of upcoming capital improvement projects for 2022 and financial information.

The **lighting project** continues in CVE. Lights have been delivered and MM is in the process of installing them. 150 additional light poles will be installed; 15 were installed in the garden buildings. This project is free and if your building wants to sign up, please contact MM.

If a resident calls Security to have guests/vendors enter CVE and they receive a message stating “**enter your pin,**” this is an indication you have an error on your ID card data. When you received your new CVE ID card, the phone number was not entered into the system. Residents who have this issue should go to the Security office located behind the MM building near the west gate and provide the correct number; it takes 2 minutes. Bring your ID cards with you.

The **MM app has a new feature**; Pay Your Coupon, which allows you to pay the MM coupon without writing a check. A **map feature** will be coming shortly which will allow you to see when the **bus** will arrive at the bus stop.

The next MM Board meeting will be held via zoom on **Thursday, February 17 at 9:30 a.m.** An email will be sent with the information. Bernie Parness mentioned that testing is also being done at the old Wells Fargo Bank now Total Medical on Hillsboro just outside the Main Gate.

CenClub – Mike Burdman - Executive Director

Mike thanked everyone who attended yesterday's CenClub meeting; it will be on channel 98 shortly as well as on the CenClub website. Tickets for the **February and March shows** are available at the box office and online. The theater went back to social distancing for February and March due to the influx of the omicron variant. This means that every other row in the theater will be closed (i.e. The first row will be open, the second row closed, the third row open and the fourth row closed). Masks are required in the theater and anywhere in the Clubhouse except when in fitness activities. Guests are not permitted to the shows and will be this way for the remainder of the season.

Revalidation of CenClub IDs is going great. Over 8,000 IDs have been issued to residents. Blue IDs are still valid and will be until the revalidation process is complete. If you have not received a phone call yet; you will soon. Residents who have not completed their payment update, are urged to do so as soon as possible. January and February late fees have been waived, however, March late fees will go into effect and will be billed to you if late after the 10th. Please contact the staff office if you have any questions.

Mike recognized Louie, the head usher in the theater who is doing a great job. A story was recently written about him in this past issue of the *Reporter*, so please check it out. Mike also congratulated Linda Hochberg on an outstanding cancer event that was held this past week. Over \$4,500 was raised for **Relay for Life** and another event is next week in the bus lot. Mike also mentioned that the **putting course** is in the works and

construction will begin in March. The course will be located next to the badminton and pickleball courts.

Be sure to sign up for the **CenClub email list** at www.cenclub.com or in person at the staff office. Important updates including information related to the pandemic, information about events, classes, activities, and our monthly happenings are sent out to every resident on our list.

The next **CenClub meeting** will be held on Tuesday, March 8 at 9:30 a.m.

City Commissioner - Bernie Parness

There is a proposal to change the charter to allow the City Commission and Mayor to run for a third term. Bernie is not asking you to approve or disapprove this proposal, but for you to request that it be placed on the ballot so that the voters can make the decision. Bernie mentioned that there is an ad in the *Reporter*, promoting contractors that may or may not be licensed. Keep in mind that licensed contractors put their number with their advertising and on the sides of their trucks. Carol suggested that Bernie speak to Elliot about this. Macky stated that there is a new code enforcement officer: Jade Robinson and can be reached at 561-566-3392. Bernie also stated that Tallahassee is changing the rules for voting registration. Every Thursday and Friday from 9 am to 1 pm beginning on February 10 the City will be in the Clubhouse for residents to check their voting status; new forms will be available.

Seacrest - Anthony Serrone, Property Manager

Anthony stated many of the buildings that Seacrest manages have not filed the certificates during the 40-year inspection process which lead to the permits being expired. They are working with engineers and the City to have the 13 buildings finalized. Anthony stated that buildings, working on their certificates, should be sure that they are being represented either by a Board member, attorney or property manager to the City Magistrate with documentation showing that the buildings are being worked on to acquire the 40-year inspection certificate. Anthony stated that he received an updated flood plain

map from Susan Horvath which he will send to Harriet.

East Coast - Kyle Quintano

Regarding the 40-year inspection, Kyle mentioned that he is working with the building BODs, the City, code enforcement, engineers and contractors to resolve the situation. East Coast did not have a complete list but all the buildings are being handled as quickly and professionally as possible. Harriet asked what the overall reason was that they didn't complete the process. Kyle replied that in most of the situations, the Board took over the project and dealt directly with the contractors and engineering firms and the final documentation was not submitted to the City. Carol mentioned that there are also a few buildings that did not do the 40-year inspection. Some completed the process but didn't realize it was their responsibility to submit the paperwork to the City. Some are making repairs to correct problems that were found. If they submit a notification that repairs are underway, that stops the clock and gives them another 90 days to complete the repairs. The City is sending out certified letters and citations to residents of the building that have not submitted the 40-year inspection. Carol sent a letter to all Presidents of those buildings that still had outstanding certificates to submit; with the information on the entire process of what to do and what could happen.

Next-Gen Management - Not Present

Area Chair Reports:

Harwood: Bernie stated that his building has not had an election due to the fact that there are too many residents not wearing masks, he will schedule a meeting shortly.

Islewood: Joe Roboz discussed front doors in his area. The Building Board decided that they should take control of the replacement of these doors specifically because the rear of the building had many different types of doors and windows. The BOD made a resolution that homeowners had to go to the Board to change their front doors and a resolution to select a door that would allow them to keep the doors uniform. They met with some resistance and the BOD incentivized homeowners to get a hurricane door. They provided each homeowner with a \$1,000 incentive. Five companies presented doors to the Board

and a survey was taken. ETI European Technologies/Reliance Windows System was selected. A price of \$2,250 for a front door with a window and \$1,900 for a front door that is full glass and \$2,250 for front windows and \$2,250 for sliding doors in the bedroom. They ended up with 79 front doors, 32 front windows were changed and 28 bedroom doors were changed. They have negotiated with the company to extend the price to anyone in CVE. Since it is not profitable for the company to install one door or set of windows, they will amass the orders and when they have three orders in the queue, they will install them. It takes 10-14 weeks to manufacture the product. Macky has the price list and will distribute the information to all the Presidents. Islewood negotiated a master key to open all units and advised the fire department that it is located in the fireman's box, which is the first place they go to when they arrive to shut down the elevator. Macky commented that COOCVE is not endorsing or selling these products but simply providing information to all Area Chairs.

Newport: Cathy stated that she had had an issue with Oakridge F where a safety spotlight was shining in many of the units at night but contacted Oakridge F about it. Cathy stated that Oakridge was wonderful to work with and thanked them. She also thanked MM for the added dumpster which Newport received.

Oakridge: At a recent area meeting residents asked how they go about getting an area sign. Harriet responded that the area is responsible for paying for their signs. Rita mentioned that Grantham has very nice signs and asked for information on where they were purchased so there are not so many variations around the Village. Macky asked the area chairs, who have recently purchased signage, to provide COOCVE with information such as cost, permits, and vendor name and she will provide it to anyone interested.

Keswick: The Director of Keswick mentioned that he is in the process of investigating signage and has information to share with others who are interested. Harriet asked if he would send the information to COOCVE and she will distribute it accordingly.

Ventnor: Howard Robins mentioned that he has tried to have an area meeting but only received three responses. Harriet suggested that once a date is determined to post signs

on all the buildings and at the pool. He stated that he is looking for someone to take over as he cannot get the Presidents to step up. Carol thanked him for trying and stated that this is an issue that is growing and COOCVE will look to see how they can assist the Area Chairs in getting the support they need. Recia mentioned that her area has an issue with feral cats where a woman comes onto the property and feeds the cats every day. The woman is a resident of another building. Bernie suggested she call animal cruelty at 311 and have her arrested for trespassing.

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

Old Business: none

New Business: none

A motion was made and seconded to adjourn at 11:10 a.m.

Respectfully Submitted,

Carol Freedman, President COOCVE

Harriet Drandoff, Chairperson of the Council of Area Chairs