

Joint COOCVE Executive Committee and Council of Area Chairs

Board Meeting

November 10, 2021 - Via Zoom

Macky Bachelor, COOCVE 2nd 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.

Treasurer's Report – Howard Drandoff, COOCVE Treasurer

The opening balance for October 2021 was \$83,317. Expenses for October were \$740. YTD deposits were \$35,107; YTD expenses were \$26,945. The current cash balance as of October 31 is \$91,479; As of September 30, the Optimum Bank CD is \$53,151.

President's Report - Sylvia Smaldone, COOCVE President

Sylvia mentioned that all insurance organizations will be requesting 40-year inspection certificates to get complete coverage. Sylvia mentioned that her past Association President thought their inspection was completed but after researching, it wasn't. Sylvia stated that MM is offering to install free lighting in each association's area; Eli will be covering this in his report. A new property management company, Next Generation Management is working with CVE buildings and they will provide an update during today's meeting. Sylvia also stated that many of the BODs at CVE are not following the rules in CVE and asked all Area Chairs to speak with their Presidents and let them know that COOCVE will be exploring how to support Boards to better follow their bylaws. Macky thanked the COOCVE Insurance Committee; check out the article on the website. Macky also thanked Sheila Pascar for the work she has done for the Election Committee. All names will be listed on the website. A new 2022 Office and Director form has been created by COOCVE and will be available soon on the website. All information

can be typed directly onto the form; the form and detailed instructions will be listed on the website. Macky then turned the meeting over to Harriet Drandoff, Chairperson for the Council of Area Chairs.

Harriet reminded everyone that all CVE Board applications must be received by 3:00 p.m. today (November 10), to the MM office for all entities: COOCVE, MM and CenClub. Applications can be found in the Reporter and on the COOCVE website.

Master Management – Eli Okum, Board President

Eli reported that MM is in the third year of a CVE lighting project. This project was made available to all associations, free of charge, to install lighting in the parking lot areas. High rises are fully complete and many garden apartments have been completed but there are approximately 55 that have not signed up to take advantage of this offer. MM will not only install the lights but will maintain them as well. The booster bus has been extended through November 24. On Wednesday through Friday, the bus departs the Clubhouse at 11:15 a.m. and 2:15 p.m. On Saturday and Sunday, it departs at 10:15 a.m. and 1:15 p.m. Residents must have their CVE ID card to ride and wear a mask. Residents must bring their CDC card and government-issued ID to obtain the booster. At the last meeting, the MM Connect app was discussed. This is an app to report issues and make contact with the front gate as well as security. The app is being expanded and residents will be able to track the location of a bus to see what time it will arrive. Download the free MM Connect app today by going to the app store on your phone. The Route 2 bus will once again stop at the Cafe and Clubhouse pool from 8:30 a.m. to 2:00 p.m. Water fountains, with bottle fillers, will be installed at the Tilford pickleball, tennis courts, pool, Activity Center and LeClub. The perimeter wall project is now complete. They are in the clean-up phase; next will be painting and then landscaping both inside and

outside of the wall. MM is continuing to wait for permits to be issued on the main gatehouse. November 18 is the next MM BOD. Eli stated that the right turn lane has been approved and will be installed very shortly.

CenClub – Mike Burdman - Executive Director

Dances have returned to the Clubhouse, the first of which took place this past Saturday.

Dances start at 7:30 p.m. The party room will be kept at half capacity which varies based on the event and how the room is set up. Mike mentioned that masks are 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 exercise machines. Mike also reminded residents that long pants are required at all ticketed events in the theater and the Saturday night dances. Guests are permitted to go to bingo, shows and movies along with a resident. Guests must register with a security guard upon entry into the Clubhouse. Shows for November and December are for residents only; tickets are sold only at the box office. Revalidation of CenClub IDs has begun and almost 1,000 IDs have been revalidated in the first seven days. Mike also mentioned that CenClub has recently switched banks and residents need to update their payment information as soon as possible and before the switch happens in January. Residents can go to CenClub.com and fill out the form online or drop off their payment information at the Staff Office and once it is received, it will be inputted into the system and an appointment will be made for you to revalidate your ID. For residents that do not have email, all of this information is listed in the *Reporter*. The next CenClub BOD meeting is on December 14 at 9:30 in GPA.

Election Report - Shelia Pascas, Election Committee Chair

Sheila mentioned that the voting will be the same as last year with online - Becker Ballot.

Voting will be Monday through Thursday for residents to vote online any time of the day. Sheila will have one day set aside for residents to vote at the Clubhouse. If residents make an appointment to vote; please be considerate and keep them, if you need to cancel, let them know as well. The deadline for applications to be considered for the COOCVE, CenClub or MM BOD is today at 3:00 p.m. Questions for the "Candidate Forum", being held on January 6 from 2:30 p.m. - 4:30 pm via zoom, must be submitted by December 10. Further information can be found in the November issue of the *Reporter*. A listing of all applicants running for contested offices will be listed in the December issue of the *Reporter*. A full listing of the slate of contested and uncontested offices is posted on COOCVE.com. Election results will be announced at the COOCVE BOD meeting on January 18.

Seacrest - Jaqueline Pugh

Budgets are underway and all of the first notices have been mailed. Managers will have the Director forms at the annual meetings. Seacrest will have them filled out, signed, sealed and delivered back to COOCVE.

East Coast - Kyle Quintano - Nothing to report

Next Gen Management – Samara Garcia

Samara introduced herself along with Danielle who will be handling any property management at CVE. Next Gen has been in business for 27 years and is happy to be at CVE. Sylvia suggested that Samara and Danielle have a welcome reception at the Clubhouse to inform Building Presidents of their services.

Harriet mentioned that after the election, COOCVE will be hosting certification classes for all new board members. You do not need to be a Board member to take the class. Residents and past Board members are also welcome. The first class is scheduled on February 8 on zoom with

Jennifer Cunha; information will be posted on the COOCVE website.

Area Chairs are elected each year. Harriet is suggesting that in December the Area Chair list be reviewed with the COOCVE Directors. Election notices will be posted in all areas that have not had an election in more than a year.

Area Chair Reports: Harriet Drandoff, Chair of Area Chairs

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. **Newport:** Pam mentioned that Newport has to update their documents and asked if there was any guidance that COOCVE can provide them. Macky replied that she can provide her with what she used to update their area.

The next Joint COOCVE Executive Committee and Council of Area Chairs meeting will be held on December 15 at 9:30 a.m. via zoom.

Old Business: none

New Business: none

A motion was made and seconded to adjourn at 10:25 a.m.

Respectfully Submitted,

Macky Bachelor, 2nd Vice President COOCVE
Harriet Drandoff, Chairperson of the Council of Area Chairs