

Joint COOCVE Executive Committee and Council of Area Chairs and

Joint Reporter Board Meeting

Board Meeting

April 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 Freedman

Carol thanked everyone who responded to the **President's questionnaire**; COOCVE received 72 responses. COOCVE will be contacting the remainder of the group. In addition, 60% allow rentals in their buildings; 2% are snowbirds, and 93% will allow Area Chairs to have their email addresses; therefore, we will make them available in the next few weeks.

At the end of today's meeting, we will excuse anyone who is not an Executive Committee member, so that the *CVE Reporter* Board can be appointed and approved.

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

COOCVE has been receiving an abundance of calls from new buyers and Presidents because more and more sales are handled privately. When it is a private sale, there is no confirmation that the bylaws and other documents are transferred from the seller to the buyer, which burdens the property managers.

Announcements - Macky Bachelor

Dealing with Difficult Residents: Jennifer Cunha on Wednesday, April 20, from 1 p.m. to 2:30 p.m. This webinar will explore solutions for difficult situations in which residents break the rules, engage in abusive behavior, or engage in criminal actions and rule enforcement. Residents can sign up at www.coocve.com/notices; the link will take you to Cunha's site, where you will receive an immediate confirmation and link once registered.

Managing Your Property Manager: Friday, April 29, from 1 p.m. to 2:30 p.m. In this seminar, you will learn what your property manager can do for you and what you should expect.

Area Chair Meetings: Please alert COOCVE or Harriet when you have had an area chair meeting and if there was an election. COOCVE would like to know how many residents attended, where and when the meeting was, and any particular topics discussed.

COOCVE Directors must be owners. Tenants can attend the meetings, and can be elected to an association Board (if Documents allow), but only owners can be elected as COOCVE Directors. The COOCVE Directors vote on village-wide matters and for the elections ~~for~~ of the CVE Boards.

Treasurer's Report – Rich Wiener

The opening balance for March 2022 was \$69,025.00. Expenses for March were \$1,087.00; Year-to-date expenditures were \$19,748.00, and Year-to-date deposits were zero. The current balance as of April 1 is \$67,938.00. As of March 31, the Optimum Bank CD is \$53,178.00.

Roof Discussion

Carol spoke briefly about the roof survey. Many of the roofs in CVE were replaced in 2005/2006 and had about 4-7 years remaining on their 20-year roof. Last year, only one letter was received requiring additional roof inspections; this year, 12 were received. Most of the buildings that received letters this year had silicone roof coatings, and most of them will be replacing those roofs. Instead of considering when they installed the silicone coating on the roof, which made the roof impermeable, **American Coastal** counts the state of the roof when the original roof was replaced. If your roof is older than 15 years, you will need it replaced in the next year or two, regardless of the condition. If American Coastal canceled your building's insurance, the replacement insurance is considerably more expensive. Only one building, Berkshire B, does not have American Coastal; they have Arch Specialty. There has also been an increase in wind mitigation study requests, so please be prepared for this. Seacrest has stated that none of the other communities they manage outside of CVE have had requests from American Coastal.

Emerson Post provided Carol with the following information. Each building is inspected individually, and the insurance company decides based on what they see during the inspection. Inspections are performed each year, and if they find the roof's condition is poor, they can issue a request such as to get a new roof (a total roof replacement) or the policy will be canceled. This year, they provided buildings with short notice about needed repairs. Therefore, although a minor or major repair to the roof might have been approved instead of a total replacement, with the time allowed, most buildings are choosing to replace their roofs and to forego silicone coatings.

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

Master Management - Eli Okun

Eli announced that MM had received the first of seven **new buses** that are state of the art. The buses will look similar to the current buses but with additional features. All buses will "kneel" for passengers, have improved lifts that can accommodate more weight, and will lift scooters in addition to wheelchairs. In addition, all buses will be equipped with an antiviral package with a special filtration system. The seats will be anti-microbial material with door grab bars and LED lighting.

Master Management thanked all leaders of **Lyndhurst A** for their willingness to work together for the mutual benefit of the residents to build a walkway. As a result, Lyndhurst A and MM collaborated on a plan to create a new path that involved property owned by both organizations.

Additional **Broward Sheriff's Office** deputies are in the Village. The extra presence will allow patrolling on roads that the various associations have requested. In March, there were nine tickets given out with 21 warnings. Three tickets were for running stop signs, and two residents who were stopped did not have a valid license. In addition, one resident received a ticket for not yielding to an emergency vehicle (ambulance). Two were driving erratically and found to be DUI. Another car was on the side of the road with an open container and was issued a summons.

Construction will begin on Monday, April 18, on the **right turn lane from Military Trail into the East Gate**. While the work is not expected to last long, please expect some detours in the area.

If you have not signed up for the **monthly Insider**, please call the office at 954-421-5566 or go to centuryvillageeast.com to sign up.

The next **Master Management Board** meeting will be via zoom on April 14 at 9:30 a.m.

CenClub – Mike Burdman - Executive Director

Mike thanked everyone who attended yesterday's CenClub meeting; it will be on channel 98 shortly and on the CenClub website. Mike apologized for some issues with the audio; the playback is fine and is currently on cenclub.com. The next **CenClub meeting** will be at 9:30 a.m. on Tuesday, May 10.

As a reminder, it's essential to be a part of their email list. Important updates, including information about the pandemic, events, classes, activities, and our monthly happenings, are sent out to every resident on our list. Remember, you can now join their mailing from the comfort of your home by visiting www.cenclub.com. You can also sign up in person at the staff office.

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 now being assessed.

CenClub has started reissuing guest passes. The owner, occupant, or tenant providing the guest pass must be present when the guest pass is purchased at the ID office. Guest passes are for CenClub facilities, fitness center, classes, etc. Guests without a guest pass will not be allowed in the Clubhouse without the resident present to sign them in. Guest passes for the first two weeks

are \$10, and each week after that is \$25. Forms are available on cenclub.com and in the Staff office.

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.

Reservations can be made online through the CenClub portal. In addition, residents can sign up for courts, BBQs, and facilities through the online portal.

Construction has officially begun on the brand-new **putting course** and is estimated to be completed in two months. The putting course is located on the east side of the Clubhouse. Equipment will be available at the staff office.

Cenclub will redo the **Oakridge pool deck** during the summer, replace ladders and decking, and redo the drainage.

The **building preservation and painting** have begun on the Clubhouse. Hartzel Painting and Construction started phase one of this project last week by fixing weather-damaged stucco and concrete. Once complete, a refinish of the paint and stamped brickwork will follow.

City Commissioner - Bernie Parness

Bernie, along with the Mayor, Bill Ganz, and District 4 Commissioner, Todd Rotsky, have gone to every meeting against the **10th street superhighway**. They all continue the fight as it is a detriment to the Village and the City. A **District 3 meeting** ~~on~~ is set for April 25 at 1:00 p.m. in the Clubhouse Party Room. FDOT will be there; you should show up and let them know how you feel. We will also show the meeting on zoom, and MM will make it available with one of their e-blasts after the meeting is over. CenClub will publish the zoom link on channel 99, and COOCVE will post it on their website.

Seacrest - Jacqueline Pugh, Property Manager

Jacqueline mentioned that they are working on the hurricane preparedness packets, which will be distributed at the end of April as the season starts on June 1.

East Coast - Kyle Quintano

Nothing to report

Next-Gen Management – Not Present

Area Chair Reports:

Durham: Josephine Cricchio mentioned that workers working in Cambridge dumped their debris in the Durham area. The resident in Cambridge was no help, but Josephine was able to contact the company/contractor, and they picked up the debris. Gene Goldman mentioned that their area requires a deposit of \$1,000 for any work done. The deposit is to pay any damages;

they get their money back if there are no damages. Gene stated that this does not have to be in the bylaws; it is a rule that the Board puts in place.

Farnham: Merryl Kafka thanked Robert for the new dumpster in Farnham Q/L and is waiting for another one in Farnham E/F. She also mentioned a building in their area installing a new roof.

Harwood: Bernie Parness mentioned that his area also requires a \$1,000 deposit when residents are doing work. He suggests having a separate interest-bearing account, and you should not combine the money with the general fund. The deposit is returned if there is no damage.

Marshall mentioned that Harwood recently updated their documents with 62 out of 80 apartments voting yes to convert the building to a non-smoking building and added the \$1,000 damage security deposit for renovations. Harriet Drandoff mentioned that she would obtain a copy of the damage security contract between the unit owner and contractor and provide it to COOCVE to post on the website.

Keswick: Irving Kulik mentioned that they have done some roof repairs, had another inspection, and are waiting to hear back from the insurance company.

Lyndhurst: Jeff Kohn asked Eli about a general timeline for the paving project. Eli stated that Robert Treather was working on this. Cliff Prupas spoke about the current issues with their roof. He mentioned that the roof is 16 years old and three years ago installed a silicone roof coating with a 15-year warranty to extend and preserve the roof's useful life. The company explained that

we they would never have to re-roof again, only recoat the roof when installing the silicone roof. However, American Coastal conducted an inspection in January which stated that the roof deteriorated and a licensed roofing contractor needed to do a roof inspection. American Coastal ignored what their inspector told them and sent a letter stating that it required a total roof replacement or the policy would be canceled and required a signed contract by May 15. Cliff noted that they sent American Coastal a letter from the Board explaining their position. In addition, they sent them two roof inspection reports from licensed roofing contractors, which stated that the roof had a remaining life of 10-12 years. Cliff also sent the installation contract of the silicone roof coating in 2019, showing that the roof was in good condition and the Gecko (silicone manufacturer) notice of acceptance and other documents for further support. American Coastal has ignored all of this support and has not changed its mind about needing a total roof replacement. Cliff stated that they had received three bids and the range is approximately \$300-400K for a new roof on the 4-story 56 unit building. They are working with the property manager on a loan until the assessments are received.

Newport: Amy Conner mentioned that the Newport pool needs additional chairs. Mike Burdman stated that chairs have been ordered and are due in the next few weeks and will be allocated to pools. She also mentioned that a resident has a dog that is not walked on a leash. Bernie Pparness said that it is against the law to have a dog without a leash in Broward County and call Animal Control at 311. She also asked if CenClub could install a walkway to the pool or if the landscaping could be cut back between Newport Q and R. Newport Q put a sign up that other residents can not use the walkway. Mike responded that CenClub's landscaping maintains the landscaping within the bounds of the property line; anything outside the property line is the

responsibility of the building. Some time ago, they tried to put a pathway in from the road, but the Presidents of the buildings vetoed the idea. Gene Goldman also commented that any resident of CVE can walk anywhere they want to within the Village. Bernie mentioned that code enforcement looked into this and that the sign is not legal; anyone can use the walkway. Amy said that she is a new area chair and will be hosting her first meeting at the pool on April 28 at 2 p.m.

Oakridge: Rita Pickar spoke on behalf of CenClub and asked that all Area Chairs host their meetings early in the morning or late in the afternoon and not during prime time at the pools.

Tilford: Sylvia Smaldone complained about the constant speeders in the Tilford area and thanked all the entities for a very informative and productive meeting. Patricia Bovay mentioned that they do a yearly inspection of their roof and gutters and send that to the insurance company.

Macky Bachelor also mentioned a handy document put together by Patricia, which lists what a President needs to do and when. COOCVE is in the process of editing the document for garden and high rises and will post it on the COOCVE website when completed.

~~Upminster~~ **Upminster:** Harriet Drandoff mentioned that their monthly meeting was held on March 14 and had about 20 residents attend. They will host another meeting in June.

The next **Joint COOCVE Executive Committee and Council of Area Chairs** meeting will be held on **May 11 at 9:30 a.m.** via zoom.

Special *CVE Reporter* Board Meeting

Carol then excused everyone except the Executive Committee.

Carol, President of COOCVE, appointed the following new *CVE Reporter* Board for 2022. The Board will consist of Pat Bidol-Padvá, Harriet Drandorf, Barbara Gerson, Judith Stagliano, and Esther Kulick. A voice vote by the Executive Committee and Area Chair members was taken to approve the Board named above. The Board was approved unanimously.

Carol then turned the meeting back over to Patricia Bidol-Padvá to conduct the rest of the *CVE Reporter* Board meeting.

Respectfully Submitted,

Carol Freedman, President of COOCVE

Harriet Drandoff, Chairperson of the Council of Area Chairs