

Joint COOCVE Executive Committee and Council of Area Chairs and

Joint Reporter Board Meeting

Board Meeting

May 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

COOCVE distributed another round of the **President's questionnaire**; COOCVE received an additional 50 responses for a total of 120. COOCVE will reach out to the missing Presidents.

COOCVE has received calls regarding the **paving project**. The parking bumpers are placed back further from the grass line when bumpers are removed. Carol stated that there has been no change in code regarding bumper placement. Five Star Paving has routinely placed the bumpers 6 feet from the grass instead of 3 feet to provide adequate space for residents to walk to reach their cars. Buildings should tell the paving company where they want them placed. Five Star did change the bumpers to the 3 feet for the building that was upset; in general, they were placed at 6 feet.

Carol mentioned that in the March issue of the *CVE Reporter*, there are two pages with COOCVE highlights, specific rules, and sample interrogatories for dealing with new buyers and renters.

Carol mentioned that the issue of allocation and **placement of parking spaces** will be discussed at the upcoming President's Forum. She suggested that this is a subject that the Area Chairs should start to discuss in their areas as many are looking for a better solution for their own and adjoining

buildings. Many residents have more than one vehicle, which causes problems with guest parking.

COOCVE has also received calls regarding the increasing requirement changes to **high-rise elevators** regarding the emergency phone and fire systems. COOCVE is researching this and will report their findings, such as the next steps, regulations, and possible vendors to use.

Carol spoke about upcoming projects that COOCVE will be working on over the summer.

- Area Chairs training and development to put the juice back into the Area meetings
- Focus groups with a select group of Presidents, Directors, and Area Chairs to identify needs and help open up productive communication among them.
- Welcome Guide for new owners
- A guide for new Presidents and Board
- Redesign of the COOCVE website to make it easier to access
- Redesign the email system
- An update newsletter with information from COOCVE similar to the "Insider."

Announcements - Macky Bachelor

Regarding Board Certification, Macky stated that if a President or Board member cannot get certified in the required time frame, they can be certified after reading thru study materials at the COOCVE office.

President's Forum: The next President's Forum will take place on Tuesday, May 17, at 1 p.m.

The meeting is open to Presidents, Vice Presidents, and any Board member that would like to come. Macky asked that Directors submit agenda topics to COOCVE@coocve.com.

If you have hosted an **Area meeting**, please provide Harriet with all relevant information such as where/when the meeting was held, if an election occurred, attendance number, and topics discussed.

Many buildings are going through the process of **revising condo documents**. Please reach out to COOCVE if you need any assistance, as they are here to help and support you.

Treasurer's Report – Rich Wiener

The opening balance for April was \$69,938.00. Expenses were \$2,602.00; Year-to-date expenditures were \$22,350.00, and year-to-date deposits were zero. The current balance is \$67,938.00.

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

Master Management - Eli Okun

This past month, Master Management sent security officers from building to building during the overnight hours to check on each building's lighting. The results of the **lighting survey** are being shared with property managers so they can make improvements.

The number of **car accidents** in the Village has increased. Master Management needed to repair

street signs and gate arms, and the City repaired a fire hydrant. Please be careful driving through the Village; the speed limit in the Village is 25mph. If you damage the property, your insurance company will be responsible for paying for repairs as well as the damage to your vehicle.

We have been telling you about the **extra police patrols**. Master Management has increased police patrol in the Village to catch speeders and drivers that ignore stop signs. In April, police gave out nine tickets for running stop signs, one for no valid driver's license, and five warnings.

The new **right turn lane into the East Gate from Military Trail** will finish today, May 10. It will drastically improve traffic flow into the Village from the roadway during rush hour. The project is ahead of schedule and expected to complete by mid-May. Eli thanked Robert Streater, Dennis Burrito, and Five Star Paving for getting this job done quickly.

An **alligator** was spotted and caught in the Durham lake, 8 foot 3 inches. Please call Master Management if you see an alligator so that wildlife control can come in; they only remove those greater than five feet.

Carol asked Eli if BSO could place the moveable speed zone signs in high traffic areas such as Tilford. Eli stated that he would look into it as the current signs are not moveable and are bolted to the ground.

A Director mentioned that their building has a lot of **raccoons** in the Area. Eli stated that his building recently removed many of the raccoons by hiring a trapper and will provide the information to Carol to share with the Directors. She also asked for an update on the **main gatehouse**. Eli replied that they are waiting for the last approval; landscaping should hopefully

start next month. Macky also asked Eli about buildings hiring companies to shoot the iguanas in the Village. Eli responded that MM and the Berkshire building had hired a company called Green Iguana Catcher. This company catches them with a net and removes them but does not kill them. Carol mentioned that this would be good to add to the contractor survey and asked him to submit a listing.

CenClub – Mike Burdman - Executive Director

Mike thanked everyone who attended yesterday's CenClub meeting; it will be on channel 98 shortly and cenclub.com. 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. **Summer shows** will be starting soon and are shown in the party room; tickets are \$6. For a complete list of the summer shows, visit cenclub.com or stop by the staff office. **Dances** have returned to the Clubhouse on Saturday nights. Remember, shorts are not allowed at the dances, which start at 7:30 p.m.

The Clubhouse remains open for all residents and guests. As a reminder, residents must show and scan an ID card for access, and guests must be accompanied by residents and registered with a security guard upon entry; guests **must** have a photo ID. A resident must accompany children and guests to all satellite pools. Please keep food under the canopy and do not bring glass containers to the pool areas. Glass can be very dangerous if it gets into the pool as it becomes invisible to detect. Please use plastic or aluminum containers and dispose of all trash in the receptacles. **New furniture** is arriving shortly and will be distributed to the pools. If you have not completed the **revalidation paperwork**, please visit the Clubhouse offices or www.cenclub.com/id to submit

your information online. Walk-in appointments are accepted. If you have not updated your payment information with CenClub, please do so immediately, as late fees are assessed.

Construction has officially begun on our brand-new **putting course** and is estimated to be completed in two months. Please do not enter this Area, as it is a construction zone and not safe for residents to walk.

City Commissioner - Bernie Parness

Bernie mentioned that about 100 people attended the meeting with FDOT. Their project manager said the **superhighway** would eliminate 5 minutes going from Sawgrass to I-95. The cost to do this will be over **\$800 million**. A petition will be sent to the Governor in November asking that this money instead be spent on public transportation or the education system in Florida. The City of Deerfield will continue to fight the superhighway as it will close all the businesses on the Southside of 10th street. Bernie reminded Directors that he is in the Clubhouse every Friday from 9 a.m. to 12 p.m helping with **Voter Registration**.

Seacrest - Jacqueline Pugh, Property Manager

Jacqueline mentioned that the property managers have been conducting inspections and will send out the survey on Seacrest services to complete. In addition, property managers will distribute hurricane packages next week to all Seacrest buildings. Jacqueline also reminded Area Chairs to alert their property managers if a resident falls on the building property to file the proper documentation.

East Coast - Kyle Quintano

Nothing to report

Right Management - Not Present

Area Chairs suggested the following ideas for their functioning.

- Have the Area Chair facilitate a workshop with smaller buildings (who do not have the staff to work on revising documents) to work together to change their documents.
- Understanding the process of adding or removing parking spaces or any physical change to a building.
- Dealing with BODs who are not following bylaws
- Installation of charging stations at buildings
- How to get residents to show up at area meetings

Area Chair Reports:

Durham: Josephine Cricchio mentioned she has gotten several calls from residents having issues with their BODs as they are rude and not helpful. Macky said that COOCVE receives many calls on this issue. As a result, COOCVE will be developing a strategy/checklist for residents to take with a problematic Board member or what BODs should do with a difficult resident.

Farnham: Meryll Kafka mentioned that she contacted Five Star Paving after noticing cracks in the

pavement. Ray told her they were reflective cracks that were previously there and coming up.

Therefore, Five Star is paving over the cracks without repairing them first and then repaving. Eli replied that he would ask Robert to look further into this with Five Star.

Keswick: Area Chair of Keswick C asked Eli to look into the same issue with the parking cracks.

Lyndhurst: Jeff thanked Eli and Rita for accommodating their Area with the extra spaces at the North pool and asked if everything was set. Mike responded that they are in the final documentation stages between the G building and CenClub.

Newport: Amy mentioned she had her first Area Chair meeting and had 80-100 attendees.

Upminster: Harriett mentioned that the high-rise building in Upminster received an estimate for an asphalt gravel roof and asked if anyone found a way to finance the cost, roughly \$300k, so they do not have to do an assessment. Jacqueline from Seacrest stated that Valley National Bank could assist and suggested she send her an email to set up a meeting. She also asked if anyone received an estimate for replacing the old box in the control room and are insurance companies require buildings to change this box. Jim replied that insurance companies told him to replace the main electrical distribution panels. He received three quotes ranging from \$250k, \$175K and \$88K. They went with the \$88K quote but did a partial job by not labeling the circuit breaker boxes. Amy Conner mentioned that Newport Q just replaced their box and was happy with the company.

The next **Joint COOCVE Executive Committee and Council of Area Chairs** meeting will be held on **June 8 at 9:30 a.m.** via zoom.

Carol mentioned to all the Area Chairs that COOCVE is happy to assist them in publicizing the meeting, preparing an agenda, and attending their meeting when hosting their meeting. The property management seminar last month's video and presentation are on the COOCVE website.

A motion was made and seconded to adjourn at 11:05 a.m.

Respectfully Submitted,

Carol Freedman, President of COOCVE

Harriet Drandoff, Chairperson of the Council of Area Chairs