

Joint COOCVE Executive Committee and Council of Area Chairs

Board Meeting

July 14, 2021 - 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 June 2021 was \$83,317. Expenses for June were \$3,053. YTD deposits were \$35,000; YTD expenses were \$25,245. The current cash balance as of June 30 is \$92,072; As of June 30, the Optimum Bank CD is \$53,138.45.

President's Report - Macky Bachelor

Macky stated that she is working on a few projects: A welcome packet for the buildings to adopt and provide to new members as well as give to the ID office to provide to residents when they get their IDs as an introduction to COOCVE. A contract survey asking residents to provide information on contractors that they are using which would be useful for residents. Contractors would be rated; not recommended by COOCVE. A document on the 55 and older age restriction to become a 55 and older community and what it means to have the 80% and 20%;

once it is complete it will be published. In light of what happened in Miami, Macky brought up for discussion the 40-year inspections. Macky stated that there were a few buildings that had issues with their catwalk collapsing. Gene asked if Macky will be consulting with COOCVE's general counsel while working on the 55 and older restriction document. Macky replied that she will speak to them to be sure that everything is accurate.

Macky then turned the meeting over to Harriet Drandoff, Chairperson for the Council of Area Chairs.

Master Management – Eli Okum

Eli stated that every building in the community should have had their 40 year inspection. Two buildings received letters in the last week stating that the building did not file and work was completed without permits. These buildings need to reply within 30 days providing proof that inspections were conducted.. Eli stated that if you see something that is not correct in your building you need to address the issue and have a structural engineer inspect the situation. Bulk trash date has changed to Wednesday, bulk trash can be placed out on Tuesday evenings for a Wednesday pick-up. The perimeter wall has begun on Military Trail; trees have been removed and the eight foot wall will begin to be installed. The permit for the right turn lane should be received this week and will take 2-days to complete. The paving area is in process; Grantham

has been completed and Ashby will be completed this week. Berkshire, Keskwick and Islewood will follow. 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. The Tilford pool is closed for maintenance and resurfacing; the pool will reopen on August 2. The permit for the main gate should be delivered within the next few weeks. Because the construction will run into season, the two gates will remain open 24/7 and one gate in and out of the main gate will be open as long as possible. The project will take about 7-8 months to complete. Carol Friedman stated that although this is great information for Area Chairs but we need to take this information back to the Building Presidents so that they can cascade it to the residents. Macky mentioned that a building president is asking how they can find out if their building had the 40-year inspection. This resident took over for a president who passed away and no information/paperwork was provided to her. Eli replied that they can contact the building department. If they didn't get a notice, their building should be okay as several buildings received notices last week. Bernie suggested that Macky provide him with the building name/number so that he can look into it. Pat Bovay mentioned that she called her insurance company as well as the City who responded within 24 hours with the inspection report.

CenClub – Mike Burdman - Executive Director

Mike mentioned that the Clubhouse had their 40-year inspection a few years ago and all was fine. Mike stated that the show booklet is currently with the designer and videographer and will be mailed the first week of August; over 40 shows are booked; tickets will be going on sale September 22. Decisions are still being made on seating and capacity limits. The ID occupant form has been approved and is on the website. This form is for individuals living in a unit for more than 30 days but not on the lease. Pool maintenance at Markham has been completed. Lyndhurst North is in the process of being resurfaced, Richmond has been completed and Ashby is in the process. While the pools are being sealed the flat canopies are being waterproofed. The four pickle ball court plans have been submitted to the City and are waiting for the permits. Pool furniture has been ordered for the Clubhouse pool and the current furniture will be repurposed at the satellite pools. Clubhouse windows are being installed and should be completed in the next 3 weeks. Bingo is back on Tuesdays in the party room at 5 p.m.; cost is \$5. Bernie asked Mike for the particulars on the permits and will see if they can be expedited.

City Commissioner - Bernie Parness

Bernie reminded everyone to obey the rules for permitting. Residents must use licensed

contractors and pull permits for work being done in their units. Permits allow the work to be inspected and be sure it is done correctly.

Seacrest - Not present

East Coast - Kyle Quintano - Nothing to report

First Service Residential – Kristin Royal

Harriet mentioned that recently when she was in the COOCVE office an owner who was selling their unit told the President that they didn't not need Board approval; they can decide who they can purchase their unit. What type of guidance should COOCVE be giving the President of the building? Bernie stated that the Board must approve all sales; it is in the bylaws. The purpose of the ID application is to be sure the process is being followed. Mike stated that if it is not followed, the ID office will return the documents to be corrected and the owners will not get an ID card. Bernie reminded everyone that he is available in the Clubhouse on the first and third Monday of every month for residents to meet with him. Gene stated that COOCVE needs to provide training in the area to Building Presidents. Rita mentioned that many of the leaders of the Village (CenClub, MM and COOCVE) are planning to get together to discuss these and other issues that are surfacing in the Village.

Areas:

Keswick: Vice Chair of Keswick is having an issue with the application process with renters;

some renters had their ID expire and it took a month to get a new ID. Rita replied that something must have been missing in the process for it to take that long and suggested they contact Mike.

Lyndhurst: Mentioned that there was an issue with the BSO patrol but it has been rectified and stated that they will be getting the buildings approved.

Tillford: Recently had their first meeting; looking to have more BSO presence in the area due to speeding. Issue with the approval process of speculators purchasing units at auction. Many of the building documents have not been updated in seven or eight years and they are working on updating this.

Upminister: Harriet mentioned that the area will be affected by the perimeter wall next week and MM was very helpful when removing the trees.

Old Business: none

New Business: none

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

Respectfully Submitted,

Macky Bachelor, 2nd Vice President COOCVE

Harriet Drandoff, Chairperson of the Council of Area Chairs