

Joint COOCVE Executive Committee and Council of Area Chairs and

~~Joint Reporter Board Meeting~~

Board Meeting

July 13, 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 ~~Friedman~~-Freedman

There was a recently distributed boil notice, and Carol mentioned that perhaps some did not receive it. There appeared to be a breakdown in the notification process regarding **emergency notifications**. When the City puts out an alert, MM monitors the alerts and sends an email blast to over 6,000 residents from their "Insider" distribution list. The City also sends out an alert via phone, text, or email to those residents registered with them. Because MM could not distribute the notice this time, CenClub did, and they have a listing of 8,500 residents. Carol reminded everyone that although we occasionally receive boil water notices this one was more serious because it was bacterial, ~~it~~. She asked that all Presidents and Area Chairs make sure they are listed on each major mailing list so that they can make sure they receive the notices, notify their areas of a situation, and let them know when the alert has ended, which is just as important.

Carol then spoke about new roof replacements for the high rises. While several roofs were installed, it was discovered that there are new code requirements regarding the brackets that the air

conditioners sit on when on the roof. Replacing brackets is an additional required expense to pass inspection. As buildings begin to upgrade their elevators, as required by Code with a December 2023 deadline, it was discovered that coordination with the fire alarm companies is also needed. Carol mentioned that Chief Hofstein contacted her because Henderson Mental Health Crisis Center was at the east gate and could not get in. MM, COOCVE and Security were under the impression that there was a standing order to allow them entrance, but this time there was a breakdown in the process. Henderson can be called in for many dangerous and life-threatening circumstances, and their work must be immediate and anonymous. The issue was worsened when the gate worker called the unit, announcing Henderson's presence and the unit owner refused to provide Henderson entrance, possibly putting the owner and residents at potential risk. The process will be corrected by security, ensuring that it will not happen again.

Announcements - Macky Bachelor

Macky mentioned that the next Presidents Forum would be on Tuesday, July 19, at 1 p.m. Any suggested topics for the agenda should be emailed to coocve@coocve.com. Campbell Property Management has a newly updated website. Campbell is hosting many upcoming webinars, including one on the New Condo Inspection Bill, on August 4 at noon. Guest Restrictions and Screening Tenants at noon on August 25. There are additional webinars, videos of past webinars, and a Board Member Primer listed on their website. The Board Member Primer is a four-page document stating what a board member's job entails, followed by 13 articles. Paula Marra from Rosenbaum PLLC is conducting a Board Certification workshop tomorrow, July 14, from 5:30 p.m. to 8 p.m.

Treasurer's Report – Rich Wiener

The opening balance for June was \$62,969.00. Expenses were \$660.00; Year-to-date expenditures were \$25,378.00, and year-to-date deposits were \$35,000, thanks to MM for their support of the work of COOCVE and future projects. The current balance in the operating fund as of July 1 is \$97,309.00. The emergency fund CD \$53,191.00. At the upcoming Presidents Forum, discussions on the new state laws and how they affect building inspections, reserve inspections, setting up reserves, further repairs being made, and other issues that everyone is dealing with will be discussed. COOCVE is continuing to work on training classes and support tools for the Area Chairs. COOCVE will be distributing the listing of their Presidents and contact information to all Area Chairs next week. COOCVE is also training volunteers to answer phones in the COOCVE office. They have created frequently asked question cards so that volunteers can familiarize themselves with the resources within COOCVE and they can effectively answer the FAQ when they arise.

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

The next Area Chair meeting will be held on August 10.

Master Management - Eli Okun

The **Tilford pool** has been closed since Sunday for maintenance; an email will be distributed to all when it opens back up. The **paving project** on Harwood Road adjacent to SW 10th street has been completed; paving has begun in the Markham area and will continue for a week. There will be a week break before starting in the Lyndhurst area, subject to weather. There will be a disruption to

the **water supply in the Newport area (buildings R, S, T U, AND V)** from 9:30 a.m. to 4:30 p.m. tomorrow, July 14, for routine maintenance on the main water line. Today at 9:30 a.m., the **annual mosquito spray treatment** began at the MM offices and will continue along the sidewalks on West Drive to the sidewalks on Century Blvd. The application is all natural and safe for humans and animals. Six of the seven new **buses** were delivered, and four are in service. The new bus numbers begin at 420 and go up to 425.

Eli mentioned that MM continues to wait for the permits to begin construction on the **main gate**; everything is approved. They are waiting on the final response from the Community Appearance Board. Once the project starts, it will take approximately six months. Amy mentioned an incident in Newport S where a neighbor called security because an odor came from a unit. Security did not have an updated Board phone listing and called the old President; the process took three phone calls to get to the current President. Eli replied that MM receives copies of the D&O forms from COOCVE, and the listings are updated annually. He stated he would investigate why the listing wasn't updated with security. Macky noted that several buildings, about 10-12, still have not submitted their D&O forms to COOCVE; COOCVE must have these forms to meet state requirements and to interact with Board Members.

Carol mentioned that she recently spoke to Code Enforcement and stated that Code was not inspecting and closing cases. Code cannot legally enter a unit unless the owner allows Code in. Residents need to notify Code at the start of any work being conducted, and if there is no permit posted, they need to catch them in the act. Code will make available to the Presidents their contact information. Carol has invited Lenore Graber and Jade Robinson to a President's Forum to explain

the process and answer any additional questions.

CenClub – Mike Burdman - Executive Director

Mike mentioned that Hartzell Painting finished **the entire outside of the Clubhouse**. They also repaired and addressed structural issues and completed the project a month before schedule. The results were spectacular, and the building looks great. The **nine-hole putting course** on the east side of the Clubhouse is almost complete; additional paver work is needed. The course should open in the next few weeks. Rental equipment for the course can be checked out in the fitness center. **The Old Florida Cafe** will close the first two weeks of August (August 1 through 14).

During this time, annual preventative maintenance and new windows, doors, and a canopy over the seating area are performed. The theater is closed for renovations for the summer, and movies are shown in the party room. Tickets will go on sale for the upcoming **show season** on October 27; there is no increase to the ticket prices - tickets remain at \$15. Booklets are mailed in mid-August. Summer shows are in the party room, and tickets are only \$6; residents can purchase tickets online or at the box office. The **ID/Payment office renovations** are complete and have reopened downstairs. Residents who pay their CenClub fees in person can visit the ID/Payment office in the ticket office lobby. IDs, guest passes, and dog registrations can be completed at the ID office. All service animals are required registration with CenClub. The next CenClub meeting is September 13 at 9:30 a.m.

Seacrest - Jacqueline Pugh, Property Manager

Jacqueline welcomed Fred Martin back to CVE Deerfield; he is a new property manager on site.

Jacqueline asked that buildings schedule their budget workshops with their property managers

anytime after July 25 so that the six-month forecast can be discussed. Annual meeting packets are being sent out to all buildings on Friday; two meetings are held each day, one in the morning and one in the afternoon.

East Coast - James Quintano

James mentioned that for the past five years, East Coast has been working on software upgrades so that they can provide the buildings with proper reporting. In addition, office staff changes were made, and East Coast is looking to work with CVE. Macky asked James to give her a listing of the new managers/staff who will be servicing CVE.

Tri-County Properties - Not Present (Claire Louisville)

Wright Management - Not Present

Area Chair Reports:

Ashby: Kathleen asked how new perspective owners can be assured that the work done in the unit they are considering purchasing has been permitted. She also mentioned that the ladders in the deep end of the Ashby pool are loose and asked when the saunas would open. Mike replied that the Board had not decided on the saunas, and he would have the pool staff check the ladder.

Berkshire: Harriet welcomed Terri Press as the new area chair in Berkshire; she lives in Berkshire B. Terri mentioned that they are having difficulty finding someone to maintain the A/C stacks since Seacrest is unable to send their guys on the roof. Amy in Newport said they are in the same boat. James at East Coast stated they provide maintenance to clean the A/C stacks. It is done as a work order item. You can call the office at 954-428-7015 to make an appointment. Rita Pickar mentioned that Southern Coast Services also does maintenance on AC stacks.

Grantham: Ed Jeke mentioned that the estimate Grantham received for roof stands was \$57,000.

The building is 56 units, and they have 14 stands. They settled with a company that will be doing 28 stands, two units/stand, and will be mounting them with rubber to alleviate the vibration the fourth floor hears when they kick on. They are waiting on two permits as there need to be mechanical and electrical permits and drawings for the stands.

Keswick: Irving Kulik mentioned they spent a good amount on their roof to satisfy their insurance company. They are currently working on their prospective budget.

Lyndhurst: Jeff Kohn thanked CenClub and MM for installing the additional guest spots at the Lyndhurst North pool.

Markham: Donald Paustian mentioned that the paving project is underway and asked how reserves would be handled moving forward after completion. Summer repairs are going on the two stories and the courtyard area. The biggest concern is roof reserve. Macky mentioned they had received notices from gardens where the side wall on the end unit has water seepage.

Newport: Amy mentioned that there is a unit in their four-story that has water in the bedroom. Water comes through a tiny crack in the concrete which only happens in a heavy storm; currently looking for a concrete company to come out and provide an estimate for repairs.

Tilford: Their roof was inspected; 24 garden apartments, the estimate was for \$78K. The last termite inspection for their building was in 2004; the cost is \$275 for each unit to be inspected.

The next **Joint COOCVE Executive Committee and Council of Area Chairs** meeting will be held on **August 10 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