

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

**Joint Reporter Board Meeting**

**Board Meeting**

**June 8, 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**

COOCVE began calling the Presidents who have not responded to the **President's questionnaire** from several months ago. COOCVE is looking for the data on their buildings and if they allow their contact information to be shared with other Area Chairs. This is part of the overall process by COOCVE to increase communication between Area Chairs, Presidents and Directors. COOCVE will also be working with a pilot group of Area Chairs to assist in developing skills needed to increase area participation and meet the needs of their Area Buildings.

Carol spoke about the recent bill that the Florida legislature passed and COOCVE will post two good articles containing a lot of information on the website.

The report focused on high rises, mandatory milestone inspections, structural integrity reserve study and budgeting reserves, and the reporting requirements. Although the structural inspections deals with three-story buildings, the other two areas related to all buildings. This information will assist buildings as they prepare for the budget process.

**Announcements - Macky Bachelor**

**President's Forum:** The next **President's Forum** will take place on Tuesday, June 21, at 1 p.m.

The meeting is open to Presidents, Vice Presidents, and any Board member that would like to come. Macky asked that Presidents submit agenda topics to [coocve@coocve.com](mailto:coocve@coocve.com).

Carol stated that COOCVE is continuing to work on creating a **Welcome Guide** for new owners and residents and will be added to the materials that the ID offices provide to them. This guide will answer a lot of basic questions for new residents about buying, selling and living in Century Village.

#### **Treasurer's Report** – Rich Wiener

The opening balance for May was \$65,336.00. Expenses were \$2,367.00; year-to-date expenditures were \$24,717.00, and year-to-date deposits were zero. The current balance was \$62,969.00 as of May 31. The emergency fund CD \$53,183.00. Carol said COOCVE is in the process of upgrading its facility. COOCVE has already upgraded the computer equipment and is working on soundproofing the walls and upgrading the phone system.

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

#### **Master Management** - Eli Okun

The City of Deerfield Beach has raised the **water and sewer charge** by 7.1%, effective June 1.

The first increase in 9 years is a large portion of the MM coupon. One way to keep water usage down is to install low-flow toilets. The City will provide a \$100 rebate if you install a new low-flow toilet. [Click here](#) for more information on rebates and water conservation.

The new **right turn lane** into the East Gate is complete and open! The **Activity Center** is getting a new roof since it was starting to leak and wear out; another capital improvement project to keep

CVE in tip-top shape! Eli mentioned that MM hopes to get the permit to start the **front gate** soon.

All requests were submitted to the City. Once the permit is received, work will begin in two weeks, weather permitting. The **Tilford pool** was made into a lap lane pool with three lanes.

However, the County wants the pool reduced to two lanes to meet the code and will be done free of charge by the pool company. The **traffic report** was unavailable, but BSO has informed Eli that they have issued many tickets primarily for stop signs; the full report will be available at the MM meeting on June 16.

### **CenClub – Mike Burdman - Executive Director**

Mike thanked everyone who attended last month's CenClub meeting; the next meeting will be **on June 14 at 9:30** in the GPA room and via zoom. There will be no CenClub meetings in July and

August. **Several pools** have or are being worked on: Oakridge is receiving a new paver pool deck, Westbury will reopen this week, and Durham pool is closed and getting a full resurface.

Upminster pool has been completed and a bathroom floor was installed. **New pool furniture** has been added to Ashby and Berkshire. **Old furniture** will be distributed to pools that need it.

Construction is going well on the **putting course** and should open at the beginning of July. The outside of the **Clubhouse** is being painted. The **Clubhouse drain** in the main parking lot has been repaired and replaced. Construction on the **new pickleball courts** should begin in July in the parking lot area. **The Diner** will be getting new windows, doors and a canopy over the seating area; currently waiting on permits.

### **Seacrest - Jacqueline Pugh, Property Manager**

Jacqueline mentioned that the property managers would send the Board meeting packets to their

Presidents on Friday; please complete them as soon as possible. One timeslot is available each morning and afternoon. Seacrest would like to complete the budgets by November 20 so coupons can be mailed on time. All information will be in the Friday email. Seacrest sent out a new company-wide storm addendum on May 26. Although you might have filled this out in your contract, please re-sign with the new form. Jacqueline also stated that Seacrest would not provide new applicants information on budgets unless they received a signed, executed contract. They also will not give any President's contact information to realtors. Macky replied that she would ensure that the apartment numbers are not given out when providing information to realtors. Jacqueline mentioned that Seacrest has a separate hurricane preparedness form in their contract. During Phase 1, Seacrest will come out and clear roadways to be sure they are clear for emergency vehicles - there is no charge for this. Phase 2 is when Seacrest comes out and cleans the property. Before a hurricane or tropical storm approaches, Seacrest managers will take photos of the property's front, back, and sides before and after the storm to assist with any insurance claims.

**East Coast** - Kyle Quintano

Nothing to report

**Wright Management** - Not Present

**Area Chair Reports:**

**Harwood:** Paul Bourque mentioned that he and his management company would like to be present when the area gets paved as there are many pooling issues.

**Keswick:** Judith Stagliano mentioned that they received a letter from the property insurer who had concerns about their roof. Judith stated that the roof was supposed to last another 5-10 years.

Keswick had a moisture study done on the roof, which showed the problem to be a 2.5-foot area out of the entire roof. The moisture study costs approximately \$500. The location was repaired and was good enough for East Coast's approval.

**Lyndhurst:** Jeff Kohn thanked Judith for the great report. He is looking forward to the paving project and asked Eli to let him know when it will take place; he wants to be there when it begins.

**Markham:** Donald mentioned that they are looking at their reserves.

**Newport:** Amy Conner asked if there is a list of which buildings allow rentals. Carol replied there is not. Amy also mentioned a recently sold unit that went through auction; buyers (a flipping company) were not approved. Since they are renovating the unit and were not approved, Amy asked if they still need to abide by the bylaws. Carol replied that they do for repairs and occupancy. Amy also stated that Newport N (a 4-story building) recently had the catwalks redone with epoxy for \$35k.

**Oakridge:** The Oakridge pool will be closed as the deck is being redone; residents can use any pool.

**Richmond:** Susan mentioned that Hartwell recently repainted and refurbished their building; they did a great job.

**Upminster:** Harriet Drandoff thanked CenClub for fixing the restroom floors and pool.

Harriet turned the meeting back over to Carol Freedman.

Carol thanked everyone who shared information in their areas.

The next **Joint COOCVE Executive Committee and Council of Area Chairs** meeting will be

held on **July 13 at 9:30 a.m.** via zoom.

A motion was made and seconded to adjourn at 10:30 a.m.

Respectfully Submitted,

Carol Freedman, President of COOCVE

Harriet Drandoff, Chairperson of the Council of Area Chairs