

# Joint COOCVE Executive Committee and Council of Area Chairs and

## Joint Reporter Board Meeting

September 14, 2022 - Via Zoom

1<sup>st</sup> 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

The budget shortfalls recordings are on the COOCVE website under *Meetings and Seminars*, and there are notes under *Meeting Minutes Archives*. There are three sample budget letters from three different buildings under *Notices* and under *Forms > Association Sample Forms*. Under *Notices*, there is useful information about concrete renovations and potential concrete failures.

Carol reminded everyone that the COOCVE directors are the voting members for their buildings, and to get prepared for the upcoming elections. COOCVE has appointed the Election Committee and Sheila Pascar is the Chair. More information will be in the October issue of the *Reporter*, including deadlines and forms.

If any presidents would like to have a topic discussed at the upcoming Presidents Meeting, please send an email to us at [coocve.com](mailto:coocve.com).

**Upcoming meetings:** Master Management meeting is Thursday, September 15, at 9:30 a.m.; President's Forum meeting is Tuesday, September 20, at 1 p.m.; Area Chair meeting is October 12, at 9:30 a.m. via zoom.

### **Treasurer's Report** – Richard Wiener, COOCVE Treasurer

The opening balance for August 2022 was \$93,920. Expenses for August were \$ 1,087; The balance as of September 1 was \$92,833; YTD expenses are \$29,853; YTD deposits are \$35,000 and the Emergency Reserve CD is \$53,191.

### **Master Management** – Eli Okun

Eli announced Master Management has a new website, with lots of additional information, and more information regarding the website is in the *Insider* newsletter. As far as capital improvements, the Tilford pool is finished and open, the 2022 paving project is completed, including a new walkway at Lyndhurst, concluding a seven-year paving project. Master Management is aware of several coyotes in the Village and has hired an animal control firm to trap and relocate them. Do not feed the coyotes, they are wild animals. BSO has been monitoring traffic and has issued eight tickets and

has given 15 warnings for various minor infractions, such as running stop signs. Unfortunately, we have had a fatal accident on West Drive when a driver was blinded by the sun and hit a pedestrian, the driver remained on the scene and no foul play is suspected. The next Master Management meeting is tomorrow at 9:30 a.m. and will be the first meeting open to the public since the pandemic began, and is also available on Zoom.

**CenClub** – Mike Burdman, Executive Director

Mike thanked everyone who attended the September 13 CenClub Board of Directors public meeting. The meeting can be viewed on Channel 98 and the CenClub website, under the meetings section. The next CenClub meeting will be October 11 at 9:30 a.m. in the GPA room and on Zoom.

2022-2023 Operating Budget: The CenClub Board of Directors unanimously approved the 2022-2023 operating budget at the September 13 meeting. A pie chart is available to see how the fees are distributed throughout the operations of CenClub. You can get a copy at the Staff Office or online at cenclub.com, under the documents section.

2022-2023 Show Booklet: The show booklet has been released and the launch date for tickets is October 27. CenClub will be sending more information via email, so please make sure you are signed up for their email list at cenclub.com. Show booklets are available at the Ticket Office and Staff Office. Residents who purchased envelopes from the Staff Office should have, or will shortly, receive them in the mail. Please note, pants are required for ticketed shows.

Putting Course: CenClub hosted a grand opening September 1 joined by 150 residents. We have received awesome feedback about the putting course and it is a beautiful addition to the sports complex behind the Clubhouse.

Off-season Show Tickets: Tickets are still available for off-season shows. Shows are held in the Party Room every other Sunday. Tickets are \$6 and you can see what shows are still available by picking up a copy of *The Happenings*, stopping by the Box Office, or on the CenClub website at cenclub.com. You may bring guests and your own food and beverages. Please note, pants are required for ticketed shows.

Building Preservation Project: Hartsel Painting and Construction has finished resurfacing and painting the entire Clubhouse. The project was finished ahead of schedule and the crew did a great job.

Dances: Dances are ongoing in the Party Room on Saturday evenings at 7:30 p.m. Please note, pants are required for the dances.

Theater Renovation: CenClub is waiting for a roof permit to replace the roof. Inside painting, repairing walls and other preventative maintenance is underway to prepare for a very full season of exciting shows.

Pickle Ball Court: CenClub is still working on the permits for the pickle ball court. As soon as the permits are received, CenClub will break ground.

Saunas: The CenClub Board has not made a decision on the saunas yet.

CenClub Coupons: The CenClub coupons will remain the same and will not rise this upcoming fiscal year.

**Seacrest** – Jacqueline Pugh, Property Manager

**Budget Workshops:** There are considerable cost increases that are happening and most board members are attending COOCVE meetings and educational seminars and are appropriately addressing these concerns in their budgets. Seacrest is sending out letters to some associations who are unwilling to adjust their budgets, and Seacrest does not agree with a lack of proper insurance and/or not properly funding reserves, and Jacqueline will not sign her name or provide her license on a budget that is improperly funded, and those associations will be responsible for sending out their own budget. Most of the associations are experiencing a \$35 to \$150 a month increase, depending on whether or not they had been properly funding their projects and reserves. Board members have a fiduciary duty and are bound by state law and unit owners can go after the association, if they do not properly fund.

**Insurance Rates:** We are anticipating insurance rates to increase between 25% and 35%. Right now they are at 26%, and hopefully this remains so over the coming months while associations are renewing.

**Annual Meetings:** Annual meetings must be booked through CenClub. We are trying to get First Notices out, and we want to ensure everybody has an opportunity to run for the board, if they choose. If your association has an updated email list, Seacrest can send a PDF of intent to run for a board position to send to your residents. They may post mail their intent, take a photo and text it to us, or fax it.

**Special Assessments:** Seacrest has been working with associations and has done about 20 special assessments over the past two months covering items such as roofs, underfunded reserve projects, insurance premiums, etc.

**Board Letters:** An official letter from Seacrest will go out with the Budget Meeting Notice explaining the increases to the association fees by postal mail, and any associations that authorized electronic communication will receive them electronically. In addition, some boards have proactively put together their own detailed letters and are informing their building residents. Carol Freedman reminded everyone that there are copies of a few letters on the COOCVE website, both under *Notices* and under *Forms > Association Sample Forms*, that board members may download, modify appropriately, and use.

#### **East Coast Property Management – Kyle Quintano**

**Contact Details:** If you would like to receive items by email, please be sure to provide your email to the office. Also, be sure to check your spam folder, as our emails may go there. If you would like to receive items by postal mail, please be sure we have your correct address, alternate addresses and phone numbers.

#### **Tri-County Property Management –**

Not Present

#### **Area Chair Reports – Harriet Drandoff, Chair of the Council of Area Chairs**

Harriet announced the next area chair meeting is October 12, and that area chairs should have a meeting late October, or November, after many residents have returned to get the season started off right reminding people that there is an Area Chair, and there are periodic meetings where information and ideas are shared among our residents.

Carol Freedman stated as people speak from the area chairs, they may discuss topics, such as things you are doing with your budget, communications, emergencies, successes, etc. If you are here and not an area chair, but would like to contribute, please do.

**Ashby:** Kathleen Wells said everyone is looking forward to all the snowbirds coming down, and nothing else to report.

**Berkshire:** Terri Press stated she will contact the building presidents after the Jewish Holidays and does not have much to report. Terri stated that her personal building has budget issues, has started a 50-year inspection with a structural engineer and some water infiltration issues, etc. They are getting everything together so they may prioritize over the next two years on the projects necessary, and to do it at a slower pace to lighten the burden on the residents. Berkshire C has a beautiful new patio, and she hopes to talk her building into one.

**Ellesmere:** Sheila Pascar stated she has a small area and the majority of residents are Canadian. She has used several methods to try and reach out, but it has been difficult to communicate. She expects to have a meeting in the next few months.

Carol Freedman made a note that COOCVE is brainstorming ways to increase participation and give area chairs more impact. She mentioned possibly increasing the number of area chairs, to divide the responsibility, or possibly teaming up with directors. They are in the early stages of exploring.

**Farnham:** Meryl Kafka stated they lost three Christmas Palms to Lethal Bronzing disease, and wanted to know if Master Management could do any preventative maintenance. Eli Oken replied that those trees are on private property, and Master Management is responsible for the trees around Century Boulevard, which are treated appropriately. Residents may contact Robert at the office if they would like the contact information of the vendor Master Management uses to help treat the palms.

A resident mentioned that there were video and audio issues with some videos. Macky Bachelor clarified the issues.

Carol addressed the question regarding the vendor for treating the Lethal Bronzing, and suggested to email COOCVE and they will pass it along to Alan Schlar, who is chairing the Buying Group, to see if that is something that could be group-contracted.

**Grantham:** Gene Goldman shared that two of their five high-rises are having their roofs replaced and he complimented the president of Grantham C for doing a tremendous job of re-budgeting with a special assessment and an increase.

A resident asked Gene to clarify regarding additional permits and discrepancies between projects, which Gene referred them to the president of Grantham C to get more information.

**Harwood:** Bernie Parness announced a Harwood meeting scheduled October 24, at 1 p.m., at the Activity Center, Room B and C, inviting all presidents, board members, etc. An informational presentation on how to save money on insurance premiums will be held at the meeting. Bernie will notify COOCVE and Master Management if the event will be hosted on Zoom.

**Keswick:** Judith Stagliano, standing in for Irving last minute, announced her building was being painted.

**Lyndhurst:** Jeff Kohn thanked Eli Okun and Master Management for how phenomenal the completed paving projects looks, especially the walkway through Lyndhurst. Jeff also mentioned he has sent a budget letter to his residents explaining that although things don't look great, to remember that our property values have risen and we have some of the best facilities around comparatively, and he encouraged other presidents to emphasize the positives in their own letters.

**Markham:** A president from Markham stated he sent budget letters to his residents to prepare them for increases, but only received one response. He asked Terri Press about the 50-year inspection structural engineer. Terri informed that the engineers are very busy and the inspection, in regards to the City of Deerfield Beach, requires certain safety issues to be repaired, and other things the building will need to take care of that the City does not consider safety issue. They are using Bunker Engineering.

Carol addressed the issue that everyone is still waiting for the *Glitch Bill* to pass in legislature to clean up many ambiguities, which is causing confusion among associations. Carol directed a Buying Group question regarding engineers to Alan Schlar.

Alan Schlar stated that they have had one meeting and have decided not to cover insurance. They will focus on SB 4-D, the Broward County recent changes. They have identified some good prospects; will identify worrisome issues, as well as, pursuing non-traditional approaches. In regards to the engineers, they expect to come up with about three firms that will be willing to work on volume breaks.

Macky Bachelor shared that her building, Oakridge F, contacted their engineer, James Handcraft, who advised them to wait and see what the legislature does, and it is too early to tell.

**Newport:** Amy Conner mentioned that she has received complaints about a trailer with jet skis at Newport P, and Security and Master Management stated it is a gray area and asked for clarification from COOCVE. The board has previously sent a notice, due to the complaints, to remove the trailer and the resident refused.

The Newport Area meeting has been scheduled for October 13, from 10 a.m. to 12 p.m., at Le Club. All residents are welcome to attend, there is room for 100.

Amy shared how the budgeting process has been going with her building with modest increases and being prepared. She is working on a letter with her president to send to residents explaining the budget increases and will share that letter with COOCVE. Her building is redoing the catwalk with Corgan Brothers, who did a gorgeous job at Newport N.

**Oakridge:** Rita Pickar stated that Oakridge is doing well and her building has been working diligently on the budget. Rita shared at the CenClub meeting that there were questions that were more suited for COOCVE and requested COOCVE to consider sending a representative to be available at future CenClub meetings to answer inquiries pertaining to COOCVE. Rita had referred those residents to COOCVE to get answered. COOCVE thanked Rita for the suggestion and will work on that request, as well as, confirmed that the residents did contact them with questions, and were assisted with their issues.

**Durham:** Josephine Cricchio, in regards to her building, went over her budget process, indicating she sent a very detailed letter to all her residents, well in advance, explaining the insurance increases and new reserve rules. She believes it helped everyone to be forewarned. She stated her building had some shortfalls from too frugal past budgets, and there will be modest increase in the fees.

**Richmond:** Stanley Spitzer shared he sent letters to all Richmond presidents and he received very positive comments. In his building, they are struggling as well, with the budget and are working with Emerson Poort on it. Stanley thanked Mike Burdman and Rita for their help getting the Richmond pool permits. The pool will be closed as soon as the permits are issued; however, it is unknown when the permits will come.

**Tilford:** Pat Bovay, president, Tilford Q, sent out budget letters and only received one response. Pat stated her building is working on the budget currently. Their building also got three quotes for new roofs ranging from \$65,000 to \$86,000. She requested info for painting a 24-unit building, in which a referral for Earsal Painting, the same company that painted the Clubhouse, was provided, and Jacqueline Pugh from Seacrest shared a quote of \$16,000 and \$17,000 for two recently painted 24-unit buildings. Pat shared her building recently got three quotes to redo their catwalk, and the highest was Corrigan Brothers Painting and Waterproofing at \$20,000 for a 24-unit building, and she encouraged boards to shop around.

**Upminster:** Harriet Drandoff stated there is nothing to report.

**Ventnor:** Howard Robins explained how they have been researching roofs and got in touch with Danny Stokes with Roof Advisors, Inc., and how their building has a cold-tar pitch roof, and they did a moister survey coming in under five percent. Their roof advisor suggested a restoration of the roof, which may be an option; it is still to be determined. They are budgeting for a complete tear off and replace, but plan to do a restoration, if possible, avoiding removing

25,000 square feet of hazardous material. Howard has been in regular contact with the residents, keeping them informed, and the budget should be released soon.

Recia Gordon raised concerns about insurance deductibles in case of hurricanes, and asked if other boards are budgeting for that large of an amount, and has considered establishing a line of credit for costly emergencies.

Terri Press responded that homeowners should check their individual policies for what is called Loss Assessment, usually up to \$2000, that the insurance companies pay a portion due to a loss, for something like a hurricane. She clarified that if a building does an assessment for a loss, the individual insurances will provide an amount toward that assessment; however, not everybody has private insurance.

Jacqueline Pugh, Seacrest Property Manager, shared an association attorney's response to adding a reserve for the insurance deductible, *An association cannot reserve for an insurance deductible. It's not a physical piece of property or equipment that has a useful life. However, once you get to a point of having a decent amount of funds in your reserve accounts, this should not be an issue, because if you have a hurricane loss, then those funds earmark for things like structural items, would most likely be usable towards the deductible costs.*

*In the meantime, you can always have a line of credit open and available for this purpose. Otherwise it would have to be a special assessment paid relatively quickly to fund such a deductible.*

#### **Wright Property Management –**

Bonita Vandall came to the meeting late and introduced herself and encouraged residents to reach out to her and to get to know the company.

The next Joint COOCVE Executive Committee and Council of Area Chairs meeting will be held on **October 12 at 9:30 a.m.** via zoom.

**Old Business:** none

**New Business:** none

A motion was made and seconded to adjourn at 11:20 a.m.

Respectfully Submitted, Carol Freedman, COOCVE President