

**ATTENTION!**  
**Next Board of Directors of COOCVE**  
**Tuesday April 12**  
**at 9:30 a.m.**  
**in the Party Room**

# Master Management Commentary

By IRA SOMERSET, President/ Master Management

In March, I made several comments of general interest at the board meeting that I want to share with the Century Village community. As a result, I separated my remarks from the report that is usually contained in the

Master Management meeting minutes. Some of the same comments appear in the minutes of the COOCVE Executive Committee and some in the minutes of the Council of Area Chairs.

We have had several inci-



dents where cars have run over stop signs, other road signs, light poles, the bollards on Century Boulevard, etc.; and we repaired or replaced the damaged objects with funds that come from our residents when the responsible party was not found. Please, if you do damage or see someone damaging property in Century Village, try to get the license number so we can bill them for the repair/replacement cost. Please do not try to stop them yourself; we do not want to put anyone in danger - let Security do their job.

Damages to Master Management property caused by a third party (such as

the contractors for AT&T, Comcast, etc.), or from auto accidents, cause us to spend time evaluating the damages, getting bids for the repairs, overseeing the repairs and billing the responsible party. All of this takes time away from our routine work and costs the community money. As a result, we have instituted an administrative charge to reimburse the community via Master Management for that expense.

We were informed that there is a procedure to refer unsafe drivers to the Florida Highway Safety & Motor Vehicles Department, indicating that there is concern about the person's ability to drive safely. Security will make use of this service when they encounter such drivers.

Mr. Levy has offered to transfer title to us of all of the properties included under the Assignment and Assumption Agreement; we will have to pay all of the expenses involved in the transfer. The change in ownership will not affect anything we do, except

to give us the ownership of some of the properties we manage and it accelerates the date for which the properties would transfer to us under the same conditions. We are getting the information and an estimate of our cost.

Through an error by our then-attorney, we owned a condo in partnership with Tilford S that was in need of significant cleaning. Through the efforts of Basil Hales, the condo was cleaned and painted and sold. We received a settlement check which paid our expenses and we collected \$958 towards the arrearage. In effect, we took a write-off of \$1,837 of the \$4,687 total owed to us.

Information on the status of the Century Village position regarding the Hillsboro Pines Golf Course Project is posted on [www.cvedb.com](http://www.cvedb.com). Our attorneys advise us that we cannot show our cards at every step of the process, but the community can be assured that we are working to vigorously oppose the golf

See COMMENTARY, pg 10A

## In This Issue

★★★

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★★★

### Condo News

### Features

■ **Tampering with Irrigation System** will cause unnecessary expense to violators **B17**

■ **Paper shredding** event to be held in Clubhouse parking lot Tuesday, April 12 **A14**

■ **April BOD Meeting** changed to accommodate the celebration of Passover **A3**

■ **New COOCVE Bylaws** Parking Enforcement Committee formed to deal with illegally-parked recreational vehicles and campers **A4**

■ **Deregulation Bill** may become unit owner's nightmare if not amended **A14**

■ **COOCVE to donate** two Automated External Defibrillators (AEDs) to Clubhouse **A3**

■ **Information on the status** of Century Village's position regarding golf course posted on [www.cvedb.com](http://www.cvedb.com) **A6**

■ **Bullying attributed** to at least 160,000 youngsters staying home from school daily fearing they may be next target **B3**

■ **Art Expo captures** imagination of Village residents **B1**

■ **Final Four Shuffleboard** Championship marks exciting finale to the 2011 season **B15**

■ **Avid golfer, Len Witham**, Just Askin' Hillsboro Pines how driving range will contribute to bottom line **B15**

■ **Elvis and Neil Diamond** sparkle at Markham Area Annual Picnic **B1**

■ **New Bus Shelters** donated by CVE Reporter enhance landscape in the Village **A1**

■ **Ira Grossman, former COOCVE President**, takes his place on the Wall of Presidents **B5**

## CVE's Changing Landscape

Text By BETTY SCHWARTZ, Assistant Editor Photo by JULES KESSELMAN

As promised last year by Reporter Editor-in-Chief Steven Fine, part of the Reporter's net profits are earmarked to erect bus shelters to protect the bus riders in the Village from the elements.

Four bus shelters have been built this year and Mr. Fine vows that as more funds become available, more shelters will be built.

Mr. Fine thanks Eva Rachesky, Dan Cruz, the Recreation Committee and

Master Management for helping to facilitate the construction, but mostly he thanks the entire Reporter staff for their dedication and superior volunteer service and hard work that made it possible.



Resident waiting for bus in new shelter by Markham Pool

# There's a Reason Why Seacrest Services is the Talk of the Village



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**Board of Directors**



# COOCVE Board of Directors Meeting

COOCVE Board of Directors Meeting, March 15, 2011

President, Steven Fine called the meeting to order at 9:35 a.m. Mr. Fine led the Pledge of Allegiance and a Moment of Silence. The Sergeants-At-Arms confirmed that a quorum was present.

A Director moved and seconded to waive the reading of the minutes from the February 15 BOD meeting. There were no additions or corrections and the minutes were approved as published in the Reporter.

**Sheriff's Report - Deputy Kathy Kinstler**

Spoke about an accident involving a bicyclist and vehicle on Century Blvd. The bicyclist rode into the side of the vehicle, the bicyclist sustained a few broken bones but is doing well. If you allow a contractor in your home or if you take the responsibility and let someone in your neighbors home, such as an exterminator, technician or a contractor giving you an estimate, you need to stay with the individual at all times. A resident asked if the Deputy could enforce the law concerning stop signs. Deputy Kinstler stated that this has been brought up in the past

and because CVE is a gated community, and there are no public roads, the traffic laws cannot be enforced. Deputy Kinstler's office number is 954-571-4554

**Correspondence: None  
President's Report - Steven Fine**

At the COOCVE Executive Committee Meeting on March 14, a motion was made to change the date of the next BOD meeting from April 19 to April 12 at 9:30 a.m. because it falls on the first day of Passover. As a result of this change, the Recreation Committee changed the time of their meeting on April 12 from 9:30 a.m. to 1 p.m. Mr. Fine also mentioned that several Executive Committee members voiced their concern with the increased number of recreational vehicles and campers in the Village. According to the bylaws and documents this is something that should not be happening here in the Village. Mr. Fine appointed a Committee: The Bylaws Parking Enforcement Committee to look into ways to solve this problem. They have their first meeting scheduled for Friday, March 18.

Mr. Fine wished a safe

journey to all the seasonal residents who will be traveling up North. He mentioned that the COOVE Town Hall meeting was held on Friday, March 11 and although it was a small turnout, it was informative and productive.

**Treasurers Report - Bernice Schmier**

In February, we incurred three expenses of \$9,628. The total assets as of February 28 were \$347,489. We collected income of \$5,688 in annual dues and the net income for February was (\$3,940).

Mr. Parness stated that there will be a seminar held on Monday, March 21 from 10 a.m. to 12 noon in GP-A to discuss budget reserves and financial reporting. He emailed a flyer to all Area Chairs for them to post in their buildings.

**Committee Reports  
Advisory Board - Fred Rosenzweig**

It was previously mentioned that the Raphan's have agreed to come back and do another series next year beginning in November of 2012 -- this may change as there may be major cutbacks. The Governor of Wisconsin, among others, is backing a 281 page deregulation bill.

This Bill contains provisions that seriously diminish the division of Florida condominiums, timeshares and mobile homes and completely deregulates the Community Association Management Industry. This Bill deletes the potential for civil liabilities for those defacing and destroying association records as well as civil liabilities and penalties for directors and managers accepting items of value from vendors. It also removes licensing requirements for mediators and deletes the financial requirement of unit owners. This is still in the Committee stage and looking to be passed at the Florida session within the month. Mr. Rosenzweig moved that the COOCVE (Condominium Owners Organization of Century Village East) Board of Directors (a community with 8,508 condominium units), register their total opposition to provisions of this proposed bill which would diminish the Division of Florida Condominiums and deregulate the community association management industry. We are highly dependent for good governance, sound fiscal advice, and enforcement from profes-

sional CAM managers and from the DBPR Division of Condominiums, as well as the education provided to board members by the Office of the Condominium Ombudsman. Charlie Parness seconded. Mr. Fine stated that the wording should be tweaked and polished. Mr. Rosenzweig stated that he will have the motion and letter on the website along with the e-mail addresses of the eight committee members working on this Bill.

Mr. Fine pointed out that in order to be a voting member, your COOCVE dues need to be paid. Currently there are 10 buildings that have not paid. He will not withhold any votes today, but at the next meeting, those associations who have not paid will not be members in good standing and will not be able to vote on COOCVE issues.

Mr. Fine then called the vote and the motion passed by a show of hands.

**Dick Ciocca - Insurance Committee**

The Insurance Committee is having their first meeting on Wednesday, March 16 at 9:30 a.m. in the MM offices.

See DIRECTORS, pg 12A

## IMPORTANT MEETING SCHEDULE

APRIL

<b>Monday, April 11</b>	<b>9:30 AM</b>
COOCVE Executive Committee	Activity Center Room A
<b>Tuesday, April 12</b>	<b>9:30 AM</b>
COOCVE Board of Directors	Main Clubhouse Party Room
<b>Tuesday, April 12</b>	<b>*1:00 PM</b>
Recreation Committee	Main Clubhouse Gen. Purpose Room A
<b>Wednesday, April 13</b>	<b>9:30 AM</b>
Council of Area Chairs	Activity Center Room B
<b>Thursday, April 14</b>	<b>9:30 AM</b>
CVE Master Management Board of Directors	Activity Center Room A
<b>Tuesday, April 19 (Passover)</b>	<b>NO MEETING</b>

\* Please note time change.

MAY

<b>Monday, May 9</b>	<b>9:30 AM</b>
COOCVE Executive Committee	Activity Center Room A
<b>Tuesday, May 10</b>	<b>9:30 AM</b>
Recreation Committee	Main Clubhouse Gen. Purpose Room A
<b>Wednesday May 11</b>	<b>9:30 AM</b>
Council of Area Chairs	Activity Center Room B
<b>Thursdays, May 12</b>	<b>9:30 AM</b>
CVE Master Management Board of Directors	Activity Center Room A
<b>Tuesday, May 17</b>	<b>9:30 AM</b>
COOCVE Board of Directors	Main Clubhouse Party Room

*CVE Reporter Deliveries – April 4 and 5, May 9 and 10*

**The CVE Reporter Is Now Delivered Directly To All CVE Buildings By Outside Publishers, Inc., On The Monday And Tuesday That Fall Before The Second Friday Of Each Month. Copy For All April 2011 Meeting Minutes, Is Due By Our Deadline, The Third Wednesday of This Month.**

CENTURY VILLAGE EAST

# Reporter



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The CENTURY VILLAGE EAST REPORTER is published monthly and distributed, without charge, to the residents of Century Village East, Deerfield Beach, Florida. It is published for the edification of said residents, and contains reports of the monthly meetings of the corporations, Board of Directors and its Committees, as well as news, bus and theater schedules, and contributed articles of current interest to the residents.

The Condominium Owners Organization of Century Village East, Inc. a.k.a. COOCVE, a not-for-profit corporation, its officers, directors, editors, staff, any committee people are not responsible for typographical errors or misrepresentations in any advertisements or article. They are not responsible and assume no liability for the content of, or any opinions expressed in, any contributed articles which represent the author's own opinions and not necessarily the opinion of COOCVE. Acceptance of advertising for products or services in no way constitutes an official endorsement of the product.

**Information to contributors:** The Reporter reserves the right to edit, accept and refuse articles in the interest of brevity, clarity and the appropriateness of subject matter.

**Residents are advised to check with the person they are hiring to be sure they are licensed and insured.**

Due to space limitations, the CVE Reporter reserves the right to limit the length of all Minutes submitted. Strict priority will be given to Motions, Actions taken, and Information disseminated at the Meetings. Full copies of the Minutes can be obtained from the relevant Committees. -BOD CVE Reporter, Inc.

# THE MAYOR'S MESSAGE

By PEGGY NOLAND, Mayor/ City of Deerfield Beach

This month, I'd like to tell you about an upcoming event, the **11th Annual Cuisine of the Region**, which benefits a wonderful Deerfield Beach community resource, the N.E. Focal Point C.A.S.A. (Children, Alzheimer's, Senior, and Adult Services.) **The event will be held at the beautiful Embassy Suites - Deerfield Beach Resort & Spa on Wednesday, April 20, from 5:30 p.m. to 9 p.m.** Before I go into the details about the event, here's a little more about N.E. Focal Point.

The N.E. Focal Point provides quality programs and social services for adults, seniors and children of Deerfield Beach and northern Broward County. In 1981, a partnership between the city and the Area Agency on Aging of Broward County created the N.E. Focal Point Senior Center, to provide federally mandated services to individuals sixty and over. The center is home to Intergenerational Adult Day Services, Creole/Portuguese Adult Day Services, the Child Care Center, the Alzheimer's Day Care Center, and a Thrift Shop. Funding comes from federal and state grants, fees for services, fund-raisers, the Area Agency on Aging, NE Focal Point CASA\*, United Way of Broward County, the



Thrift Shop, and the city's general fund. Operations run smooth due to the efforts of dedicated staff and volunteers.

On any given day at N.E. Focal Point, there might be a dance show in the senior center, an intergenerational activity session between the children's day care and adult day care centers, and a musical performance in the Alzheimer's center. The variety of activities and classes available in the senior center is astounding - from ballroom dance lessons, to AARP safe driver courses, to art classes - there is something for every interest. The center also oversees social and health services, such as the Alzheimer's day care center support group, electric bill assistance and blood pressure checks.

Many of the services provided at N.E. Focal Point can be enjoyed free of charge, or for a small fee. I encourage you to learn more about N.E. Focal Point. Call them at 954-480-4493, visit the center, at 227 NW 2nd Street, or view their monthly activity calendar at [www.Deerfield-Beach.com](http://www.Deerfield-Beach.com).

I also hope you will join me in attending this year's Cuisine of the Region on April 20, to support this invaluable resource that gives so much back to our community. The elegant evening will feature dinner "by the bite", international wines, luscious desserts topped off by a live and silent auction. All proceeds from the event will benefit the N.E. Focal Point Children's, Alzheimer's, Senior and Adult services. For more information about purchasing tickets for the event, call 954-480-4460 or e-mail [rwilliams@deerfield-beach.com](mailto:rwilliams@deerfield-beach.com).

As always, if you have something on your mind, please feel free to contact me through the City Manager's office at 954-480-4263, or via email at [web.commission@Deerfield-Beach.com](mailto:web.commission@Deerfield-Beach.com).

## The Mail Bag

By far the most popular and widely read segment of our publication is the Letter-to-the Editor columns. We encourage letters that enable our readers to "sound off" on any subject. However, we will not print letters from the same person on the same subject in two consecutive issues. Also, letters must be from CVE residents, must be signed and, if possible type-written double-spaced. Please include your phone number. When we receive letters about applicable contracts, please remember the Reporter does not endorse any single company. Residents are free to make their own choices each year. Criterion for letters that will not be published: Letters in poor taste, demeaning and vastly untrue.

## From the President

By STEVEN H. FINE, President/ COOCVE

At the March Executive Committee Meeting, I made a motion to change the April BOD Meeting from the third Tuesday to the second Tuesday of the month to accommodate the many directors celebrating Passover. The motion passed so it's official. The BOD Meeting for the month of April will be held on Tuesday, April 12 at 9:30 a.m. The Recreation Committee will meet on the same day at 1 p.m. Please pass the information along.

The Reporter has received many calls from residents who have had the opportunity to use our new bus shelters. All the calls were very complimentary and appreciative of the donation made by the volunteer staff of the CVE Reporter, and I want to thank



them all personally. So thank you: Betty, Toni, Sy, Judy, Wendy, Gloria, Estelle S., Estelle K., Sandy, Sid, Susan, Lori, Norman, Carol, Claire, Jules, Rhoda. In addition, a special thanks to my late wife, Arlene, who six years ago while driving through the Village on a rainy day, commented how sad it was to see people waiting for the bus getting soaked. I have since made it my mission to put

See **PRESIDENT**, pg 12A

### Change - Always "Scary!" To the Editor:

Change is always frightening, especially when we here at CVE have our entertainment at the Clubhouse so (near) perfect.

Eva Rachesky has done a superb job! Her door is always open to residents. Abby Koffler has also done an outstanding job in booking our shows. Their shoes will be most difficult to fill!

Hopefully (we pray) the new regime will adhere to the age-old adage, "If it's not broken, don't fix it!" in regard to entertainment programming and events. The free movies and free Saturday night dances are most welcome to seniors' fixed incomes.

As to the theater shows, CVE residents trust that the prices of the productions will remain the same and not escalate. In this era of wildly, upward-spiraling of grocery, gasoline and medical costs,

CVE residents will purchase far fewer tickets if prices are substantially raised.

It is our fervent hope that the quality of the shows will remain. Abby certainly knew to book acts with wide appeal. I guess all we can do about our changing situation is "wait and see."

Bigger administrative costs (i.e. salaries) could well endanger our whole entertainment program!

**JANICE ZAMSKY**  
Cambridge D

### If It's Not Broke, Why Fix It?

**To the Editor:**  
I strongly believe that Eva Rachesky, if she wishes to remain at CVE, should be confirmed in her duties. I am writing about our Vice-President/Administrator.

Her efforts and talents have greatly helped rejuvenate our Clubhouse, as well as the rec-

reation facilities we all enjoy.

As past President of the Francophone Alliance, I have had the opportunity to appreciate first hand her great negotiation skills, her patience and her decisiveness. I am sure that she has been as accessible and helpful to all groups here in CVE.

I know that in business, there is little room for human consideration but I am sure that it would be good business for the new organization that will replace Cen-Deer Communities, Inc. to retain the services of Ms. Rachesky, if she so wishes.

**RAYMOND BABEUX**  
Cambridge G

### Remembering Gloria Shomer

**To the Editor:**  
I had known Gloria for a number of years from our

See **LETTERS**, pg 10A

**ATTENTION**  
**All CVE Residents**  
**The BOD Meeting**  
**Date Has Been**  
**Changed To Tuesday**  
**April 12 at 9:30 a.m.**  
**Clubhouse Party Room**

The Regularly Scheduled  
Recreation Committee  
Meeting Time Has Been  
Changed To 1 p.m.  
Clubhouse General  
Purpose Room A

## Village Minutes

# Minutes of Master Management Board Meeting

Minutes of Master Management Board Meeting, March 10, 2011.

President Ira Somerset called the meeting to order at 9:30 a.m. In attendance were: Reva Behr, Caryl Berner, Norm Bloom, Harry Chizeck, Dick Ciocca, Dan Glickman, Gene Goldman, Bill Goddard, Jules Kesselman, Judy Olmstead, Fred Rosenzweig, Alan Schachter, Mel Schmier and Ira Somerset. Not Present: Anthony Falco. Staff present were Al Smith, Executive Director; AJ Bock, Business Manager; Donna Childrey, Office Manager.

### Minutes

Mr. Goldman moved to accept the minutes from February 10 meeting without reading. Mr. Goddard seconded. There were no changes and the motion passed unanimously.

Mr. Rosenzweig moved to approve the minutes from the executive session held on February 11 regarding the golf course expansion project where we voted to retain counsel and authorize execution of the contracts. Gene Goldman seconded. Motion passed unanimously.

### Financial Report – Norm Bloom/Donna Childrey

The CVE Master Management Financial Report was distributed to all Board members and discussed. For the month of February, 2011 the Total Income was \$976,543; Total Expenses were \$813,072; Net Income was \$163,471. YTD Total Income is \$1,808,686. Total Expenses are \$1,696,548; Net Income is \$112,138. Cash on Hand is \$2,239,171; Total Assets are \$2,981,985; Total Liabilities are \$1,126,282 and Total Equity is \$1,855,703; Prepaid Dollars are \$494,552.

Overdue accounts receivable from unit owners is \$576,714 representing 720 unit owners. There was a discussion of our collection procedures.

Mr. Schmier commented that there is the question of how we enforce the rules that Master Management makes. This needs to be studied by a competent attorney who will review all of our rules and regulations and documents and find out what we can do and how we can enforce the rules.

Mr. Goldman moved to accept the Treasurer's Report, Mr. Schachter seconded. Motion passed unanimously.

### Presidents Report – Ira Somerset

*Because of the importance of the information, the President's Report is appended to the filed copy of these minutes and printed as a separate column elsewhere in the Reporter.*

Following the report, Mr. Schmier asked who will be negotiating, preparing the agreements, writing the deeds, etc on the properties that are to be turned over by Mr. Levy. Mr. Schmier recommended we hire a real estate attorney who specializes and prepares deeds. It was also suggested that we have a Warranty Deed prepared and not a Quit Claim deed. Mr. Somerset stated that our general counsel will be working on this.

Mr. Glickman stated that in his opinion, there are many improper traffic control devices located here in CVE. This is a significant concern and could be a major cost factor if there is an accident. Mr. Goddard stated that there was a major traffic control report conducted four years ago. Mr. Somerset stated that as the irrigation system is installed, the roads will be cut up and patched. At some future time, the Board will make a decision as to what will be done with the roads.

### Executive Director's Report – Al Smith

Mr. Smith discussed the proposed bus shelters to be provided by the Reporter. He

has a letter of understanding, which is with CenDeer's attorney. Since DRF will only be here until December, Mr. Schmier asked if the new company, Bay Management, is in agreement. Mr. Somerset stated that they will sign off on the agreement. After discussion regarding who will be responsible for the maintenance of the shelters (Recreation will maintain them.) Mr. Goldman moved that we authorize the Executive Director to sign the agreement should it meet with his approval. Ms. Behr seconded. Motion passed unanimously.

The Security Gate enhancement project RFP was sent out to 16 companies on March 3. A pre-submittal conference will be held at 9:30 a.m. on Monday, March 21 for interested respondents to walk the three gate houses. All proposals are due back by close of business on April 15. MM will open the proposals and begin the evaluation on April 18.

COOCVE will be buying two defibrillators to be placed in the Clubhouse. A letter of understanding is being written by our attorney. Mr. Smith will e-mail the draft version to the Board. Kent Security will all be retrained to use these defibrillators.

Mr. Smith stated that three phases of the Perimeter Hedge Project are substantially complete: North, South and East. The bulk of the cutting is complete on the west side and the stump grinding is in process; planting should start sometime next week. Landscapes of Distinction advised us that the hedges will grow approximately a foot a year providing they get adequate water. Mr. Goddard asked about putting up a privacy screen until the hedges grow. Mr. Smith said he would look into it and asked that

Ms. Berner send him the information she has on the privacy screen material.

### Business Manager's Report – AJ Bock

Floyd Fence Co. has repaired areas where fence posts have been damaged by residents at West Drive and Ellesmere canal bridge crossing.

Access Masters Inc.: 1) Repaired the bracket on the West gate pedestrian bracket gate by residents forcing automated gate to open. 2) Ordered spare gate arms for replacement when cars hit them.

Marquet Electric Inc. has made repairs to lights at Farnham "O", Tilford "C", Cambridge "A" because of work done by contractors for the utilities which are sub-standard, do not meet code or are potentially dangerous.

Five Star Paving completed patch work in Ashby, Farnham, Harwood, Oakridge, Markham and Newport per the February contracted work schedule. We are looking at painting the traffic control lines.

Florida Arborist Inc. was contracted to trim trees in three areas where trees were shading the FPL lights at Keswick, and Durham along the Century Boulevard and the main gate to the plaza.

Mr. Goddard suggested that a neighborhood watch program be instituted with a dedicated line for residents to call when something is happening in the Village.

### Committee Reports - None

### Unfinished Business - None

### New Business

Ms. Berner moved to revisit the issue of teleconferencing before our snowbird members return up North as new information becomes available on this subject. Mr. Somerset stated it is out of order as we do not have the new information and which

must be provided before the meeting so that the Board is prepared. Ms. Berner will bring it up at the next meeting.

Ms. Berner moved that the Board live up to its contractual employment agreement with our Executive Director which requires the Board as a whole, to set realistic goals annually for the Executive Director to achieve and to evaluate his performance annually. Ms. Berner will bring it up at the next meeting.

Mr. Rosenzweig asked the Executive Director to investigate buying a defibrillator for the Activity Center/LeClub and surrounding offices. Mr. Ciocca also asked the Executive Director to investigate the cost factor for buying defibrillators for each building and leave it up to the President of each association to buy them. Mr. Smith stated that he would look into it.

### Member's Comments -

Ms. Olmstead: The Coco Plum in the Markham pool area have grown nicely in the two years since they were planted; they had to put up screening to prevent people from walking through the new hedges, so you may want to look at the supplier they used.

Ms. Behr: Suggested that next year the Village hold a fundraiser to clean up the Preserve. She is concerned about the lack of Committee involvement with regard to Comcast and CSI. Also, in the next two months, the Comcast Committee should be actively involved in discussing the issues while they are here so that the rest of the Board can have a clear sense of what arrangements have been done if they are not available during that time.

Mr. Schmier: Agrees with Reva Behr that we need to make more use of the Committee system. Regarding teleconferencing, we need to adopt a policy that covers it. Regarding the properties to be turned over by Levy, we need a Committee as well as an expert in real estate to do the work.

Mr. Kesselman: The Durham "A" and "B" area needs additional recycling bins, but they refuse to place recycling bins in their areas; he is trying to resolve the problem.

Motion to adjourn was made at 11:25 a.m.

Respectfully submitted, Ira Somerset

**Universal Hair Spa Salon**  
 English - Portuguese - Spanish  
 1105 South Military Trail  
 Deerfield Beach, FL 33442

<b>Seniors Only</b>	<b>Special</b>
Female Cut \$12	-Blow Dry + Color + Cut \$55
Male Cut \$10	-Cap Highlight + Blow Dry + Cut \$60
Roots Color \$28	-Paper Highlight + Blow Dry + Cut \$50
Full Color Hair \$35	

\*As your preference, instead of Blow Dry we will use a Roller Set.

**LOUIS PARK Real Estate**  
 Louis Park, Broker  
 Jeff Brown & Alan Adler, Realtors

1-1 Garden Prescott D 2nd Fl. Mint, Must See \$37,900  
 2-2 Luxury, Upminster J, 2nd Fl, Golf View, Exc Location \$89,900

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## Village Minutes

# COOCVE Executive Committee Meeting

COOCVE Executive Committee Meeting, March 14, 2011

Meeting was called to order by COOCVE President Steven Fine at 9:30 a.m. He led the Pledge of Allegiance and asked for a moment of silence.

### Minutes

Joe Rubino moved to waive the reading of the minutes from the December 13 meeting. Joe Sachs seconded. There were no additions or corrections and the minutes were approved as published in the *Reporter*.

### Presidents Report

Mr. Fine thanked all the entities who attended the COOCVE Town Hall meeting on March 11. Although the turnout was less than expected many questions and concerns were answered. There are still some items that are not resolved but it seems as though many residents have the confidence that issues are getting addressed in a proper manner. Mr. Fine discussed with the Directors moving the April 19 COOCVE BOD meeting because it falls on the first day of Passover. Fred Rosenzweig made a motion to move the next BOD meeting scheduled for Tuesday, April 19 to Tuesday, April 12 at 9:30 a.m. Joe Sachs seconded. Motion passed with 1 opposed. Mr. Fine stated he will take this to the BOD meeting on March 15 and let the BOD vote on this motion. Mr. Parness made a point of order; the bylaws state the BOD shall hold regular meetings and can be changed with the advice and consent of the Executive Committee. This is the Executive Committee, therefore, we only have to notify the BOD of the change and this vote carries. Mr. Fine stated the meeting date has been changed from April 19 to April 12 at 9:30 am.

Mr. Fine thanked Abe Trachtenberg for his assistance in collecting the COOCVE dues for the Durham Area. The dues were due last month and as of today there are still some buildings that have not paid their 2011 COOCVE dues. Mr. Fine expects this to be cleared up within the next month.

Mr. Fine mentioned that COOCVE will be donating to the Clubhouse two defibrillators. He stated that Kent Security has been trained in CPR and the use of this equipment. He mentioned that he will be asking COOCVE to donate \$1,000 to each of the following organizations, the Clubhouse Library at CVE, Broward Meals on Wheels, NE Focal Point, Deerfield Fire and Rescue and the CVE Symphony Orchestra.

### Committee Reports

Master Management - Ira Somerset

There have been several incidents with cars running over road signs, stop signs, light poles and bollards on Century Boulevard. If we know the person or vehicle involved, we can bill them or their insurance company for the repairs, otherwise, the Village pays to replace these signs. If you see someone damaging property, please get the license number and let us know.

MM was recently informed about a procedure to bring unsafe drivers to the attention of the Florida Highway Safety and Motor Vehicle Department indicating concern with a person's ability to drive. Kent Security will be making use of this service. MM has also been finding damage to properties that they own and manage, from third party contractors such as AT&T and Comcast. Repairs are costly to MM, therefore, they are adding an administrative fee to the damage charges.

Mr. Somerset said that Mr. Levy has offered to transfer title for the properties MM manages which are not included in the assignment and assumption agreement. There will be no charge for this, only expenses for the transfer. The properties are Century Boulevard, the East and West Drive and the 7 acre nature reserve in the Village. The attorneys continue to work vigorously to oppose the golf course expansion by every means available.

MM is responsible to replace clogged and malfunctioning spray heads in the irrigation system but not those cut by the lawnmowers, broken by contractors or driven over. Beginning March 14, MM will be charging the landscaping companies that service the buildings for broken heads. MM will allow the landscape companies to replace the heads at their own cost. MM has been replacing about 500-2000 heads per month at \$3 apiece. Mr. Somerset also spoke about an issue with residents that are turning on pumps and irrigation valves. Recently this resulted in a pump burnt out, costing MM approximately \$1,400 to replace. He mentioned that turning on water out of sequence can result in fines from City and Code Enforcement. If the irrigation is running and someone turns on extra valves, this will reduce the pressure in the system. Irrigation in South Florida is only to supplement rainfall. He also mentioned that a resident recently had

his access to the Clubhouse and buses suspended for 30 days due to aggressive and disruptive behavior.

**Recreation** - Nancy Giordano

Please remember there is no eating at any of the pools or recreation properties. There will be an entertainment schedule in place for 2012 and there will be no diminishment in the caliber of entertainment we will have. Recreation will have a full audit of finances before the Levy family stops managing. Mr. Glickman asked when the last audit was completed and for what period of time will this audit be for. Ms. Giordano stated that she is really not sure but thinks it was more than 11 years ago. We will be interviewing several audit firms and will leave it up to their expertise to determine the time period. Several Directors expressed their concern with a possible lack of entertainment being booked for 2012. Ms. Giordano stated that Abbey has booked entertainment for us through the end of this year and there will be a new Entertainment Director hired by Bay Management to book entertainment for 2012, which they are doing now. She mentioned that in Abbey's contract with the Villages, there is a clause which states no performer she contracts with can come within 60 miles of a gated community, this issue is being worked on by DRF and Bay Management.

**Civic and Cultural** - Nancy Giordano

On March 29 from 11 a.m. to 1 p.m. in the Party Room there will be a free screening of the movie 100 Voices Movie - A Journey Home. It is about 100 Cantors from the United States who visited Poland singing at synagogues and death camps. A question and answer period with the Director, Producer and Writer will follow. For more information go to [www.100voicesmovie.com](http://www.100voicesmovie.com)

On Tuesday, April 12 from 7 p.m. to 9 p.m. there will be a wine and cheese meet and greet with A.R. Allen, an author and comedian, who lives in Palm Beach. One of the books she has written is *The House of Cupcakes*. The cost will be \$5. [www.aralanbooks.com](http://www.aralanbooks.com).

Advisory Committee - Fred Rosenzweig

It was previously mentioned that the Raphan's have agreed to come back and do another series next year beginning in November of 2012 -- this may change as they may no longer have a job! The Governor of Wisconsin, among others is backing

a 281 page deregulation bill. This Bill contains provisions that seriously diminish the division of Florida condominiums, timeshares and mobile homes and completely deregulates the Community Association Management Industry. This Bill deletes the potential for civil liabilities for those defacing and destroying association records as well as civil liabilities and penalties for directors and managers accepting items of value from vendors. It also removes licensing requirements for mediators and deletes the financial requirement of unit owners. This is still in the Committee stage and looking to be passed at the Florida session within the month. Mr. Somerset stated that this is a big Bill and the Governor wants to deregulate business -- business will have less consumer friendly attitudes because the laws and regulations will be disappearing. There will be no protection for the consumer if this Bill is passed.

Area Chairs

**Ashby** - Joe Sachs: nothing to report

**Berkshire** - Naomi Redisch: not present

**Cambridge** - Hyman Shoub;

At the last meeting, we had a motion that was tabled and at this point, he will be dropping the motion and distributed a handout on behalf of the Cambridge pools to the Directors.

**Durham** - Joe Rubino;

At the last meeting a motion was made and passed and it was to be brought to the COOCVE BOD. At the BOD meeting, it was ruled out of order. The motion was made to make a suggestion to the Bylaws Committee for an amendment. Robert's Rules of Order permit a motion to be made referring something to a Committee. Mr. Fine stated that if we follow the bylaws, there is a procedure to make amendments. It was ruled out of order because it was unnecessary -- you needed to get 25 names from the BOD or 50 unit owners and submit them to the Bylaws Committee. Mr. Rubino again stated it was not a change it was only a suggestion to the Committee.

**Ellesmere** - Marjorie Campbell; nothing to report

**Farnham** - Dan Glickman;

Norm Kaplan is home from the hospital and recuperating after having pneumonia. Mr. Fine and the Committees send their bestwishes.

**Grantham** - Fran Stricoff; nothing to report

**Harwood** - Joe Rudnick;

The bus bench in front of Harwood C is broken and

dangerous. Mr. Fine stated that the *Reporter* is donating three bus shelters, with benches. Some of the old benches will be donated back to MM. Mr. Somerset stated that damaged benches should be reported directly to MM either by phone or e-mail.

**Islewood** - Rhoda Jarmark;

Thanked her co-chair Eleanora for all her support.

**Keswick** - Phillip Norris;

Pursuing the issue on COOCVE dues for the Keswick area.

**Lyndhurst** - Don Kaplan;

Thanked everyone for their participation at the Area Chair meeting and apologized for not letting Caryl Berner speak at the meeting.

**Markham** - Judy Olmstead: not present

**Newport** - Rita Pickar;

CVE Homebound is the charity she would like Mr. Fine to look into to receive a donation from COOCVE. Mr. Fine stated that there are only about 3-4 people in the entire Village using their services and for her to bring it up at the BOD meeting tomorrow for consideration.

**Oakridge** - Jules Kesselman;

There is talk going around the Village that a new bus service is coming into the Village -- is this true? Mr. Somerset stated there is no truth to that -- it is a rumor.

**Prescott** - Bob Gravatt;

nothing to report.

Mr. Fine announced that Mark Bogen is not in good health and wished him a speedy recovery.

**Richmond** - Cecile Baskin;

Are the hedges along the East gate being watered? Mr. Somerset stated yes, they are being watered with the water wagon.

**Swansea** - Bill Epstein: not present

**Tilford** - Basil Hales: nothing to report

**Upminster** - Ann Rifkin: nothing to report

**Ventnor** - Charles Parness: A seminar will be held on March 21 from 10 a.m. to 12 noon in GP-A to discuss budget reserves and financial reporting. He will be e-mailing a flyer to all Area Chairs for them to post in their buildings.

Westbury: Carmen Colon: not present

**Old Business**: None

**New Business**: None

**Open Mic**:

**Arnold Paglia**: Asked Mr. Fine to consider a donation from COOCVE to Deerfield Beach High School.

**Judy Schneider**: Would like to make a personal donation to COOCVE to have a set

## Village Minutes

# Council of Area Chairs

### Council of Area Chairs Meeting – March 9, 2011

Meeting was called to order by Don Kaplan. Mr. Kaplan led the Pledge of Allegiance and a moment of silence. Roll call was taken and a quorum was present.

Charlie Parness moved to waive the reading of the minutes; Joe Sachs seconded. There were no changes or additions and the minutes were approved unanimously.

Mr. Kaplan stated that at the next meeting there will be a sign-in sheet for the Areas to sign in. He also mentioned that this is an Area Chair meeting and Area Chairs will speak first; then it will be opened up to all guests.

East Coast Maintenance – James Quintano

There was nothing to report.

Seacrest Services – Steve Kittredge

Joe Rudnick mentioned that he is having difficulty getting a return phone call from Tara Brown. Mr. Kittredge stated it is because of the increase in re-sales and rentals and they have hired an additional staff member to assist with the phone calls.

Rita Pickar mentioned that the janitorial workers in the Newport area are just sitting around not doing the work that needs to be done. When they are approached by residents, they state they do not understand English. Mr. Kittredge stated that he will look into the situation.

Jerry Toplitsky: There are several lights out in the Ventnor building and several calls have been made. Mr. Kittredge stated that it makes it easier if you go through the

work order process as there are many requests coming in every day.

Mr. Kesselman also stated that in the Oakridge area there are lights out in the rear. He called in a work order and nothing has been done.

Mr. Kittredge also stated that areas do not need to wait until this meeting to let them know of issues in their areas. You can e-mail Mr. Kittredge to look into any situation.

Rhoda Jarmark thanked Seacrest for putting lights on the golf carts at night.

Basil Hales asked who is responsible for the street lights in front of the buildings, as the light in the Tilford area has been out for some time. Mr. Kittredge stated that Seacrest takes care of the lights and if he has the number, he will look into it.

Mr. Kittredge mentioned that the seminar regarding budgets has been set up by COOCVE and will be held on March 21 from 10 a.m. to Noon in GP-A.

Hyman Shoub mentioned that the Cambridge area is currently in the process of investigating two new pools similar to the Grantham area and asked both ECM and Seacrest to provide an estimate for servicing and maintenance.

Recreation Committee – Nancy Giordano

Locker Rooms: When using the locker rooms, please remember to remove your locks at the end of each session as they will be cut off at the end of the day.

Guests in the Clubhouse: Some time ago, a motion was passed stating that guests were allowed in the

Clubhouse and there was no limit to the number of guests you could bring. This is not working as some residents were bringing 10 guests in at a time. Going forward, each resident with an ID will be allowed to bring two guests into the Clubhouse at any one time. Guests will not be allowed in the Fitness Center during peak times, which are 8:30 a.m. to 11 a.m.

Pool areas: There is absolutely no eating allowed at any pool areas. If you see residents eating, you can either speak to the person directly or call security.

There was an executive meeting and a motion was passed unanimously to hire an auditor and an attorney to protect the interests of the residents of CVE regarding the facilities and satellite pools.

Charlie Parness stated that the Recreation Committee is a standing committee of COOCVE and COOCVE has an attorney. Mr. Fine stated that COOCVE already has an attorney on retainer for them to use.

Ann Rifkin: In the Upminster area, there are religious women going into the pool fully clothed. Ms. Giordano stated that she would look into it as there is another area having the same issue.

Joe Sachs: There is an issue with caretakers not being registered in the Village and calling themselves into the gate. Ms. Giordano stated this is an ongoing issue as cell phones are registered through the apartments, and they can call people in 24 hours/7 days a week. Mr. Sachs stated that caretakers should be registered in the office. Ms. Giordano agreed and stated that they are looking into this issue.

Civic and Cultural Committee – Nancy Giordano  
On March 29, from 11 a.m. to 1 p.m. in GP-A, there will be a free screening of the movie. *100 Voices Movie - A Journey Home*. One hundred cantors from the United States visited Poland, singing at synagogues and death camps. A question and answer period with the director, producer and writer will follow. For more information go to <http://100voicesmovie.com>.

Broward Hospital will be here on Tuesday, April 5 from 10 a.m. to 12 p.m. in GP-A to discuss knee and hip replacements.

COOCVE – Steven Fine  
Mr. Fine mentioned that there are many buildings that have not paid their COOCVE dues which were due February 15. If dues are not paid,

they will not be allowed to vote at the COOCVE BOD meeting. There are currently ten buildings in the Durham area that have not paid their dues. Mr. Rubino asked Mr. Fine for a list of the buildings and stated he would bring it up at the next Durham Area meeting. COOCVE will be donating two defibrillators which will be located in the Clubhouse and Kent Security has been trained to administer CPR.

The COOCVE Town Hall Meeting is on Friday, March 11 from 11:30 a.m. to 3 p.m. in the Party Room. All entities will be present at the meeting: East Coast, Seacrest, Recreation and Master Management.

Fred Rosenzweig: An issue that has come up several times in finding out the composition of our Village is: who is here, when and how many are here? Gathering this information can help with planning of buses, trips, water usage etc. We would like to ask Area Chairs to have their building presidents gather the composition of their buildings and pass this information to COOCVE. Ms. Giordano stated that the Civic and Cultural Committee can help gather this information. Ms. Schneider mentioned that in the COOCVE documents it states that the Board of each building should take a census of their building once a year.

Master Management – Ira Somerset

Mr. Somerset mentioned that through an error from our past attorney, MM wound up co-owning a condominium in the Tilford area. Through the efforts of Basil Hales, we have sold that property and recovered some of the money owed to us. Our attorneys are currently working on a strategy with the golf course.

Recently a resident was rowdy in the Clubhouse and on the bus. Because of this, his Clubhouse access and ability to use the buses has been suspended for 30 days.

There have been many accidents in the Village of residents running over stop signs, road signs and turn signs. If we know who it is, we charge them or their insurance company; if we don't know, MM pays to replace them and the residents absorb the cost. If you see something, please get a license number and let us know.

Elaine Levy: Can MM look into putting a stop sign on Century Village Blvd. when you go over the bridge?

Cee Baskin: It is very dark on the corner of Richmond, near the tennis courts, and

at one time there was a light there, can you look at putting the light back? James Quintano stated that there was a wooden light pole that was knocked down and never replaced. Mr. Somerset asked him to identify where the electricity is to see what could be done.

Rita Pickar: Recently the bushes near Newport P and Q, behind the industrial park, were cut. Could we have some bigger bushes to block the view of the industrial park? Mr. Somerset stated he would speak to Mr. Smith.

Cee Baskin: Who is responsible for the fence along West Drive?

Mr. Somerset stated that the wall along West Drive, behind Newport and Prescott, belongs to the industrial park and it is their wall to maintain. In the past, we had discussions with them and will revisit this issue again.

Mr. Kaplan stated that there are bulk trash pick-up sheets to be distributed to your buildings. It states: Do not put out bulk trash (tables, chairs, bedding and other household items, etc.) until Wednesday afternoon. These items are picked up on Thursday only. Placing them out early makes the area very unsightly.

Mr. Kaplan also read Article IX – The Council of Area Chairs:

Section 9.1 – There is hereby created a Council of 21 Area Chairmen representing each area in Century Village East, to be elected by the unit owners of the area from among such area's total number of directors to COOCVE for a term to commence the following February 1.

The Council of Area Chairmen shall have the following responsibilities:

To act as liaison between the unit owners and/or building associations in meetings with and presenting any grievances, suggestions and recommendations to the Recreation Committee or COOCVE, formed and operating pursuant to the provisions of Paragraph 6.14 of the amendment to the long term 99-year lease.

To perform the same function with relation to CVE Master Management Company, Inc.

To meet regularly with all management entities servicing the Village and its occupants pursuant to any existing service contract, with a view to resolving any problems which may affect the unit owners, the respective associ-

See COUNCIL, pg 10A



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## Village Minutes

# COOCVE Recreation Committee Meeting

COOCVE Recreation Committee Meeting, March 8, 2011, 9:30 a.m.

In attendance were: Shelly Baskin, Maureen Dougherty, Donna Dowling, Nancy Giordano, Don Kaplan, Danielle Lobono, Rita Pikar, with Steven Fine representing COOCVE and for DRF: Eva Rachesky and Dan Cruz

The meeting opened with the Pledge of Allegiance and a Moment of Silence.

**Nancy made a motion to accept the minutes from the February meeting. The motion was seconded and passed. [This segment was done at a later time in the meeting]**

### Correspondence

Nancy Giordano stated she has no correspondence today but she does have something that she will talk about under New Business that has something to do with correspondence the Committee has received.

### Chairperson's Report

Nancy said that the open mike segment of the meetings will continue but will not begin until the meeting has been adjourned. The minutes from the last meeting had to include the open mike segment and were nine pages in length. The taping of the meetings will include the open mike segment and will be shown in its entirety on Channel 98.

### DRF Reports

**Eva Rachesky and Dan Cruz**

#### Profit & Loss for theater:

Eva stated that we experienced a profit of \$38,359.37.

**Athletic Classes:** Eva said the athletic area is overcrowded. Classes are stacked back to back which creates a cleanliness issue. T&M cleans the floors day and night. She asks that residents bear with them; they are trying to expand and spread out into other areas of the Clubhouse for some of the classes.

#### Classes in Health Club for residents only:

Eva said they don't have enough space to accommodate all the residents who want to take classes; therefore, they have to restrict the classes and shut out the guests to insure that as many residents as possible can participate. Cristina [Athletic Director], has been at the door to check IDs. Eva requested that everyone cooperate to see that the residents are served first.

#### No locks on lockers overnight:

Eva said the lockers are limited and locks must be removed by the end of the day. All locks left on overnight will be cut off and the contents removed to the Staff/Information Office to be picked up by

the residents.

**Pool Heating – Propane/Heat Exchange/Solar:** Dan said the committee had asked him to do some research on gas heating and heat pump systems, plus the heat exchange system set up at the Newport pool. He said he had gotten prices from two gas companies. Two gas heaters with a 1,000 gallon tank and piping would cost \$12,000. Filling the tank would cost \$1,800 and to maintain the pool at 85-87 degrees would take approximately one and a half tanks of propane each month. He remarked that solar heating as the primary heating source is not practical for the satellite pools because it cannot maintain 85 degrees. At the Newport pool they have put in a hot water heat exchanger and it has performed well over the past two winters. Installation would cost \$10,000 and cost to run would be about the same as the heat pumps presently used at the pools. Dan explained that presently the heat pumps used at the pools shut off when the temperature gets down to 50 degrees and remain off until the temperature climbs back up to over 50 degrees. At that point the equipment runs full out until the temperature reaches 85 degrees. At Newport, with the heating system they are presently using, the system doesn't shut off but runs all night. This means that the temperature drop during the night is half what it would be otherwise; therefore, the water will warm up very quickly in the morning and keep the water warmer during the day. Nancy commented that the heating system at Newport was a test that had worked out very well. She said some people have actually come to her requesting the water temperature be turned down. Dan said that he doesn't have a problem with using solar for the indoor pool because they have the space to put the solar panels on the roof above the pool. However, the satellite pools don't have the land that would be necessary for the panels and fencing that would be required. He said the panels require 150% of the space occupied by the pool plus fencing around the panels. The pool house roofs and awnings do not have sufficient space to achieve this and, in addition, there is the issue of making the panels on the structures hurricane safe. He said that by replacing one of the heat pumps with the hot water exchanger system presently in use at Newport they would be able to improve the pool heating

for the winter and the savings that would be achieved in the summer should offset the costs in the winter. Danielle asked Dan what would be the cost of installing solar for the indoor pool. Dan said the company that did the solar presentation at a previous meeting is putting together a bid for their consideration. If the committee moves forward with this, the cost would be factored into the new budget year. Shelly asked about solar heating for the satellite pools and Dan restated that solar can't be done at all the pools and there was general agreement that propane heating was very costly. Dan said there had been some experimenting in the West Palm Beach Village with solar and it was not effective. When the weather drops down to 40 degrees, solar just can't keep up. Dan said the indoor pool would use solar plus other heating equipment and the other pools would slowly be changed out to the heating system presently in use at the Newport pool. Nancy said they hope to be able to get a substantial tax credit by using solar for the indoor pool. She also remarked that people need to remember that the Clubhouse is not heated and when people get out of the heated pool, the surrounding air will seem very cold. She said this is something they will try to address for the next budget.

#### Lyndhurst N shower floors to be re-poured:

Eva said they found that the drains were higher than the floors. The contractor corrected this by grinding down the floor around the drains. However, this caused a change in the floor coloring. Eva said this was unacceptable and the contractor is coming back out to redo the floors in the shower area sometime this month.

#### Satellite pool area chair/lounge count:

Eva said there had been a question about pool chairs at the last meeting. She said her count is incomplete but she can report, as an example, that at the Lyndhurst North pool – when it was reopened – there were 100 chairs and 50 lounges; now there are still 50 lounges but only 93 chairs. Westbury, as a smaller pool, could only have 75 chairs; they are now down to 68 chairs. When new chairs were placed at Oakridge to bring the count to 75, within a few days the count dropped to less than 75; in addition, some of the new chairs were taken away by residents and the old yellow chairs were brought back – sort of a chair exchange. She

said she would have a final count in a few days and will gather some pricing and present the information to the committee with a recommendation to purchase some additional chairs to try to bring the count back up. Nancy said it is very expensive to keep replacing these chairs. She urged residents to bring back the chairs that are missing and suggested that this issue be mentioned at the building and area meetings. Money that has to be used to replace missing chairs could be used for other things. Nancy said they could offer "Chair Amnesty" for residents to bring back the missing chairs.

#### Rust at Lyndhurst North pool:

Donna asked Dan about the rust situation at the pool area. Dan said the rust content is high and they have increased the chemical to control the iron content. He said they can't increase the chemical any higher now because it would begin to kill the plants. Eva said her understanding is that as the water table rises and lowers, the iron content does as well. Dan said this has to be an ongoing effort by maintenance.

#### Bocce court: resurfacing complete for one court.

Eva said the other court had carpet which had been bunched up causing someone to fall. Maintenance removed the carpeting and leveled the court. During the summer they will resurface that court. Eva said they have tried to customize the Bocce area for each group as they presented themselves. A tremendous amount of money has been spent with the constant changing out of the courts. Now, they are setting the courts up and there will be no further changes. Eva said that Bocce wants more courts but so does Petanque and there isn't enough room. She suggests lighting so that the courts can be used at night. Nancy said she sees no problem with that being presented for consideration for the new budget year.

#### Recreation meetings on website:

Eva said that it has been brought up several times to put the Recreation meetings on the website. She has put in a call to Donna Childrey at Master Management about this and has been waiting on a call back. She said she will place another call to Donna about this.

**Defibrillators:** Steven said he had proposed two defibrillators for the Clubhouse to be purchased using COOCVE funds. COOCVE has money that they would like to see go back into the community to benefit the residents. He remarked that Kent Security is

well trained in defibrillation. He said he will be bringing this to the Board of Directors meeting on the 15<sup>th</sup> and expects the proposal to pass. He asked if Eva had any feedback on this. Eva said she had spoken to Ira and Al Smith and yesterday and they provided her with the document. She has sent it to the DRF legal department for review and is waiting to hear back from them. Don remarked that this had been brought up a few years ago and the legal department has said it couldn't go forward because it was a legal issue. The response from Eva, Nancy and Steven was that the circumstances have changed since then and Kent Security would be responsible to house, maintain and operate the equipment. Steven said all the details are worked out and everything has been done to move this forward, they are just waiting on a review from legal – he said Pat Murphy has already passed on this and they are waiting for DRF's legal department to render a decision.

**Bus Shelters:** Steven asked if the pads are down for the three bus shelters. Eva said all three pads are in place. She said the documents needed for this project had a few changes that had to be made. She said they have a verbal commitment from Jim Nicholson that he will sign off on the documents once they are completed – this will be for the bus shelters and irrigation.

#### Clubhouse Air Conditioning:

Danielle asked if the A/C problems had been resolved. Dan said the A/C problems extended throughout the Clubhouse. It was discovered that some of the wiring was worn out and had to be replaced. He said that has been done but they just discovered a leak in one of the tanks for the Chiller. They have been working to repair that and should have it done sometime today.

**Irrigation:** Don asked about the status of irrigation with Master Management. Eva said they have had a conference call with Jim Nicholson and Charles to review the documents and there will have to be some changes.

#### Handicapped entrance at main ground floor (tunnel) entrance:

Danielle said that at the Clubhouse entrance there is a button that can be pressed by a handicapped person to open the door to enter. However, going out there is no button at the exit, instead the button is at the entrance. She asked why wasn't a but-

See RECREATION, pg 11A

## Village Minutes

### Council continued from pg 8A

ations or the areas within the Village without encroaching upon the functions of the Recreation Advisory Committee or the CVE Master Management Co., Inc., as hereinafter or otherwise defined, and in all matters to report regularly and to be responsible and responsive to the Board of Directors.

The Council shall elect its own Chairman and Vice-Chairman at its first scheduled meeting in February. The President of COOCVE shall be an ex-officio member of this committee.

Mr. Kaplan stated that he will be a facilitator at this meeting, and everyone that has a question will be able to speak when the COOCVE Area Chairs are finished. No COOCVE Area Vice Chair can speak if the Area Chair is present.

#### Areas:

Ashby: Several bulletin boards have been ordered for the pool areas. The current cost is \$400. If more areas order, the price will be reduced. The bulletin board has two windows and a key.

Harwood: What can we do before we call a lawyer for those that are delinquent in a unit?

Mr. Kaplan suggested to send them letters, and if there is no response, to contact the attorney.

Islewood: Islewood has four buildings; other areas have many more. Why is there only one representative? Mr. Kaplan stated because that is what is in the bylaws.

Newport: Because I have 22 buildings, is it possible for COOCVE and MM to e-mail us information as opposed to picking it up and delivering it to each building? Yes, that

### Executive continued from pg 7A

of the COOCVE bylaws with the current amendments made and distributed to all COOCVE Directors. Mr. Parness suggested she stop by the office for a copy to make and distribute to all COOCVE Directors.

Steven Rukasin: As long as you are going to lobby Tallahassee, can you look into having them make the lenders increase from 1% to 2%, the amount that they pay the associations for arrears or have the lenders start paying arrears after 4 months?

**Danielle LaBono:** Suggests that the calendar be checked for next year so that we don't have a problem with the Holidays again. Why are there campers and recreational vehicles in the Village? There is one at the East gate and in the Prescott area. Mr. Fine stated that this is an issue and it is clearly stated in the

can be done.

Richmond: We have a street sign post between Richmond A and C that is rusting and needs to be replaced. Mr. Kaplan suggested they call MM.

Ventnor: In the COOCVE Office, there is a box for each area for distribution. When information is given out, we provide copies for you to distribute so that you do not have to make copies.

Westbury: Carmen: Also, how do you get the buildings to pay their area dues? Mr. Kaplan stated that it is up to each area to collect and have dues, as each area does things differently.

Old Business:

None

New Business:

None

Good and Welfare:

Abe Trachtenberg: Recently we are having issues with residents in the Durham area regarding our recycling bins. Both high rise buildings refuse to put the recycling bins on their property and everyone is dumping their items around the pools. Mr. Rubino stated it is the responsibility of the building associations to work with MM and MM should speak with both buildings A and B and let them know it is their responsibility to cooperate with MM to perform the community services.

At the COOCVE BOD meeting, after a director signs in, how will you stop them from voting? Mr. Fine stated the names of those who have not paid their dues will be highlighted. Also, if it is a close vote, a roll call will be taken and their vote will not be counted.

Motion was made to adjourn at 11:15 a.m.

Submitted by,  
DON KAPLAN

bylaws that it should not be allowed. Mr. Glickman asked what document and where it is stated. Mr. Parness stated that in the bylaws of the associations -- Article 12.1 part H states that there shall be no boat, trailer or camper or like vehicle left or stored on condominium property. Mr. Parness stated that some buildings have amendments to this. Mr. Fine mentioned that these vehicles should be stopped at the gate. Mr. Fine suggested we form a Committee to address this concern - Bill Goddard, Danielle LaBono, Rita Pickar, Joe Rudnick and Bob Gravatt all volunteered to be on the Committee. Mr. Somerset stated that if people are living in trailers located in the Village, it is a code issue and the City should be called.

The meeting was adjourned at 11:15 a.m.

Respectfully submitted,  
Steven Fine

### Mailbag continued from pg 4A

Clubhouse library where she volunteered on Thursdays and also wrote a column for the *Reporter*. It had been a ritual almost every week for me to stop in. Gloria always greeted me with her engaging smile and sparkling eyes, always recommending authors and books. She knew my interests.

Two weeks ago, Gloria suggested two novels. I returned two weeks later; I had read the first powerful one and was into my second. I came in to thank Gloria and our communication as such; Gloria was gone forever I was shocked and truly devastated to learn of her demise a week earlier.

Although I had seen her physical decline (not looking well) her demeanor was such with the same generous smile and so endearing. This unassuming woman, with whom I had a special relationship, has touched my life forever.

RUTH COSNER  
Cambridge G

### Hillsboro Pines...Way Off Course

#### To the Editor:

I attended the January 18 COOCVE Board Meeting to

### Commentary continued from pg 1A

course expansion.

Master Management is responsible to replace clogged and malfunctioning spray heads, but not those cut by mowers, or broken by contractors or lawnmowers driving over the heads. As a result, we will begin accounting for the cause of the damages on March 14, 2011. From that date forward, as our irrigation crew replaces heads, they will identify the clogged and malfunctioning heads. The landscape companies have the option to repair or replace the heads on their property or to leave it for our crews and pay for the parts. If the heads are not in place when Seacrest irrigates, the heads will be replaced and each of the landscape companies maintaining the lawns of the buildings will be charged for damaged or missing heads. Master Management will continue to replace the clogged or malfunctioning heads at our cost. Since we have been paying for between 500 and 2000+ heads a month at \$3 each, we believe this will save us several thousand dollars over the rest of the year.

It should be noted that when Master Management took over the responsibility for the irrigation, the As-

listen to Mr. Randy Bast's Fairway Investors LLC proposal to continue the operation of Hillsboro Pines Golf Course. The initial introduction was an explanation of the losses Fairway Investors have incurred since their acquisition of the course. Then, Mr. Bast presented a comprehensive plan indicating a new entrance off Military Trail, a Clubhouse with locker rooms, a restaurant, banquet facility and a driving range. The estimated cost would be \$5 to \$7 million dollars. The meeting was then opened for a question and answer period.

I left the meeting convinced Fairway Investors LLC want to exit the golf business. In fact, a process of due diligence would have revealed how difficult the golf business is to produce positive financial results. The only service business that is more difficult to earn reasonable revenue is the restaurant/banquet business. There is no justifiable reason for anyone to invest \$5 to \$7 million when the opportunity for success is slim to non-existent.

I have been the president of an association that owns a golf course, driving range and restaurant and we experienced similar results, "all lost money." However, we are an

association and the members support these amenities to the benefit of the members. So, the question is: how can Century Village protect their interest, their security and the ecology of the Village (Mr. Bast indicated Fairway Investors could walk away leaving the course to self-destruct?)

The answer, while complex is also simple. Century Village should negotiate to purchase the course and include it as one of our amenities. Surely, some will say we don't need to pay more than we already do. Remember, the course does generate revenue and interest in the Village as a place to live. This is the only amenity that will generate some revenue. How much revenue do we generate from our pools, tennis courts, shuffle board and clubhouse and trolley buses? We don't but, they are amenities that make life enjoyable for us and should be supported as we do today. While there are several solutions, purchasing the golf course is the most reasonable solution for the property owners who reside in Century Village.

Your comments are welcome.

RENE MONFORTON  
Tilford B

sociations were credited with the \$1.30 that had been allocated for operation and maintenance of the system. As a result, the service providers may ask their Associations for some additional monies to recover their cost. However, that is between the providers and the Association.

We have had an epidemic of individuals turning on irrigation valves and pumps. Last year that resulted in a pump burning out and having to be replaced. Now it could result in repair costs and fines for us and for the Association. Turning on valves that are not scheduled to be opened causes areas downstream to be shortchanged on their irrigation as the pressure and quantity of water is reduced. I hope people will remember that in south Florida irrigation is meant to supplement rainfall - to keep the plants alive until the rainy season, but not to make them thrive. People turning on valves or pumps are vandals and appropriate action will be taken to stop that behavior.

One resident's access to the Clubhouse and Buses was suspended for 30 days because of disruptive and aggressive behavior.

CSI has come back to us with information and a new

offer to help us negotiate with Comcast. They will negotiate, along with Pat Murphy, and believe we can do better than we have, although they say the two DCTs and two DTAs are a very good deal. In their new offer, they have removed the minimum payment if they do not succeed in improving our position. Pat has agreed; and if the Board approves, we will contract with CSI to assist us.

At the last COOCVE meeting statements were made by residents during the open mic session that were intended to inflame the audience and cast aspersions on Master Management. I understand the desire of board members to want to address these accusations and groundless statements; however, providing a response is the responsibility of the executives. I ask that you allow us to speak when we believe it is appropriate.

It has come to my attention that I need to remind the members of this board that it is unethical to use your position in Master Management to request or imply that you are entitled to any special considerations because of your affiliation with Master Management.