

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

**Board Meeting**

**August 11 - Via Zoom**

Before the meeting got started Macky Bachelor stated that Sylvia Smaldone is not able to make today's meeting. Macky called the meeting to order at 9:30 a.m. and led the meeting with the Pledge of Allegiance and a moment of silence.

**Treasurer's Report – Howard Drandoff**

The opening balance for July 2021 was \$83,317. Expenses for July were \$418. YTD deposits were \$35,000; YTD expenses were \$25,663. The current cash balance as of July 30 is \$92,652; As of June 30, the Optimum Bank CD is \$53,138.

**President's Report - Macky Bachelor**

Macky stated that she is working on the contractor's survey asking residents to provide information on contractors that they are using which would be useful for residents. Contractors would be rated; COOCVE is not endorsing any of these contractors. Macky thanked Carol Friedman for her technical assistance. Macky and Carol will be creating a COOCVE page for *the Reporter*; October issue. Macky then turned the meeting over to Harriet Drandoff, Chairperson for the Council of Area Chairs.

Harriet asked all Directors to think about running for COOCVE offices next year. There will be 4 open positions on the COOVE Board. November is when residents will need to file their application to run for the COOCVE Board which takes place in February. There will also be open positions open for MM and CenClub.

### **Master Management – Eli Okum**

Eli reported that construction on the perimeter wall has begun on Military Trail. The section between the East gate and SW 10th street is installed; Military Trail will be completed in the next month. The installation of bar codes is now very easy thanks to MM. Residents need to go to the Security Office; where the old Reporter Office was behind MM. To receive a bar code, residents need to provide their registration or long-term rental agreement and the blue/purple ID card. This service is available Monday through Friday from 9:00 a.m. to Noon. The right turn lane should be completed by the end of the month. The delay was due to the City stating there were fiber-optic lines under the road; markings were placed on the road and the project is ready to begin and will take 2-days to complete. MM has addressed the major water leaks in the Village. Many toilets in the Village have worn out flappers which need to be replaced. Eli urged residents to replace the flappers if the toilet continues to run as it uses a lot of water. Over 6,000 surveys were mailed to CVE residents to assist MM in offering wi-fi as a service; an additional

charge of \$25 will be applied. The service would include 100mbps; a free router and modem; free DVR and 3 high-definition boxes. The Village has two new faces heading up security services. Liana Zito has been hired as the new Director of Security, while Michael DiPietro joins her as Assistant Director of Security. Harriet asked Eli if residents' IDs are checked when entering and exiting the CVE bus. Mike replied that Security checks residents when the bus enters CVE and if a rider is not a CVE resident they are asked to get back on the bus and if they do not comply, BSO is called. MM continues to wait for the permits to begin construction on the main gatehouse.

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

Mike mentioned that masks are now required at the Clubhouse; this is due to the spike in cases in Florida. This is for all common areas including card rooms, art studios, bingo and the theatre. You do not have to wear a face-covering while on the machines. The fitness center, locker rooms, indoor and outdoor Clubhouse pools are for residents only; guest passes are not available. Guests are permitted to go to bingo, shows and movies along with a resident. The window project is 95% completed; waiting for a few backorders and final inspection. Canopies at bocce and petanque courts are completed; the lights at both courts still need to be completed. The integration for the new system controls (Gulfstream) has been completed. The CenClub board

has approved the purchase of game tables for a game room. This will be located in the downstairs cardroom. Residents will be able to enjoy a dartboard, shuffleboard table; foosball, bumper pool as well as arcade games. When the room is ready a notice will be sent to all. A shade canopy is being installed over the diner patio to provide additional shade for residents.

The bus ramp and backlot will be paved beginning September 9 through the 14 for 5 days. The buses will be moved to the downstairs drop-off circle instead of the front of the Clubhouse. Next week the Clubhouse pool will close at 10:30 a.m. daily after the second water aerobics class.

The deck is being leveled and pressure washed. Mike stated that the show booklet is being printed; it should be back in about two weeks. Mike stated that today is “food truck day”; this is when the diner shuts down for a two-weeks for vacation, cleaning and maintenance. Food trucks come on-site once a week for residents to enjoy. They will be located in the parking lot near the pickleball courts. A Director asked if residents can reserve the satellite pools again. Mike responded that reservations can be scheduled now but will not take effect until November. Helen Lupo stated that there is a urine stench in the indoor clubhouse pool; Mike replied that he will look into it. Kathleen O’Reilly mentioned that children were running around the Lyndhurst South pool. Mike mentioned that guests and children are allowed to use the pool but a resident should be with them at all times.

**City Commissioner - Bernie Parness**

Bernie mentioned that he is working with the local hospital to find out the number of COVID-19 cases in CVE.

**Seacrest - Jaqueline Pugh**

Seacrest will be having an Emotional Support class on August 24th at 1:30 p.m. Anyone can attend, please send an email to Jaqueline for an invitation. The second turf fertilization is currently in the process of being applied throughout CVE. A “Did you Know” email will be sent out on Fridays to Presidents to share with their BOD about items in their condo docs. Seacrest has been gathering all of the documents on on the 40-year inspections and repair work that was completed for the buildings they represent. Insurance companies will be checking for documentation and proof of repairs before any renewals are accepted. Insurance companies and inspectors will be checking for the federal pacific electric panels; main panels for the associations. It was suggested that MM publish this in the *Insider* to that everyone in the Village is aware of this situation. A Director asked if anyone had a list of recommendations for engineers/inspectors. Jacqueline mentioned that she and Kyle from East Coast will provide a list and make it available to all residents. Macky stated that the reserve study has it’s own structural

engineer and they evaluate everything.

**East Coast** - Kyle Quintano - Nothing to report

**First Service Residential** – Not present

**Areas:**

**Lyndhurst:** Jeff thanked everyone and mentioned that the meetings are very helpful.

**Newport:** Pam asked if there are any seminars for new officers. Macky replied after elections are held COOCVE will host certification classes. Listed on the COOCVE website are links to various law firms in the area that offer classes and workshops.

**Richmond:** Stanley Spitzer commented that the attendance at the meetings are very dismal.

Macky asked Stanley if he has tried to host an area chair meeting in his area. Stanley responded that he takes notes and circulates an email covering the highlights discussed. He stated he will host a meeting in December and will call upon CenClub and MM as well as COOCVE to attend.

**Upminister:** Harriet reported that work has begun on the perimeter wall. The old wall has been removed and it has been very noisy. Dennis assured Harriet that the debris and dirt will be all cleaned up and holes filled in after the wall is installed.

**Vetnor:** Howard Robbins mentioned that he tried to have an area meeting; ended up with four participants out of 17 buildings.

**Tilford:** Carol mentioned that they are trimming trees in the area in anticipation of hurricane

season. There is a recurring issue where folks are purchasing units at auction or private sales; engaging in repairs with unlicensed contractors and also not following the rules of noise or hours of work.

Harriet mentioned that the *Reporter* is looking for volunteers to write articles as well as other assistance. If you are interested, please call the *Reporter* or send an email.

**Old Business:** none

**New Business:** none

A motion was made and seconded to adjourn at 10:00 a.m.

Respectfully Submitted,

Macky Bachelor, 2nd Vice President COOCVE

Harriet Drandoff, Chairperson of the Council of Area Chairs