

CVE REPORTER

Official Monthly Newspaper of Century Village East, Deerfield Beach, Florida

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Thieves Target Outgoing Mail in Widespread Break-Ins

Text and Photo by CVE REPORTER STAFF

ANOTHER EXCLUSIVE STORY ONLY IN THE CVE REPORTER.

Real Issues. Real Trust. Real Journalism. Real Track Record.

A series of break-ins targeting centralized mailbox locations has been confirmed across Century Village East, with village sources saying outgoing mail has been stolen from an estimated 20 buildings throughout the community.

Each residential building in Century Village East contains a central mailbox area, which includes a secured compartment for outgoing mail awaiting pickup by the U.S. Postal Service. According to law enforcement officials, someone has been

prying open those outgoing mail compartments and removing the contents.

The Broward Sheriff's Office has confirmed the incidents and says the matter remains under active investigation. The case is also being reviewed by the United States Postal Inspection Service, the federal agency responsible for investigating mail theft.

Sources within the village who have spoken with the *CVE Reporter* say the thefts have occurred across multiple sections of the community.

In response, some buildings have already begun taking additional security measures, including upgrading locks and reinforcing the outgoing mail compartments within their mailbox panels.

Investigators have indicated that, at this time, there are no suspects and no confirmed leads.

Mail theft is treated seriously by law enforcement because outgoing mail can contain checks, financial documents, personal correspondence, or other sensitive materials. When outgoing

mail is stolen, it can expose residents to risks including financial fraud or identity theft if documents are altered or misused.

In response to inquiries from the *CVE Reporter*, officials from the clubhouse say residents can bring any outgoing mail to a secure outgoing mail slot located next to the ticket office. Residents who have sensitive mail, including checks or other items they are concerned about, may bring their outgoing mail directly to the clubhouse and deposit it there rather than using build-

ing mailrooms.

The *CVE Reporter* also contacted CVE Master Management, and officials there say a second secure option is available at the mail kiosk located just outside the office door to CVE Master Management. That kiosk includes an outgoing mail slot and is in an area that is under 24-hour video surveillance.

Residents who believe their mail has been stolen or who observe signs of tampering are encouraged to report the incident to law enforcement as the investigation continues.



BREAKING NEWS

**INSIDE: Village Elections Set for This Month.
Don't Miss the Candidate Forum.**

Dog Fight Leads to Gunfire but No Charges Filed

Text and Photo by CVE REPORTER STAFF

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An incident involving two dogs and a firearm at Century Village East resulted in one dog being shot and a resident being injured by a ricochet, but investiga-

tors say no criminal charges will be filed at this time.

According to the Broward Sheriff's Office, the incident occurred on December 5 at the Markham M building.

Deputies responded after reports of a dog fight escalated into a gunshot being fired.

Investigators say a

See DOG, pg 7

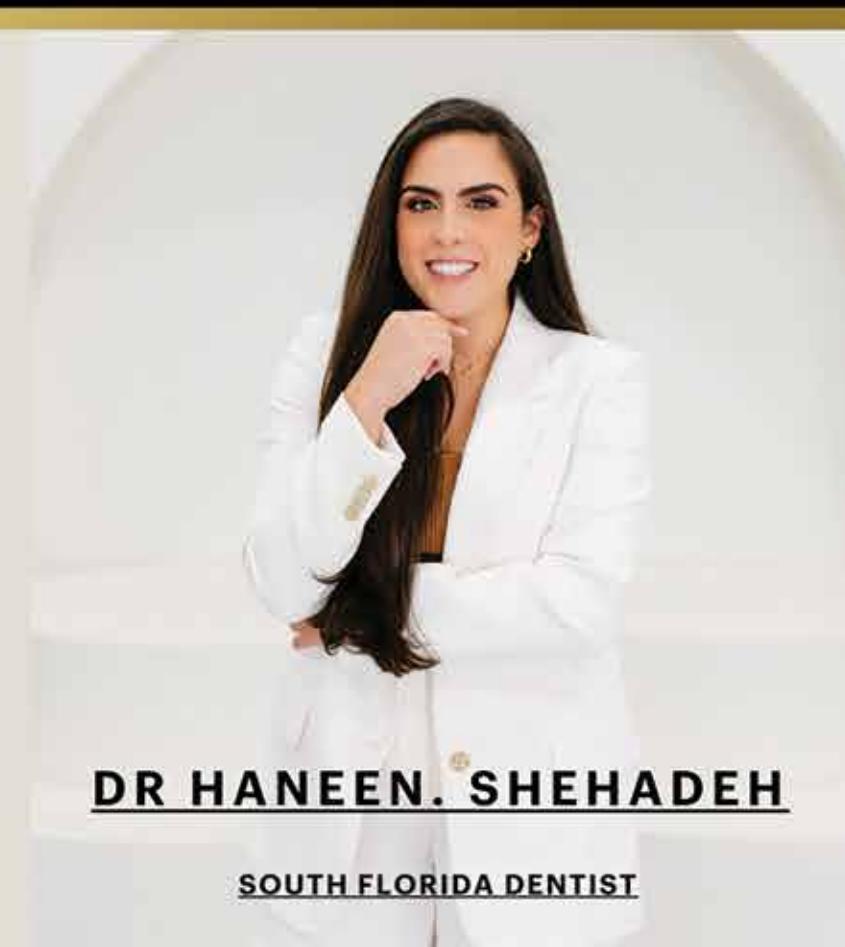


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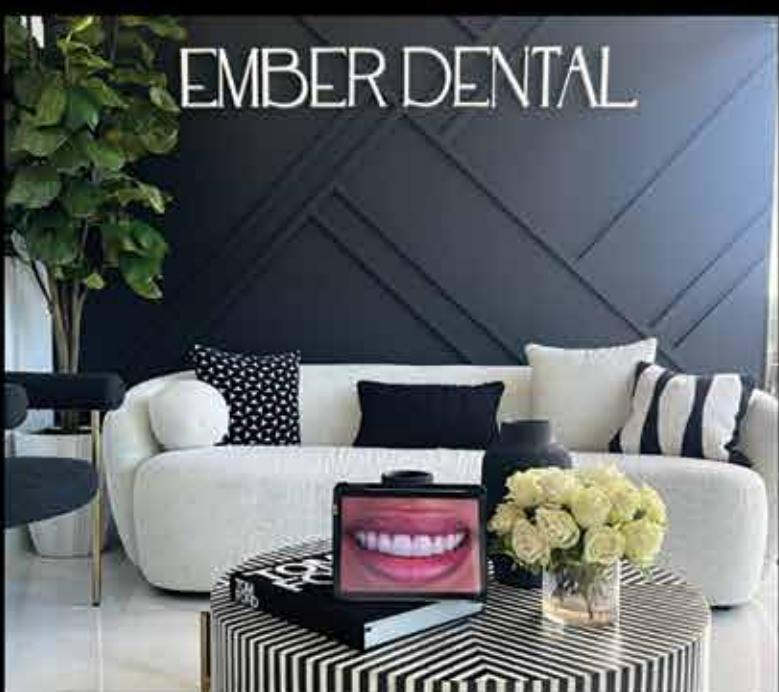
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Tilford R	2nd FL/Non Rental	Unfurnished	Garden View	Scrn. Patio	\$57,900

GARDEN - 1 BEDROOM / 1.5 BATH

Tilford W	1st FL/Non Rental	Furnished	Garden View/Corner	Scrn. Patio/Exit Door	\$130,000
Oakridge P	2nd FL/Rentable	Furnished	Garden View	Encl. Patio	\$129,900
Tilford X	2nd FL/Non Rental	Furnished	Garden View/Corner	Encl. Patio/Impact Wnds. & Doors	\$127,900
Tilford X	1st FL/Non Rental	Unfurnished	Water View	Scrn. Patio/Exit Door/Roll Up Shutters	\$119,900
Tilford X	1st FL/Non Rental	Unfurnished	Water View	Encl. Patio/Exit Door	\$115,000
Tilford X	2nd FL/Non Rental	Part. Furnished	Garden View/Corner	Scrn. Patio/Roll Up Shutters	\$112,700
Markham P	1st FL/ Rent w/Restrict	Furnished	Garden View/Corner	Encl. Patio/Exit Door	\$89,900
Tilford P	1st FL/Non Rental	Part. Furnished	Garden View	Scrn. Patio/Impact Wnds./Accrd. Shutters	\$84,900
Farnham D	2nd FL/Non Rental	Furnished	Garden View	Encl. Patio	\$77,900
Markham H	1st FL/Non Rental	Furnished	Garden View	Encl. Patio	\$69,900

GARDEN - 1 BEDROOM / 2 BATH

Grantham B	1st FL/Rent w/Restrict	Furnished	Water View	Encl. Patio	\$109,900
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GARDEN - 2 BEDROOM / 1.5 BATH

Oakridge T	2nd FL/Rent w/Restrict	Furnished	Water View	Scrn. Patio/ Impact Front Door & Wnds	\$169,900
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Ventnor F	2nd FL/Non Rental	Furnished	Garden View/Corner	Encl. Patio/Roll Up Shutters	\$105,000
Markham N	1st FL/Rent w/Restrict	Furnished	Garden View/Corner	Encl. Patio/Exit Door	\$105,000

HIGH RISE - 1 BEDROOM / 1 BATH

Harwood C	2nd FL/Non Rental	Part. Furnished	Water View	Encl. Patio/Roll Up Shutters	\$89,900
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HIGH RISE - 1 BEDROOM / 1.5 BATH

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Newport S	1st FL/Non Rental	Furnished	Water View	Scrn. Patio/Exit Door/Roll Up Shutters	\$139,000
Cambridge E	4th FL/Rent w/Restrict	Furnished	Water View	Scrn. Patio/Accordion Shutters	\$135,000
Newport N	2nd FL/Non Rental	Unfurnished	Water View	Scrn. Patio	\$134,000
Cambridge E	3rd FL/Rent w/Restrict	Furnished	Water View	Encl. Patio	\$125,000
Islewood D	4th FL/Non Rental	Furnished	Water View	Encl. Patio/Impact Front Door & Wnds	\$119,900
Newport G	4th FL/Non Rental	Furnished	Water View	Encl. Patio/Sliding Windows	\$119,900
Berkshire A	2nd FL/Non Rental	Furnished	Garden View	Encl. Patio/Roll Up Shutters	\$109,900
Ellesmere A	4th FL/Non Rental	Part. Furnished	Garden View	Encl. Patio	\$105,000
Islewood D	4th FL/Non Rental	Furnished	Water View	Encl. Patio/Impact Front Door	\$105,000
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Cambridge B	4th FL/Non Rental	Unfurnished	Water View	Encl. Patio	\$82,400

HIGH RISE - 1 BEDROOM / 2 BATH

Ashby D	1st FL/Rent w/Restrict	Furnished	Water View	Encl. Patio/Sliding Glass Windows	\$139,000
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HIGH RISE - 2 BEDROOM / 1.5 BATH

Ellesmere A	4th FL/Non Rental	Furnished	Garden View	Encl. Patio	\$119,900
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HIGH RISE - 2 BEDROOM / 2 BATH

Harwood F	4th FL/Rent w/Restrict	Furnished	Water View/Corner	Encl. Patio/Impact Front Door & Wnds	\$249,500
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To submit articles or other content for publication consideration, it must be uploaded through the newspaper's website. Please do not email content to the newspaper. If you are not submitting content, but want to reach the CVE Reporter, you may email us at: newsroom@cvereporter.com.

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The Reporter is published year-round and distributed, without charge, to the residents of Century Village East, Deerfield Beach, Fl. It is published for the edification of said residents, and contains reports of the monthly meetings of the corporations, Boards of Directors and Committees, as well as news, bus and theater schedules, and contributed articles of current interest to the residents.

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Mission statement. As the only monthly newspaper for the owners and residents of Century Village East, the mission of the CVE Reporter is to chronicle the events that make Century Village East a great place to call home. From news, events and opinion on a community-wide level, the Reporter is committed to being the source for essential information and entertainment for all owners and residents of Century Village East.

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WHAT YOU NEED TO KNOW



Main Gate at Century Village East Opens Marking Major Milestone

Text and Photos by CVE REPORTER STAFF

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The long-awaited completion and opening of the main gate at Century Village East took place on December 19th, marking a major

milestone for the community.

The first two people to pass through the newly opened gate were Doris Goldman, wife of the late Gene Gold-

man, a longtime member of the CVE Master Management Board, and Eli Okun, President of the Board of Directors of CVE Master Management.



Eli Okun, President of the Board of Directors of CVE Master Management.



Doris Goldman, wife of the late Gene Goldman, a longtime member of the CVE Master Management Board.

From DOG, pg 1

physical altercation broke out between a Shih Tzu and a pit bull. At this point, it remains unclear how the fight started. Authorities say there are conflicting accounts as to whether one or both dogs

were on leashes at the time of the incident.

During the altercation, a third party who was observing the fight retrieved a firearm and discharged it, striking the pit bull. The dog survived the gunshot wound. However, a ricochet from the

bullet struck the owner of the Shih Tzu. She also survived, though her immediate medical condition has not been publicly disclosed.

The Sheriff's Office says the individual who fired the gun was legally allowed to possess and carry

the firearm, and there is no evidence at this time to suggest a violation of firearms laws. Investigators also say no charges are being filed related to the shooting of the dog, citing the lack of clarity surrounding how the incident began and the conflict-

ing witness accounts.

At this stage, authorities say the only confirmed facts are that the pit bull was shot and survived, the woman was injured by a ricochet and survived, and no criminal charges are being pursued as the investigation stands.

WHAT YOU NEED TO KNOW

Last-Minute City Hall Issue Almost Pushes Back CVE Main Gate

Text by CVE REPORTER STAFF

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The long-awaited opening of the main gate at Century Village East was nearly delayed once again after a last-minute administrative issue at City of Deerfield Beach City Hall threatened to postpone final inspections just days before the gate was scheduled to open.

According to information provided to the CVE Reporter, officials with CVE Master Management received notice from the city one day before the final inspection was

scheduled, advising that the inspection would be delayed. The notice cited an internal transition at City Hall involving the private company contracted by the city to handle inspections and permitting.

The city indicated that it was in the process of changing inspection vendors and wanted time to transition from one company to another. That transition was scheduled to take place at the same time inspectors were

expected to conduct the final sign-off required for the main gate to open.

CVE Master Management officials immediately contacted city leadership to express concern, arguing that the city's internal transition should not result in yet another delay to a project that had already experienced multiple setbacks. Officials emphasized that the gate had been completed and was ready for inspection, and that postponing the inspection

due to administrative changes at City Hall would unfairly impact residents.

The management company says it reached out to Deerfield Beach Mayor Todd Drosky at least ten times, including late night phone calls to get the project back on track. Officials credit the mayor with speeding up the process.

The issue was resolved the following day, allowing inspections to proceed as planned. As a result, the main gate officially opened

on Friday, December 19.

While the immediate problem was addressed, the episode served as another example of how non-construction-related issues — including bureaucratic and administrative actions — have had the potential to delay completion of the project. Residents and community officials have repeatedly expressed frustration over setbacks unrelated to the physical work itself.

Experts Say Seniors Face New Scams in 2026

Text by CVE REPORTER STAFF

Our thanks to the AARP for information contributing to this story.

Real Issues. Real Trust. Real Journalism. Real Track Record.

Experts who track fraud trends say that 2026 is likely to bring a surge in scams specifically designed to target older adults. Seniors are often singled out because scammers believe they may be more trusting of authority, more likely to answer phone calls, and more financially stable. As these schemes grow

more sophisticated, criminals are increasingly using fear, urgency, and impersonation to pressure victims into acting quickly before they have time to verify what is happening.

One of the most dangerous scams expected to continue targeting seniors involves criminals posing as law-enforcement officers or govern-

ment officials. Victims may receive phone calls or video messages claiming there is an arrest warrant, an investigation, or a serious legal issue tied to their name. The caller often uses threatening language and insists that immediate payment is required to avoid arrest. It is important to know that real law enforcement does not operate this way. Police will never call someone to warn them that an arrest warrant has been issued. If a legitimate warrant exists, officers will appear in person to execute it.

Employment scams are also expected to remain common, even among older adults seeking part-time or remote

work. Fraudsters post realistic job listings and move quickly to gain trust, then request personal information, banking details, or upfront fees for training or background checks. These fake jobs often disappear as soon as the requested information or money is provided, leaving victims exposed to financial loss and identity theft.

Another scam that disproportionately affects seniors involves fraudulent recovery services. After someone has already been scammed, criminals may contact them claiming they can help recover lost money. These so-called recovery agents usually demand an upfront fee and request payment through gift cards, wire transfers, or cryptocurrency. In almost every case, no money is recovered, and the victim loses even more.

Check fraud continues to be a persistent threat as well. Seniors may receive checks connected to fake prizes, refunds, or payments and are instructed to deposit the check and send back part of the funds. Although the bank may initially credit the deposit, the check eventually proves to be counterfeit, and the victim is held responsible for the full amount.

Advances in technology are making scams harder to detect. Artificial intelligence is now being used to create highly convincing emails, phone calls, and websites that closely resemble legitimate businesses and government agencies. These scams often lack the obvious warning signs people once relied on, making them especially dangerous for older adults who may not expect such polished deception.

Across all of these scams, fear and urgency are the common tools used to pressure victims into acting without thinking. Seniors who receive unexpected calls, messages, or demands for payment should always pause and verify the situation independently. If someone receives a call claiming to be from law enforcement and has any questions or concerns, they should never rely on the caller's instructions. Instead, they can contact the non-emergency number for the Broward Sheriff's Office at 954-764-HELP (4357), where staff can determine whether the call is legitimate and provide guidance.

As scammers continue to evolve their tactics, awareness and verification remain the strongest defenses for seniors in 2026.

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WHAT YOU NEED TO KNOW

Steve Wishnack Steps Into Big Shoes and Grows Into His Own at CVE Master Management

Text by CVE REPORTER STAFF

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When Steve Wishnack joined the Board of Directors of CVE Master Management, he was stepping into one of the most significant roles in the village's modern history.

Wishnack was appointed to fill the board seat left vacant by the passing of Gene Goldman in July 2024. Goldman was not only the longest-tenured member of the board, but also one of the most influential figures Century Village East has ever known. For decades, Goldman shaped the village's direction through long-range planning, infrastructure investment, governance reform, and an unmatched depth of institutional knowledge.

Taking over that seat was no small task.

At the time of his appointment, Wishnack was a relative unknown to much of the community. He was not inheriting a routine position, but rather a legacy — one built on years of leadership, vision, and continuity. The challenge was not simply to occupy the seat, but to honor its importance while finding his own footing.

Now, nearly a year later, those who work closely with Wishnack say he has done

exactly that.

According to CVE Master Management staff and fellow board members, Wishnack has steadily grown into the role, taking on responsibilities with diligence and a clear commitment to learning the complexities of village operations. Rather than attempting to replicate Goldman's encyclopedic knowledge overnight, Wishnack focused on listening, asking questions, and understanding the systems and history that guide decision-making at CVE.

Goldman's influence on the village remains unmistakable. As board secretary and two-term president, he helped develop the first comprehensive long-term plan for CVE Master Management — a blueprint that led to the complete resurfacing of village roadways, the construction of new entrance gatehouses, the perimeter wall, and a community-wide irrigation system that transformed the village's appearance. His service extended far beyond one board, spanning Grantham leadership roles, COOCVE, and the CVE Reporter, where he helped shape a more

transparent and professional governance culture.

That legacy loomed large when Wishnack took his seat.

Over the past year, however, Wishnack has earned respect for his willingness to engage fully in the work of the board. Staff members say he has become increasingly confident in his role, contributing thoughtfully to discussions and demonstrating a growing command of the issues facing the community. The transition, they say, has been marked by steady progress rather than spectacle — a quality that mirrors the seriousness of the position he assumed.

This month, Wishnack faces his first election, seeking to remain on the CVE Master Management Board of Directors. Unlike his initial appointment, the election represents a direct decision by the voting directors on whether to keep him in the seat once held by one of the village's most respected leaders.

A year after stepping into Gene Goldman's place, Wishnack is no longer defined solely by the man who preceded him. While Goldman's legacy continues to guide the

village, Wishnack has begun to establish his own — one built on commitment, growth, and a clear understanding of the responsibility that comes with serving Century Village East.

In a role shaped by decades

of service, Wishnack's first year has been about earning trust, learning the institution, and proving that even the biggest shoes can be filled with time, dedication, and respect for the community they represent.

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Text by CVE REPORTER STAFF

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CVE Master Management is moving forward with plans to resolve resident concerns following the recent clearing of vegetation along the Durham neighborhood, an action that removed a long-standing buffer between the roadway and nearby residential buildings.

The vegetation, which

had served for decades as a natural barrier against vehicle headlights and traffic noise, was removed as part of a cleanup effort. The removal, however, led to immediate complaints from Durham residents who say the loss of the barrier has significantly affected their quality of life.

The Board of Directors of

CVE Master Management has acknowledged that the vegetation removal created the problem and has taken responsibility for the unintended consequences. Board leadership has made clear that the situation must be corrected and that restoring conditions for affected residents is a priority.

The organization has hired

professionals to evaluate the area to determine the status of the ground, and whether it can support the construction of a permanent wall similar to the one just completed along other sections of Hillsboro Boulevard.

CVE Master Management officials say the focus now is on identifying and implementing a permanent solu-

tion. Options under review include replanting, landscaping enhancements, or other more structural measures designed to restore an effective visual and sound buffer along the roadway. Officials have indicated that cost will not be a determining factor if it stands in the way of resolving the issue.

WHAT YOU NEED TO KNOW

Village Elections Set for This Month

Text and Photo by CVE REPORTER STAFF

Real Issues. Real Trust. Real Journalism. Real Track Record.

The annual village elections for leadership positions on the boards of CVE Master Management, CenClub, and COOCVE are set for this month, with the first formal step in the process scheduled for early January.

The Meet the Candidates Forum will be held on January 5th from 9:30 a.m. to noon in the Clubhouse Party Room. The forum allows COOCVE Directors to ask questions of candidates seeking office. Under election rules, only COOCVE Directors are permitted

to ask questions and vote.

As part of the election process, candidates were invited to submit biographies so residents could learn about their background, experience, and qualifications before casting ballots. According to COOCVE, one candidate did not submit a biographical background.

A recording of the Candidate Forum will be made available on January 7th on the COOCVE website and on Cable Channel 98. Voting will open on January 8th and

continue through January 18th, with election results to be announced on January 20th at the COOCVE Board of Directors meeting.

This year's elections include a combination of contested races, uncontested seats, and vacancies. For CVE Master Management, three board positions are open, with five candidates running.

Three of the candidates are incumbents who currently serve on the CVE Master Management Board of Directors. At CenClub, three seats are up for election with six candidates on the ballot and three incumbents seeking to return. The COOCVE board has seven open positions, though only the presidency is contested, with two candi-

dates running (neither one an incumbent), two other seats will be filled by unchallenged incumbents, and four seats will remain vacant due to a lack of candidates.

The elections are conducted exclusively among COOCVE Directors, consistent with Century Village East's governance structure.



LETTER TO THE EDITOR

Letter to the Editor

Election Reaction

I read with great interest the article in the December issue by The Reporter Staff on changing the CVE election system. This article and those that you ran last winter on the lack of volunteers in the Village have missed the point! If you tally the number of volunteers in the Village that serve on boards of the 253 associations, building association committees, club boards (approximately 50 clubs, several of which have hundreds of members), Cen-

Club, CVE Master Management, COOCVE, COOCVE Directors, the board of The CVE Reporter, Area Chairs, etc. it would total I'm guessing about 1,800-2,000 people, although many volunteers serve in multiple organizations. That's over 10% of the CVE population! Our problem is not that we lack volunteers, it is that our Village was stupidly and irreversibly organized into individual building associations ignoring the volunteer resident manpower needed to run so many entities. This has diluted and overworked the pool of capable volun-

teers by forcing many into giving priority to serving their building association and significantly lessening their availability to serve on extra-curricular boards, committees or clubs, although many still do. We don't have a shortage of volunteers; we have too many slots that require filling and most put their building and club involvement before serving on the boards of management companies. It would make sense to combine the separate managing entities into a single organization, thereby resulting in the need for fewer elected board members just as it would make sense to combine and consolidate the many independent building associations that we have. It was tried several years ago, and it won't happen for a number of very good reasons. But that's a different discussion.

Regarding your point of whether we should change the election process and have all residents vote for the members of the management company boards, I don't agree that all residents should have that right and responsibility. Those who are interested in participating in the elections of the management company

boards can easily sign up to become a COOCVE director. As you pointed out, many of those slots are open and many others are filled with names of residents who do not actively participate in the process. At the monthly COOCVE Directors' meetings, less than 100 of the 400+ directors commonly attend and the CenClub and CVE Master Management meetings get significantly less attendance than that and many attendees are the same residents who are active on or attending at other board meetings. THOSE ARE THE RESIDENTS THAT MAKE THE EFFORT TO PARTICIPATE IN THE RUNNING OF CVE AFFAIRS! Those are the people who take the time to know and participate in what is happening in the Village and who are the people who are doing the work and running for the management company board positions.

Given the circumstances of our MANY volunteers being spread so thin, I am not surprised that there are few candidates for the many offices. Those active COOCVE directors are the most interested and committed people in the Village and it is rightly they who are in the best posi-

tion to know and elect the best candidates. Otherwise, it will turn into a beauty contest, and candidates will turn the election into a political process. It is better to concentrate on getting better and more candidates; not on allowing generally uninformed and apathetic residents to vote. To test this presumption, I urge everyone to name just a majority of the present Board members of our managing companies, what each organization does, and how much time and effort those board members spend on performing their duties. I doubt many can but those who can should be the ones voting and running the affairs of the Village.

For the most part, it is the COOCVE directors that care most about the Village and have worked to improve our lives and facilities. In addition to their many other responsibilities, it is they who are the best people to elect our representatives on the management boards, not the general Village population.

—PETER SILBERMANN
Cambridge E

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QUEST COLUMNS

COOCVE President's Report

By MACKY BACHELOR, President/COOCVE

Happy New Year to all of you. This is my last report as President of COOCVE. Serving as a board member for 6 years and President this past year has been both a privilege and a responsibility. Those of you who know me realize that I have always been a strong ad-

vocate of COOCVE. It plays a vital role in helping the owners and the association boards navigate the legal sea of rights and responsibilities of running a condo in Florida.

I'm proud of my accomplishments during this time. I initiated the first ZOOM meetings, and organized the

first COOCVE website. As I was researching and learning condo law, I wrote the Manual for Board Members so others could learn. I saw the need for boards to collaborate in solving common problems, so I started the Presidents Forum. I organized many seminars on relevant topics.

Of course, I could only do this with the help and support of many other leaders within CVE for whom I am grateful. I currently need to take some time off the leadership role, but will always be around to help.

COOCVE will continue to address the needs of the CVE

owners and boards. The Standard Document project is successful and will continue to be expanded, including a co-ordinated set of rules. Please support your new COOCVE board and volunteer to help them achieve future projects.

Macky Bachelor
COOCVE President

From the Commissioner

By DANIEL SHANETZKY, Commissioner, District 3

It has been a very eventful year for me since I was honored to be elected your District 3, City Commissioner in Deerfield Beach in March of 2025.

Some of the accomplishments were:

After the prior outgoing City Commissioner was not up to the task of coordinating with the City staff and CVE Master Management to get everything needed to issue a work permit to start construction of the Main Gate for over 3 years, I was able to untangle the factors needed to get the permit issued which it was in Late April 2025.

The Veterans Support and

Outreach program at CVE which I helped to initiate last year is still strongly running and meets every Wednesday from 1230 to 1:45 pm at the 2nd floor of the main Clubhouse.

I helped to get new Direction Signs put up right outside the Eastside Gate at CVE on Military Trail near SW 10th Street. I coordinated with the City to take away downed light poles on Hillsboro Blvd. I coordinated with the city to get the lights fixed up and turned on Powerline Road all the way down to Hillsboro Blvd across from West Side Drive entrance/Exit.

I worked with the Ameri-



can Red Cross to setup a free smoke alarm giveaway list and installation list at CVE.

I fought for and achieved for the city to contract a new housing permit company to undertake a newer, faster and

more streamlined permit process for residents of CVE. This would include finally going online for residents to apply for permits.

I fought for and voted to get Code Enforcement Amnesty Program for April to September 2025 for residents of CVE and Deerfield Beach which was a success.

I assisted in helping to get permit for CVE Jewish Preschool Girls Academy in Young Israel, right outside gates of CVE on Military Trail.

I advocated and voted to approve settlement to cap and have a closing date for Monarch Hills Landfill.

I initiated to get for the first time a Green Farmers Market in CVE starting the first and third Friday of the month.

I worked with the city to fine an inoperable and abandoned vehicle which was an eyesore and forced the owner of the vehicle to cover it up.

I seconded a motion in the City Commission to Direct the DB City Attorney and City Manager to negotiate with BSO Staff to present a fair and equitable New Contract which would begin April 2026.

I wish everyone a healthy and successful new year for 2026.

CVE MM President's Report

By ELI OKUN, President, CVE Master Management Board of Directors

I am taking this opportunity to respond to the article in the December Reporter regarding the election system being used to elect the Board of Directors of Master Management and CenClub.

The current system was put into place seven years ago as over 50 buildings were not members of COOCVE as they did not want to pay the

membership fee. Master Management and CenClub agreed to fund COOCVE so all 254 buildings would be members and not have to pay a membership fee.

Each building is able to elect their COOCVE Directors at the same time they elect their Board of Directors. The number of COOCVE Directors a building receives is



based on proportional representation of one Director for approximately each 20 units. So, a building with 24 units gets one COOCVE Director and a building with 56 units gets three COOCVE Directors and so on, which results in a total of 414 COOCVE Directors. These Directors vote for the Boards of Master Management and CenClub.

Everyone has an opportunity to run for and elect the COOCVE Directors to represent their building. In fact, this system was upheld in a lawsuit. Most of these Directors attend organization Board meetings and are familiar with the issues and the candidates to make an educated vote.

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COOCVE'S ROLE IN THE COMMUNITY

COOCVE's primary role is to educate, communicate and empower the Building Associations and their condo owners. Century Village is unique in that it has 253 separate Building Associations, a Condominium Owners Association (COOCVE) plus two additional management entities - Master Management and CenClub, each with different responsibilities.

COOCVE supports Owners and Board Members by providing seminars, classes, articles, shared documents, and a website (coocve.com) full of resources to help them understand what rights and responsibilities they have regarding Florida Condominium Law.

WELCOME NEW BOARD MEMBERS!

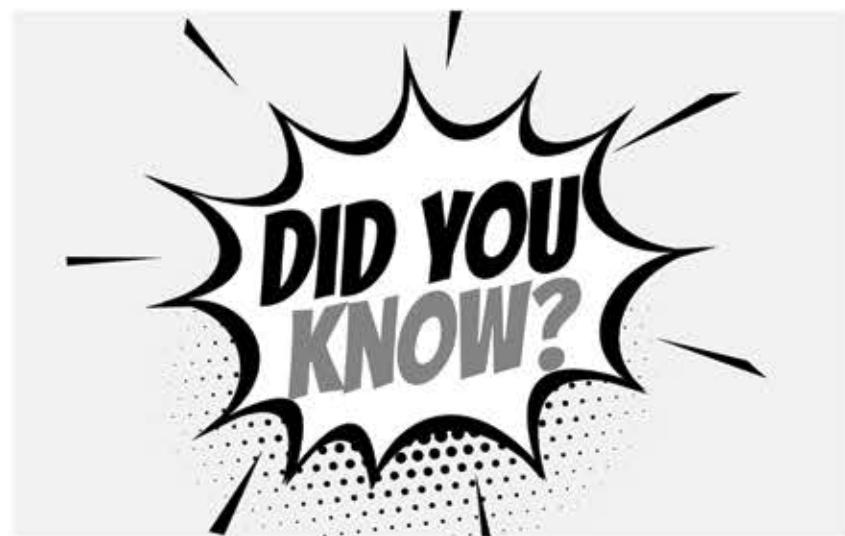
Thank you for volunteering to help manage your condo association. It's an important job that can feel overwhelming at first. Let COOCVE help you get started. Here are some useful hints:

- You'll need to take an official Condo Board Certification class. Watch COOCVE's website for dates and registration links. Most are ZOOM webinars, but there are some live classes.
- At www.coocve.com you can download the Condo Board Manual that outlines state laws for posting meetings, adopting a budget, completing required financial reports, screening new owner applicants, hosting annual meetings and elections, etc.
- Keep a notebook/log of fire and elevator inspections, signed contracts, repairs and improvements, issues to solve, planned projects, board meeting decisions. You'll be able to answer: "When did we last paint the building?" "What year was the new roof installed?"
- Create an online cloud account (i.e. sync.com) to store board minutes, financial reports, warranties, annual budget and reserve schedules, etc. High-rise buildings have to keep most of that on a website, but your file can contain more details, available only to board members. Garden buildings have no office, so on-line is the perfect storage place.
- Communicate with your owners through newsletters and notices on the bulletin board. Organize building picnics or happy hours to foster a sense of community and co-operation. Post your Officer and Director sheet so owners know how to reach board members.



CALENDAR

Jan. 5	Candidate Forum	9:30am - 12:00pm	Clubhouse Party Room
Jan. 8-16	Voting for CVE Boards		Electronic
Jan. 20	COOCVE BOD Meeting	9:30 am	ZOOM
Jan. 27	Presidents Forum	1:00 pm	ZOOM



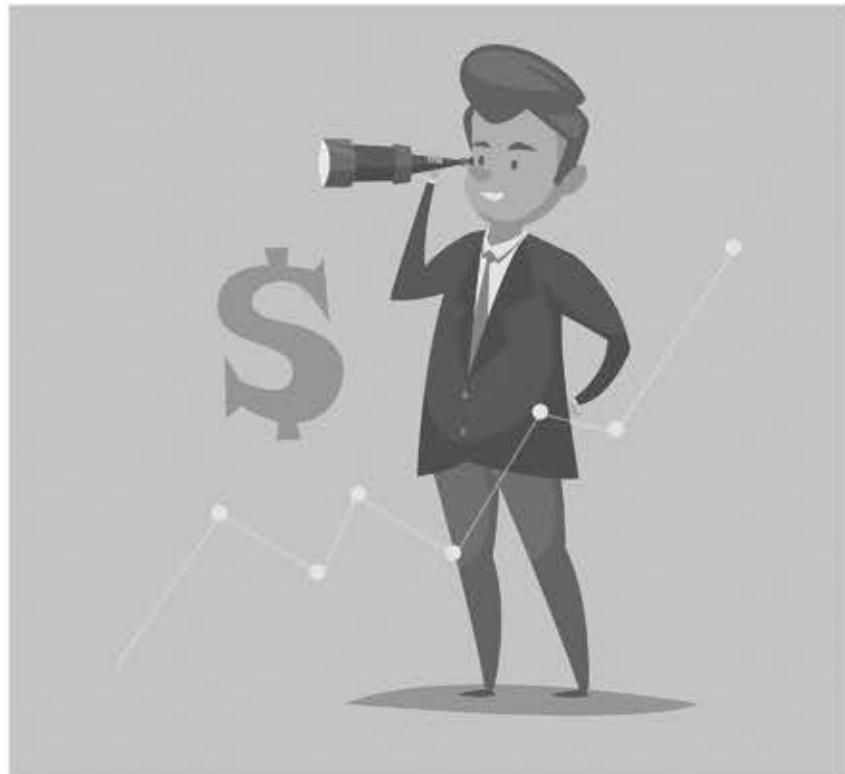
DID YOU KNOW?

A condo board has only 30 days to review an application for residency. **BUT** the 30 days doesn't start until after the board has received a complete, accurate application with all the information that it requires.



CVE ELECTIONS ARE HAPPENING IN JANUARY

Buildings in CVE have COOCVE Representative Directors who will vote for the 2026 CenClub, Master Management and COOCVE Boards. Candidates are introduced at the Forum on January 5th which will be videotaped and shown on Channel 95 and on www.coocve.com for those who are not able to attend. Election results will be announced at the Jan. 20th Board of Directors Meeting.



IS YOUR BUILDING WELL-RUN AND FINANCIALLY SOUND???

Ask CIAC to evaluate your association for accreditation. Accredited buildings give owners and potential buyers confidence that their investment is secure. Explore accreditation at www.cve-ciac.org.

CIAC is ready to assist associations who aren't quite ready for accreditation and need help to achieve financial stability and to meet the CVE community standards. Their email: cve.ciac@gmail.com.



Office Hours Open for Visitors:

9:30am - 2:00pm Wednesday & Thursday

Open for Calls, Emails & Appointments:

9:30am - 2:00pm Monday through Thursday

3500 West Drive

Deerfield Beach, FL 33442

954-596-0775

www.COOCVE.com

NEWS FROM READERS LIKE YOU

Paintings Created and Donated to Benefit Children's Hospitals

Thanks to RAPHAEL CHEMTOV for providing the information and photo for this story.

The following is resident contributed content. We welcome resident contributions, however, please note The *CVE Reporter* is not responsible for its content or accuracy.

Prize-winning artist Maxine Bloom is painting and exhibiting a collection of original works with one purpose in mind: helping children in need. Throughout the month of January 2026, every painting she displays in the Century Village East Art Gallery will be offered for sale, with one hundred percent of the proceeds donated to either St. Jude's Children's Research Hospital or The Montreal Children's Hospital Foundation Special Research Project.

Each painting has been personally created by Maxine for this charitable exhibition and is priced at \$250, making it possible for art lovers to both acquire original artwork and support lifesaving pediatric care. Buyers will make their donation directly to the charity of their choice, receive a tax receipt in their own name, and collect their selected artwork at the conclusion of the show.

Maxine Bloom has been an active member of the Cen-

tury Village East Art Club for 14 years and is a respected, prize-winning artist within the community. Her January exhibition will be held in the CVE Art Gallery, a permanent venue located adjacent to the Clubhouse Theatre that showcases accomplished artists throughout the year.

The CVE Art Club, which has encouraged, educated, and inspired artists since 1980, proudly supports this meaningful exhibition. The club also sponsors the an-



2025 photograph by Raphael Chemtov

nual Art Expo each March, a signature event that features hundreds of artists and more than 300 works of art from across the CVE community.

Both the CVE Art Club and the benefiting children's

hospitals invite residents and guests to visit Maxine Bloom's exhibition and thank everyone in advance for supporting this powerful combination of creativity, generosity, and compassion.



Temple Players Fill the House

Thanks to PAUL SCHEINER for providing the information and photo for this story.

The following is resident contributed content. We welcome resident contributions, however, please note The *CVE Reporter* is not responsible for its content or accuracy.

The Temple B'nai Shalom Players put on the home grown play Middle Age Muddle, written and directed by one of their members. It was nearly a full house. The

Temple B'nai Shalom Players consisted of 17 congregants for the production, none of whom had previous acting experience.

B'nai Shalom meets in the Activity Center for Shabbat

Services every Friday night at 7:30 PM. The upbeat services, led by Cantor Mitch Martin, are followed by an oneg giving attendees an opportunity to mingle and schmooze over

coffee and cake. There are monthly Lunch and Learn sessions with Cantor Mitch where discussions on stimulating topics of interest (the Middle East, Joys of Yiddish, Pirchei

Avot, Hanukkah) are preceded by bagels and coffee. More info on Temple B'nai Shalom can be found on their webpage templebnaishalom.org or by calling Paul Scheiner at (630) 452-1131.

NEWS FROM READERS LIKE YOU



Temple B'nai Shalom Open House

Thanks to PAUL SCHEINER for providing the information and photo for this story.

The following is resident contributed content. We welcome resident contributions, however, please note The *CVE Reporter* is not responsible for its content or accuracy.

Temple B'nai Shalom is planning a special open house to give local residents an opportunity to learn more about the synagogue

and ask the staff and Cantor questions.

B'nai Shalom is one of the fastest growing synagogues in southern Florida. It is grow-

ing at a remarkable rate while most other synagogues are challenged just to maintain their membership. Why is this? That is the subject that

will be addressed at the open house on January 7th at 11:30 AM in the Activity Center (behind LeClub). More info on the open house is available by

calling Paul Scheiner at (630) 452-1131.

Don't Stop Me Now 

A Case for CIAC Accreditation

Thanks to PETER SILBERMANN for providing the information for this story.

The following is resident contributed content. We welcome resident contributions, however, please note The *CVE Reporter* is not responsible for its content or accuracy.

Although Keswick B is a small 20-unit garden building, the Board of Directors decided to pursue Community Improvement Accreditation Committee (CIAC) accreditation to objectively assess whether the association was meeting all governance and management requirements. As we worked through the CIAC checklist, we identified areas where improve-

ments were needed, as well as procedures that were not being properly documented. As part of the process, we also created a building website, which proved to be far easier than expected.

While the application initially seemed daunting, the checklist available on the CIAC website made the process manageable and methodical. The final submission

consisted of a single email with digital attachments, most of which were documents we already maintained and planned to include on our website.

After reviewing the application, CIAC committee members requested additional information and met with our Board to discuss how the association operates. At the conclusion of that meeting,

we were informed that our application had been approved and were awarded a Certificate of Accreditation.

Beyond the pride of recognition, the accreditation produced several unexpected benefits. Owners expressed increased confidence in their association, requested copies of the certificate to share with family and friends, and noted that the designation could enhance property values. Our insurance agent advised that accreditation may positively influence how insurers view the association, and owners selling their units reported that brokers found the certification helpful in demonstrating strong management to prospective buyers.

Having been impressed by the process, I later joined the CIAC Committee to help encourage other buildings

to seek accreditation and the recognition that comes with it. To date, eight buildings have completed the process, with the goal of expanding that number and establishing CIAC accreditation as a widely recognized standard of excellence in the Village.

Board members should not be discouraged by the application process. Well-run associations will find it more straightforward than expected. Condo owners are also encouraged to urge their Boards to participate, as accreditation offers lasting benefits in pride, transparency, and value.

If you want your building to be recognized, foster pride among residents, and gain an advantage when units are put on the market, the Community Improvement Accreditation Committee offers a program worth considering.

NEWS FROM READERS LIKE YOU

The Century Village Community Chanukah Celebration

Thanks to RAPHAEL CHEMTOV for providing the photos for this story.

The following is resident contributed content. We welcome resident contributions, however, please note The *CVE Reporter* is not responsible for its content or accuracy.



CLUB NEWS



Choraleers Invite New Members to Join for 52nd Season

Thanks to CAROLE OSHINSKY for providing the information and photo for this story.

The following is resident contributed content. We welcome resident contributions, however, please note The *CVE Reporter* is not responsible for its content or accuracy.

The CVE Choraleers, now in their 52nd year in the Village, are inviting new members to join the group through January 27 as preparations continue for the choir's annual concert in March.

The Choraleers rehearse every Tuesday from 12:30 to

2:30 p.m. in the Clubhouse Music Room on the first floor. Club leaders say the group offers a welcoming and rewarding experience for residents who enjoy singing and performing as part of an ensemble.

This season's annual concert, themed "One World,"

is scheduled for Monday, March 9, at 7 p.m. in the Clubhouse Party Room. The performance will feature the full choir, along with soloists, presenting a diverse program of songs and instrumental pieces. A Silent Auction will be held prior to the concert and will serve as the

group's primary fundraiser for the year.

Serving as music director this season is Mitch Martin, a graduate of Toronto's Royal Academy of Music, who brings extensive experience leading choirs of all ages. Returning as the Choraleers' pianist is Stephanie Colman,

an accomplished musician who currently performs as a percussionist with several orchestras.

The membership fee to join the CVE Choraleers is \$50. Additional information is available by emailing cvechoraleers@gmail.com or calling 954-354-7054.

CVE Republican Club January Meeting

Thanks to TINA KLEIN for providing the information for this story.

The following is resident contributed content. We welcome resident contributions, however, please note The *CVE Reporter* is not responsible for its content or accuracy.

The CVE Republican Club is hosting a meeting on Monday, January 19, 2026, at Le Club Activity Center, 3501 West Drive, at 6:30 pm.

Armand Grossman, the featured guest, is an international speaker and author. Residents and friends are invited to attend. Refreshments

will be provided following the meeting.

The mission of the CVE Republican Club is to inform the community about current

issues and candidates that impact the lives of senior citizens and the at-large local community in Deerfield Beach.

For more information: con-

tact Tina Klein: 310-990-6762

I'm Still Standing 

CLUB NEWS



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Thursday, January 29, 2026 – 6:00 to 10:00 P.M.



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DJ Raymond



Fundraising Dance!



Linda and Jules

Over the past 11 years, Linda and Julius Hochberg have been instrumental in fundraising \$75,000.00 to benefit The American Cancer Society.

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Tickets: \$20 per person

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Linda Hochberg : 215-917-6147
Piña Ronca : 914-805-1064
Zabeeda Mahomed ("Z") 954-536-5313



**RELAY
FOR LIFE**
American Cancer Society

CVE Art Club News – January 2026

Thanks to MARILYN SPERBER for providing the information for this story.

The following is resident contributed content. We welcome resident contributions, however, please note The CVE Reporter is not responsible for its content or accuracy.

The CVE Art Club is in full swing for the 2025-26 season.

Our December meetings were enjoyed by all. Featured presentations included our new and improved CVE Art Club website, introduced by webmaster Ellen "Cookie" Hilert; potter Henry "Hank" Glener; and artist Adeline Wiener.

We also collaborated in the first-ever CenClub "Club Crawl," which provided a wonderful opportunity for Village residents to sample the many clubs available at CVE. Thank you to everyone who participated.

The second season of the Art Club Book Club is now underway, led by Gayle Solomon. Members enjoyed a lively discussion of *Luncheon at the Boating Party*, which

explores the life and times of artist Auguste Renoir. The January 22 meeting will feature the book *My Name Is Asher Lev*. Please visit our website for additional details.

The Art Club Gallery, located adjacent to the Theatre behind the elevator, showcased the artwork of Gail Dorf Rothfeld in December. We look forward to featuring the following artists this season: Maxine Bloom in January, Johnny Elwood in February, and Nelson Mercado and Sandro Derrick in March. The Gallery is curated by Ruth Levy-Franks and Gigi Ridgway.

Art Club meetings for the entire season are held on Friday mornings from 10:00 a.m. to 12:00 p.m. in Room GP-A in the Clubhouse. Members and guests are always wel-

come to join and engage in this vibrant artistic community. Upcoming meeting dates include January 9, 16, and 30; February 13, 20, and 27; and March 13.

Everyone is invited to visit the Art Store, located in the Art Studio on the first floor adjacent to the Library. The store is open on Fridays and Sundays from 1:00 p.m. to 4:00 p.m. All proceeds support art scholarships awarded annually at the Art Expo to deserving high school seniors from Deerfield Beach High School.

Art Expo 2026 will take place on Friday, March 6; Saturday, March 7; and Sunday, March 8, in the Clubhouse Party Room. Residents and their guests are invited to attend this annual spectacular event free of charge.

Concert Series Returns to the Gazebo

Thanks to SCOTT PARROW for providing the information and photo for this story.

The following is resident contributed content. We welcome resident contributions, however, please note The CVE Reporter is not responsible for its content or accuracy.

Residents are invited to enjoy free live music on Tuesday nights throughout the winter season at the Gazebo, as the MUSICve Club presents its third annual outdoor concert series. This year's lineup features three distinct bands offering a variety of musical styles and performances.

Kol Kumsitz will perform music described as uplifting and soulful. Boca Boys will present folk-rock selections, including songs made popular by artists such as Billy Joel and James Taylor. The Showtime Band will round out the series with classic show tunes, along with selections of calypso and waltz music.

The talented musicians include Frank A., Frank G., Brian C., Scott P., Shmuel M., and Moshe S., all of whom are CVE residents.

Each musician has performed with noted bands at both national and international levels and shares a passion for entertaining fellow residents and their guests.

Kol Kumsitz is scheduled to perform on January 13, February 3, and February 24. Boca Boys will take the stage on January 20, February 10, and March 10. The Showtime Band will perform on January 6, January 27, February 17, and March 17.

Residents are encouraged to bring their own lounge chairs, as permanent seating at the Gazebo is limited. In the event of inclement weather, performances will be moved indoors to the Le Club Theater.

For additional information or to be added to the band's WhatsApp group, residents may text Scott at 410-591-9773.



Support COOCVE

CLUB NEWS

The CVE Italian American Club Kicks Off 2026

Thanks to LORI BENOIT for providing the information and photo for this story.

The following is resident contributed content. We welcome resident contributions, however, please note The *CVE Reporter* is not responsible for its content or accuracy.

The CVE Italian American Club will hold its next meeting on Monday, January 12, 2026, at 10:30 a.m. in the Clubhouse GP-A Room. Membership renewals and event sign-ups will continue at this meeting. Members are reminded that only those in good standing may register for events, and membership cards must be presented at the time of sign-up.

During the January meeting, President Joe will appoint an Election Committee. He has also requested a volunteer to take photographs at meetings and events for display during club gatherings. Sylvia

Russo volunteered Annie Russo for this role, and Annie graciously accepted. The guest speaker for the January meeting will be a representative from the Northeast Focal Point Senior Center.

Looking back, the December meeting of the CVE Italian American Club was held on Monday, December 8, 2025, and was well attended despite many members having returned home for the holidays. Approximately 49 members were present. Memberships were renewed, and sign-ups were held for upcoming events.

Both the Gulfstream and Mai Kai trips are currently

sold out, and waiting lists have been started. If there is sufficient interest, a second bus will be added.

The 50/50 raffle raised \$150, with Mel Klarfeld winning \$75. The door prize was won by Candy Walecki. Congratulations to both winners.

A special highlight of the December meeting was the return of Roger Smith, who once again brought bags of chestnuts from his farm in Iowa. Members enjoyed tasting roasted chestnuts, and additional bags were available for purchase. This marks the second year Roger has shared his delicious chestnuts with the club, and



Our wonderful 'Donut Lady' Tina Mauro.

his generosity was greatly appreciated.

The December meeting closed the year on a very posi-

tive note, and the CVE Italian American Club looks forward to an engaging and exciting year ahead in 2026.

New Jersey Club Releases January 2026 Activity Schedule

Thanks to DAVIDA DEMONTE for providing the information for this story.

The following is resident contributed content. We welcome resident contributions, however, please note The *CVE Reporter* is not responsible for its content or accuracy.

The New Jersey Club has announced its activities for January 2026, beginning with a meeting on Tuesday, January 6, at 10:30 a.m. in the GPA room of the clubhouse, featuring a guest speaker on nutrition. Later in the month, on Thursday, January 22, members are invited to enjoy a two-hour

narrated Intracoastal cruise aboard the Delray Cruise Line, departing at 1:30 p.m. from 801 East Atlantic Avenue in Delray Beach, with a cost of \$35 for seniors. For additional information, members may contact regbowler13@gmail.com or lyndarg@yahoo.com.

PLEASE PATRONIZE OUR ADVERTISERS

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CLUB NEWS

Exploring Life Beyond the Physical Realm

Thanks to NATALIA RUMYANTSEVA for providing the information and photo for this story.

The following is resident contributed content. We welcome resident contributions, however, please note The *CVE Reporter* is not responsible for its content or accuracy.

The next gathering of the CVE Club Souls Connection will take place on Friday, January 9, at 11:00 a.m. in Le Club, Room C. All residents who are interested in learning more about life in the higher realms are warmly invited to attend.

This gathering is not related to any religion. Instead, it focuses on spirituality and the idea that each of us is more than just a physical body. We are expansive beings, made

up not only of what can be seen, but also of invisible elements such as our thoughts, emotions, feelings, beliefs, and perspectives. At the core of all of this is the soul.

The featured presentation will be the film Astral City, which explores the daily life of souls who live, study, and work in a spiritual colony known as Nossa Lar. The film depicts souls engaged in learning, healing, and service through schools, hospitals,

and organized work teams.

Through this film, viewers will discover a vision of life after death that is active, purposeful, and continually evolving, emphasizing growth, learning, and self-improvement.

Nossa Lar has been translated into multiple languages, including Spanish, English, German, Japanese, French, Greek, and Russian, reflecting its wide international reach and appeal.



Explore, Learn, and Shoot with the CVE Photo Club

Thanks to NAN WEINER for providing the information for this story.

The following is resident contributed content. We welcome resident contributions, however, please note The *CVE Reporter* is not responsible for its content or accuracy.

Join the CVE Photo Club as we explore exciting destinations such as Little Havana, the Boca Raton Museum of Art, Mounts Botanical Garden, the Ann Norton Sculpture Gardens, and more. The club is planning a variety of group outings that offer great opportunities to get out and take photos using phones or

cameras of all kinds.

Everyone is welcome, including photographers of all experience levels, as well as spouses, friends, and grandchildren. These outings are designed to be fun, social, and educational.

To learn more about upcoming events, join our email list by contacting CVEPHOTOCLUB@gmail.com,

and consider attending our weekly meetings, held Tuesdays from 10:00 a.m. to noon in Clubhouse Room GP-F. Meetings typically include learning opportunities for both beginners and more advanced photographers.

For additional information, contact Nan Weiner, President, at 416-809-7570.

Over \$1,000 Raised for Cancer Society

Thanks to LARRY COHEN for providing the information for this story.

The following is resident contributed content. We welcome resident contributions, however, please note The *CVE Reporter* is not responsible for its content or accuracy.

The Craft and Collectible show was held on Sunday December 7th at Le Club. \$1,105.00 was raised for the American Cancer Society. Sheila,

Larry and Eileen would like to thank Guy, Mike, Greg and Issac for help moving the tables and chairs.

The 50/50 raffle was won by Robert Clement.

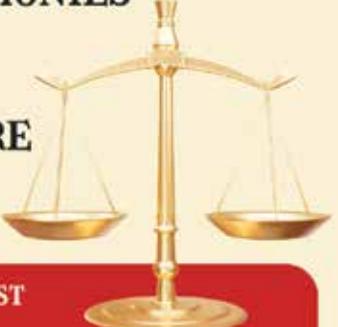
Special Needs Residents Visiting the Clubhouse

We have many residents with special needs (handicapped, mobility challenged, etc.) who are not able to access the Clubhouse without assistance. Fortunately for some residents, they are able to enjoy the Clubhouse amenities through the assistance of an aide, family member or friend. Whoever accompanies a special needs individual should never leave that person unaccompanied.

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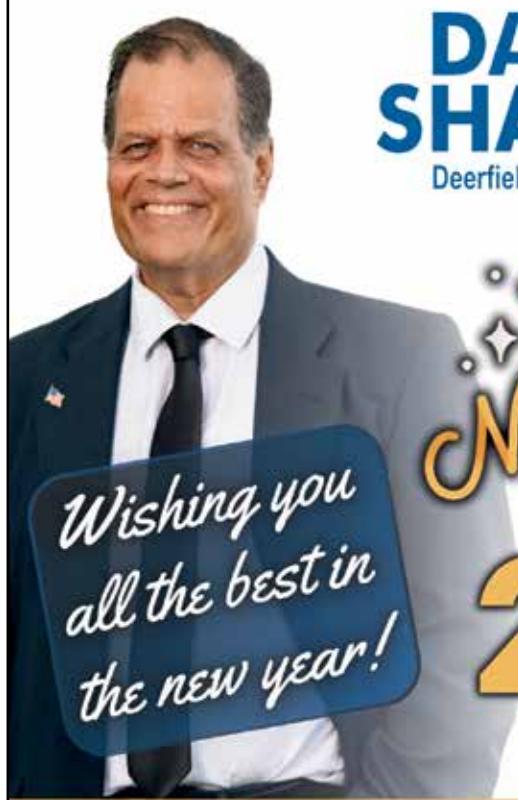
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DANIEL SHANETZKY
Deerfield Beach Commission District 3



Happy New Year!

2026

Wishing you all the best in the new year!

HOW CAN I HELP YOU?

A reminder for 2026 – Anytime you need assistance with city services, you can reach out to our District 3 Commission Office:

954-405-2324
dshanetzky@deerfieldbeachfl.gov

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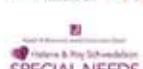
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FITNESS SCHEDULE



Fitness Center Hours: 7AM-10PM Daily
Indoor Pool Hours: 7AM-9:45PM Daily
Phone Number: 954.428.6892 ext 6

Revised: November 2025

Multipurpose Room

S = Seasonal

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:05AM-9:00AM	Moderate Impact Aerobics (Madison)	Low Impact Aerobics (Debbie)	Power Hour (Sharon)	Low Impact Aerobics (Claudia)	Moderate Impact Aerobics (Madison)	Low Impact Aerobics (Debbie/ Latonia)
9:10AM-10:05AM	Body Toning & Weights (Madison)	Body Toning & Weights (Debbie)	Core & More (Sharon)	Power Hour (Sharon)	Body Toning & Weights (Madison)	Body Toning & Weights (Debbie/ Latonia)
10:15AM-11:10AM	Low Impact Aerobics (Madison)	Stretch (Peggy)	Low Impact Aerobics (Debbie)	Body Toning & Weights (Christine)	Low Impact Aerobics (Madison)	Pilates (Peggy)
11:20AM-11:50AM	30 min Stretch (Madison)	30 min Posture Balance & Barre (Debbie)	30 min Sit & Fit (Debbie)	30 min Stretch (Christine)	30 min Better Balance (Madison)	1 hour Yoga Stretch (Peggy) S
12:00PM-12:55PM	Line Dance (Debra)	Zumba (Veronica)	Zumba (Kerstin)	Line Dance (Debra)	Zumba (Veronica)	
1:05PM-2:00PM	Senior Fitness & Weights (Debbie)	Balance & Mobility (Adelicia)	Senior Fitness & Weights (Debbie)	Balance & Mobility (Christine)	Senior Fitness & Weights (Debbie)	
2:10PM-3:05PM	Pilates (Debbie)	Back in Action (Adelicia)	Awareness Through Movements (Iris)	Back in Action (Christine)	Awareness Through Movements (Iris)	
3:15PM-4:15PM	Chair Yoga (Nancy)	Qigong (Halina)	Chair Yoga (Rovenia)	Tri Yoga (Dashi)	Zumba Gold (Adelicia)	
4:30PM-5:30PM	4:30PM-5:00PM Expressive Movement with Music (Maria) S	Tai Chi (Dashi)	Meditation/ Singing Bowl (Rovenia)	Chinese Therapeutic Exercise (Dashi) S		

	Monday	Tuesday	Wednesday	Thursday	Friday	
8:05AM-9:00AM	Senior Strength (Claudia)	High Intensity Interval Training (Adelicia)	Tight & Toned (Julian)	Cardio Blast (Adelicia)	Senior Strength (Brenda)	
9:10AM-10:05AM	Circuit Training (Claudia)	Boot Camp (Amy)	Low Impact Cardio-Tabata (Amy)	Boot Camp (Claudia)	Hatha Yoga (Rovenia)	
10:15AM-10:45AM	Stretch (Cleo)	10:15AM-11:15AM Restorative Yoga (Joelle)	Fab Abs & Core (Amy)	Core & Glutes (Sharon)	Stretch (Cleo)	
10:55AM-11:55AM	Pilates (Linda)		Tri Yoga (Dashi)	Belly Dancing (Joanne)	Chair Pilates (Linda)	

SpinRoom

S = Seasonal

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:05AM-9:00AM		Spin Sculpt (Peggy)		Indoor Spin (Sharon)	Spin Sculpt (Peggy)	
9:10AM-10:05AM	Spin Sculpt (Peggy)	Indoor Spin (Peggy)		Spin Sculpt (Peggy)	Indoor Spin (Peggy)	9:30AM-10:30AM Indoor Spin (Claudia) S
10:15AM-11:10AM	Advanced Indoor Spin (Amy) S	Indoor Spin (Claudia) S	Indoor Spin (Sharon) S	Indoor Spin (Claudia) S	Indoor Spin (Claudia) S	10:40AM-11:40AM Advanced Indoor Spin (Claudia)
11:20AM-12:15PM	Indoor Spin (Amy) S	11:20AM-11:50AM 30-Minute Spin (Claudia) S	11:20AM-11:50AM 30-Minute Spin (Amy) S	Indoor Spin (Claudia) S	Indoor Spin (Claudia) S	S

Clubhouse Pool

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:15AM-9:15AM	Aquacise (Linda)	Aquacise (Joelle)	Aquacise (Joelle)	Aquacise (Linda)	Aquacise (Claudia)	Aquacise (Claudia)
9:30AM-10:30AM	Aquacise (Linda)	Aquacise (Linda)	Aquacise (Joelle)	Aquacise (Linda)	Aquacise (Brenda)	Aquacise (Julian)
10:45AM-11:45AM	Aquacise (Claudia)	Aquacise (Linda)	Aquacise (Claudia)	Aquacise (Joelle)	Aquacise (Brenda)	Aquacise (Julian)
12:00PM-1:00PM	Aquacise (Claudia) S	Aquacise (Claudia) S	Aquacise (Claudia) S	Aquacise (Joelle) S	Aquacise (Blanca) S	

Indoor Pool (Indoor Pool will close during swim lessons)

	Monday	Tuesday	Wednesday	Thursday	Friday	
10:45AM-11:45AM				Beginner Swim Lessons II (Linda)		
12:00PM-1:00PM	Gentle Aquacise (Linda)	Beginner Swim Lessons I (Linda) New Swimmers	Gentle Aquacise (Amy)	Gentle Aquacise (Linda)	Advanced Swim Lessons (Linda)	
1:10PM-2:10PM		Intermediate Swim Lessons (Linda)				

Richmond Pool

	Monday	Tuesday	Wednesday	Thursday	Friday	
8:15AM-9:15AM	Aquacise (Julian)	Aquacise (Claudia)	Aquacise (Claudia)	Aquacise (Blanca)	Aquacise (Joelle)	

JANUARY MOVIES



LITTLE RICHARD: I AM EVERYTHING

The life and career of Little Richard, the one-of-a-kind rock 'n' roll icon who shaped the world of music. Directed by Lisa Cortes.

Little Richard, Ralph Harper, Newt Collier
TV-MA 101 Min

1/1 Thu 7:30PM



DOWNTON ABBEY: THE GRAND FINALE

When Mary finds herself in a public scandal and the family faces financial trouble, the household grapples with the threat of social disgrace. The Crawleys must embrace change with the next generation leading Downton Abbey into the future. Directed by Simon Curtis.

Marilyn Cutts, Dominic West, Lorna Nickson Brown
PG 123 Min

1/2 Fri 7:30PM
1/3 Sat 7:30PM
1/5 Mon 2:00PM
1/5 Mon 7:30PM
1/8 Thu 7:30PM



DRIVE BACK HOME

In 1970, a gruff New Brunswick plumber travels to Toronto to bail out his estranged gay brother jailed for public indecency. Reluctantly driving home together per their mother's wish, their tense reunion tests their sibling bond. Directed by Michael Clowater.

Alan Cumming, Charlie Creed-Miles, Clare Coulter
NA 100 Min

1/9 Fri 7:30PM
1/10 Sat 7:30PM
1/12 Mon 2:00PM
1/16 Fri 7:30PM
1/17 Sat 7:30PM



LILLY

About a courageous factory worker who fights for justice when cheated and mistreated by her company. Based on the life of Lilly Ledbetter. Directed by Rachel Feldman.

Patricia Clarkson, John Benjamin Hickey, Thomas Sadoski
PG-13 93 Min

1/19 Mon 2:00PM
1/19 Mon 7:30PM
1/23 Fri 7:30PM
1/24 Sat 7:30PM
1/26 Mon 2:00PM



MOVIE POLICIES

- REFRAIN FROM USING CELLULAR DEVICES.
- FOOD AND DRINK IS NOT PERMITTED.
- BOTTLED WATER IS ALLOWED.
- FRAGRANCE FREE ZONE DURING MOVIES.
- PLEASEING PERFUME OR COLOGNE.



Closed Captioning will be shown at ALL matinees and the FIRST evening show, when available.



THE BLUES BROTHERS

Jake Blues rejoins his brother Elwood after being released from prison, but the duo has just days to reunite their old R&B band and save the Catholic home where the two were raised, outrunning the police as they tear through Chicago. Directed John Landis.

John Goodman, Dan Aykroyd, Cag Hallaway
R 133 Min

1/12 Mon 7:30PM



STOP MAKING SENSE

A live performance of the band Talking Heads shot over the course of three nights at Hollywood's Pantages Theater in December of 1983 and featuring their most memorable songs. Directed by Jonathan Demme.

David Byrne, Bernie Worrell, Alex Weir
PG 88 Min

1/29 Thu 7:30PM
1/30 Fri 7:30PM
1/31 Sat 7:30PM



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2026

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Oskar Gröning, Jeff Ansell, Hedy Bohm
NA 80 Min

1/26 Mon 7:30PM





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115 Upminster E	1/1 2 nd Floor Condo	\$125,000
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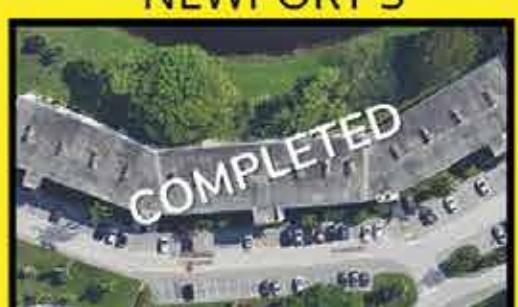
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Day of Month (Unless Otherwise Noted)	2nd Tuesday	3rd Tuesday	3rd Thursday
	CENCLUB BOARD OF DIRECTORS	COOCVE BOARD OF DIRECTORS	CVE MASTER MANAGEMENT BOARD OF DIRECTORS
***** UNLESS OTHERWISE NOTED - ALL MEETINGS BEGIN AT 9:30AM ***** (Dates are Subject to Change)			
Meeting Rooms	Clubhouse Live GPA Room & via Zoom	via Zoom	Activity Center Room A & via Zoom
JANUARY	01/13/26	01/20/26	01/22/26
FEBRUARY	02/10/26	02/17/26	02/19/26
MARCH	03/10/26	03/17/26	03/19/26
APRIL	04/14/26	04/21/26	04/16/26
MAY	05/12/26	05/19/26	05/21/26
JUNE	06/09/26	06/16/26	06/18/26

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Vice Chair				
AREA	AREA CHAIR	PHONE	AREA VICE CHAIR	PHONE
Ashby	Joseph Mittelman	613-762-0633	Tom Lacombe	561-583-2817
Berkshire				
Cambridge				
Durham	Josephine Cricchio	631-678-6194	Jim Negele	954-381-0406
Ellesmere	Sheila Pascar	754-264-4404	Angele Lachance	954-482-0666
Farnham				
Grantham				
Harwood	Pierre Graveline	450-305-1248	Ron Sandler	754-264-7553
Islewood	Herb Charnitsky	954-427-6941		
Keswick	Ben Mirman	240-421-9896	Judith Stagliano	561-302-3301
Lyndhurst	Jeff Kohn	416-417-4751	Mark Leibowitz	917-453-0123
Markham	Michael Hague	958-337-3700	Patty Manzo	617-212-4008
Newport	Amy Conner	amesconner@aol.com	Cathy Sydlo	631-680-6342
Oakridge	Joseph Cummings	305-465-1877		
Prescott	Doris Falls	954-592-7636	Joel Greenbaum	718-530-3509
Richmond	Stanley Spitzer	845-701-3040	David Feldman	347-395-7096
Swansea	Peter Zambito	954-941-4870		
Tilford	Dalida Tayler	561-222-5617	Blanca Sierra	954-994-7454
Upminster	Michael Routburg	860-997-7762	Harriet Drandoff	917-514-7400
Ventnor				
Westbury				

The below content is a paid advertisement.

DANGERS OF TRYING TO BE YOUR OWN LAWYER

By Martin Zevin, Attorney

You have probably heard the saying: "The lawyer who represents himself has a fool for a client." If that is true, what about a non-lawyer who tries to represent himself?

In this age of the internet, people attempt to prepare their own legal documents, accessing a website which provides generic forms: Power of Attorney, Health Care Surrogate, Living Will, Deed, Trust and Will.

I have seen very few non-lawyers successfully create and properly execute any of the above documents. Documents are created and/or executed improperly, resulting in a legal can of worms.

Each of our fifty states has its own unique set of laws. Attempting to use a generic form for Florida is asking for trouble.

There is no guarantee that hiring a lawyer will mean a good result. However, you certainly stand a much better chance than doing it on your own.

I am available for a free phone consultation regarding Estate Planning. Call me at 954-569-4878. My address is 3275 W. Hillsboro Blvd., Suite 204, Deerfield Beach, Florida 33442. My website is www.martinzevinpa.com and my e-mail address is martinzevin@netzero.com.

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ARTS & ENTERTAINMENT

A Grandmother's Careful Touch Inspires a Perfect Graham Cracker Cookie

Thanks to GLORIA QUIAT for providing the information for this recipe.

The following is resident contributed content. We welcome resident contributions, however, please note The CVE Reporter is not responsible for its content or accuracy.

I used to watch my grandmother make strudel. She was a pro. She'd take great pains in rolling out the dough to an impossibly thin sheet, and then she'd carefully put the fillings on. But Gram wouldn't take a handful of raisins or walnuts and toss them onto the dough. No, she would lovingly place each of the food items strategically so the finished product would have a raisin and a piece of walnut in every bite. Then she would gently,

gently roll up the dough into a very long log and seal it almost tenderly.

That is the stock from which I come.

While making strudel is not my forte, I try to take the same care with all my baked goods so that the end results are eye-rollingly good.

The one I want to share today is a wonderful firm not too sweet graham-cracker cookie.

Graham Cracker Cookies

Yield: 3 to 4 dozen cookies

Ingredients

- 3/4 cup butter, softened
- 1/2 cup white sugar
- 1/2 cup packed brown sugar
- 1 large egg
- 1 teaspoon vanilla extract
- 1 1/4 cups all-purpose flour
- 1 cup graham cracker crumbs
- 1/2 teaspoon baking soda
- 1/2 teaspoon salt
- 3/4 cup mini semi-sweet chocolate chips
- 1/2 cup well-chopped pecans



Directions

Preheat the oven to 375 degrees F (190 degrees C). Grease or parchment cookie sheets.

Beat together butter and sugars in a large bowl with an electric mixer until light and fluffy. Blend in egg and vanilla. Combine flour, graham cracker crumbs, baking soda, and salt in a separate bowl;

add to egg mixture and mix well. Stir in chocolate chips, and nuts until well combined.

Form into 1 1/4" balls and flatten slightly, place onto the prepared cookie sheets.

Bake in the preheated oven until lightly browned, 8 to 9 minutes. Allow to cool on cookie sheets for about 3 minutes before removing to wire racks to cool completely.

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ARTS & ENTERTAINMENT

Visit Your CVE Clubhouse Library!

Thanks to Clubhouse Library Volunteer LITA ANDREANO for providing the information and photo for this story.

The following is resident contributed content. We welcome resident contributions, however, please note The *CVE Reporter* is not responsible for its content or accuracy.

For those new to CVE please come in to browse or join our library. It's located in the Clubhouse lower-level across from the Billiard room, which is located on the shuffleboard courts side of the Clubhouse. **We will be closed on January 1st for New Year's Day. Happy New Year!**

If you have a CVE ID, come in and borrow one of our 5,000+ holdings, read the New York Times, or shop at our variety of boutique items for sale. If you cannot find the book, ask a Library volunteer to assist you. They will look the book up on our tablet. If we have the book, they will let you know where to find it on our shelves. We have two types of circulation.

Reserved Circulation contains our newest books, which are constantly arriving. Becoming a Friend of the Library for an annual \$3 donation will allow you to borrow these new books. A Friend may also waitlist-reserve a book currently borrowed. Ask a Reservist how this works. Once interest in a new book diminishes it is

placed in Regular Circulation. We have both **regular print** and **large print** books. Kindly look at the listings below for the new regular print books.

How do we obtain new books? The library sells items that have been donated. We have hand painted note cards, puzzles, artwork, jewelry and fashion items, etc. The funds we receive from these items are used to purchase new books. *Neither CenClub nor Master Management fund the purchase of our new library books.*

Have donations? The library gladly accepts artwork of any media, puzzles, boutique items, as well as **fiction** books written in the last 10 years, and **non-fiction** books in good condition. Your support and assistance, for the purchase of new books for the library, is greatly appreciated.

A convenient book drop box, to the left of the library entrance, is available for use when the library is closed to return and/or donate books.

Volunteers staff the library in 2-hour shifts for our residents' and staff's enjoyment. Would you consider helping

to staff the library? Please leave contact information at the library, and CVE Library President, Ruth Schroeder, will contact you. If you are not contacted, please come in or call at (954) 481-2898.

New Fiction Books On order or in our library

- The Widow – John Grisham
- The Secret of Secrets – Dan Brown
- Gone Before Goodbye – Reese Witherspoon
- Twice – Mitch Albom
- The Proving Ground – Michael Connolly
- The Intruder – Freida McFadden

Non-Fiction

- Nobody's Girl – Virginia Roberts Giuffre

Large Print

- Room on the Sea – Andre Aciman
- Broken Country – Clare Leslie Hall
- The Bookshop of Hidden Dreams – Karen Hawkins
- The Family Recipe – Carolyn Huynh
- The Hamptons Lawyer – James Patterson and Mike Lupica

the Amalfi Coast. Intriguing and thought provoking on chance encounters and past and future happenings. Short but very interesting and it will make you reflect on your past and future thoughts. I enjoyed it and learned a lot of what to let go and what to delve in deeply which can be people you meet that can add spice to your life.

The second story Room on the Sea is about two folks who meet while on jury duty and embark on a complex relationship. Very unique characters who seem like an ordinary man and woman. It's what I would call a psychological thriller on a small scale. Quite enjoyable a read and very interesting characters.

The third story call *Marianna* is a modern retelling about a famous 17th Century novel that involves a love affair between a NUN and a swashbuckling and unreliable aristocrat. It is sad, it is funny and it is worth reading. Enjoyable to the very end.

2026 CVE Library Holiday Closures

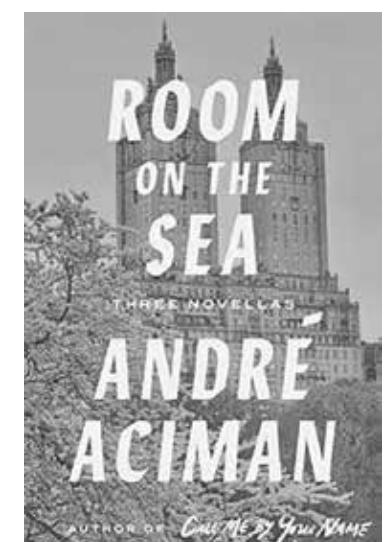
- Thursday, January 1st, New Year's Day
- Monday, January 19th, Martin Luther King Day
- Monday, February 16th, President's Day
- Monday, May 25th, Memorial Day
- Monday, September 7th, Labor Day
- Monday, September 21st, Yom Kipper
- Monday, October 12th, Columbus Day/Indigenous People's Day
- Wednesday, Nov. 11th, Veteran's Day
- Thursday, November 26th Thanksgiving Day
- Friday, December 25th Christmas Day

Book Review by Lita Andreano

Room on the Sea

By Andre Aciman

Three enchanting stories in one large print book. The first story is called The Gentleman From Peru. It's quite a life-changing encounter when a group of friends with a puzzling solitary hotel guest who is staying at a grand hotel on



An Evening With Morris

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CVE Clubhouse

ART EXPO 2026

Friday, March 6, 12-5
Saturday, March 7, 10-6
Sunday, March 8, 10-4

PUZZLES & CONTESTS

Name that Landmark Contest

Here's how it works: each month, the *CVE Reporter* will publish a photo of a landmark located somewhere in the world. It could be a building, statue, mountain, or other notable structure...either man-made or natural. If you recognize the landmark, send to the *CVE Reporter*, its name and location via email to newsroom@cvereporter.com before the third Wednesday of the month. Winners names will be published in each subsequent edition.

GOOD LUCK!

Do you know this famous site below? Enter to win!



Photo courtesy ROM.

Song Search

The *CVE Reporter* is printing the titles of four famous hit songs of the past and/or present. The song titles will be located randomly in the paper.

The object of the contest is as follows:

The four song titles must be located, named and submitted by email by the third Wednesday of the month to newsroom@cvereporter.com Attn:

Song Search Contest.

The group or artist who made each song a hit must also be submitted with each title.

Good Luck!

Winners will be announced in the next month's issue.

Last Month's Winners

Joel Greenberg

READ YOUR REPORTER ONLINE AT
cvereporter.com

Last Month's Landmark Answer:

Chicago River Frozen Over
Illinois, United States

Roberta Smith-Berish
Joel Greenberg

Andrea Eisenstein Ogorek – Westbury H
Stephanie Rafalson – Markham P
Natalia Rumi – Cambridge C
Pete Zambito – Swansea B

Sudoku

Solution can be found on pg 42

5	2		7	4	8		3	
7			3					8
			1	2	9	6		
8	1	9			6	2	7	
			9		7			
4	7	8			3	9	1	
	4	6	7	1				
9				4			3	
	7		2	9	3		6	4

And the Last Shall Be First

by Calvin R. & Jackie Mathews

ACROSS

1. Tummy muscles, familiarly
4. Paper fastener
8. Bit of butter
11. Curved molding
15. "Phooey!"
16. Slimy
17. Patrick + Glenn?
19. Dean + Fulton?
22. Decreeing
23. Jackie's 2nd
24. Civil rights activist Parks
25. Old Roman port
27. Recipient
28. Go back to a former condition
30. Fire at
33. Org. for small companies
35. Very dry
36. Eli + Samuel?
42. ___ Adams
44. ___ double take; looks twice
45. Kampala native
47. Sir ___ Guinness
50. Org. for Bulls and Bucks
52. Building site
54. Because of
55. Rich cakes
57. Sack
60. Suffix for eight or velvet
61. George ___ of TV cartoon fame
62. Accumulate
63. Handle
65. V forerunners
67. Casual farewells
68. Joe + Thurgood?
72. Toward the rear
75. Head movement
76. Paper bigwig
77. Mac maker
79. Fragrances
84. Cries of surprise
86. Hearing organ
87. Skillful
88. Monica of tennis
89. Convalescent home nurse, often: abbr.
90. Shade tree
92. This: Sp.
93. Like Pope Pius X
95. Is hoarse-voiced
100. Jungle beasts
102. Joe + Neil?
105. "___ boy!"
108. French article
109. "You ___ Beautiful"; 1974 hit song
110. Barbecues
112. Fridge brand
117. Actress Massey
119. After that
121. Mauna ___
122. Seasoning liquids

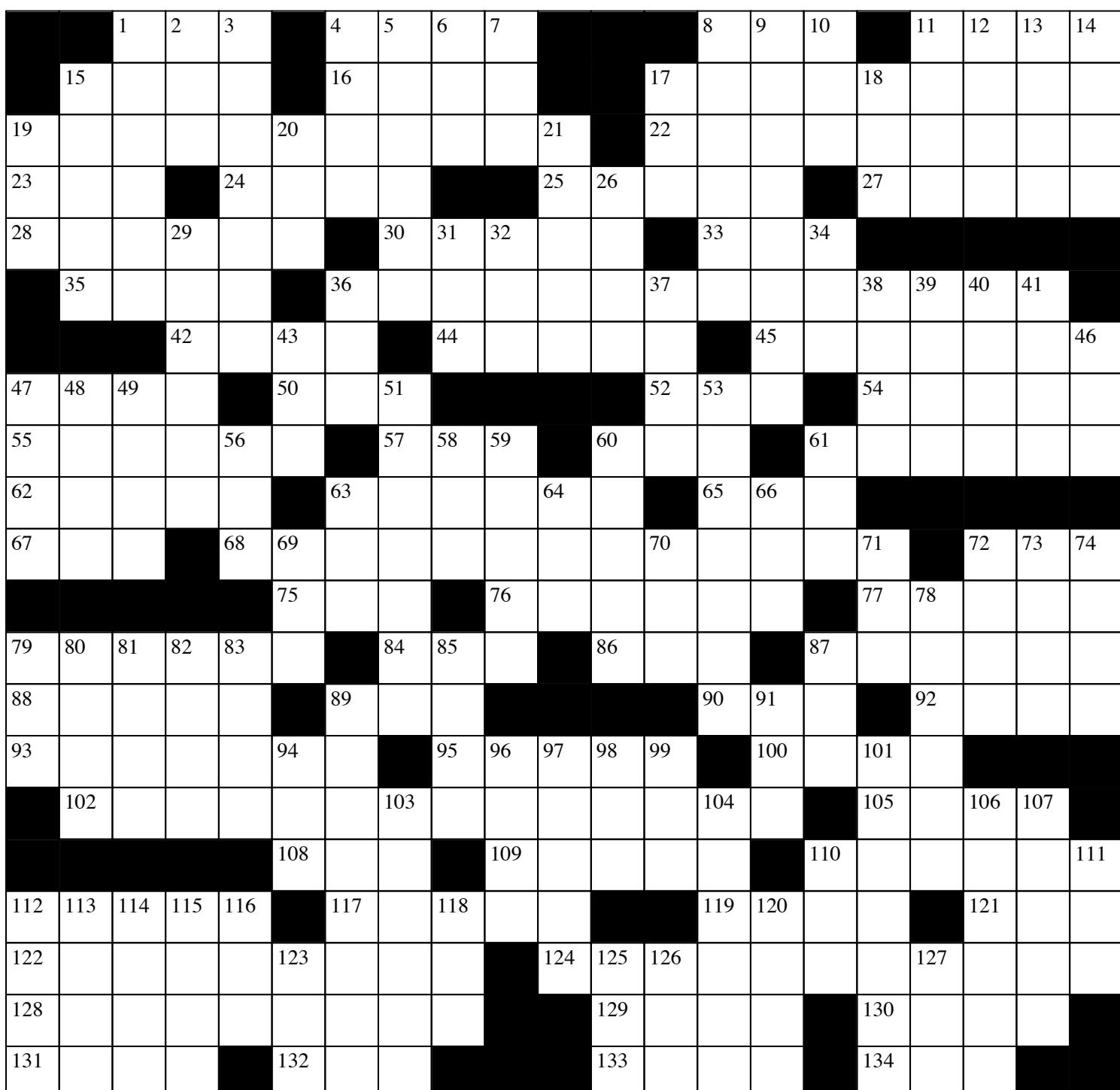
124. John + Isaac?
128. Pearl + Jesse?
129. Inert gas
130. Flow out slowly
131. Type of plum
132. Suffix for cold or old
133. Slangy denials
134. Kennedy, for one

DOWN

1. Show up
2. Night flier
3. Moved
4. 20th-century U.S. First Lady
5. Go over again
6. Brew
7. Coloring
8. Pass away
9. Up ___; active
10. Refrain syllable
11. ___ consequence; insignificant
12. Enter
13. White-tailed eagle
14. Boundary
15. Shows courage
17. Weather forecast
18. Eastern Eur. lang.
19. Deface
20. Negative word
21. Nary a soul
26. Canonized Mlles.
29. Constructs
31. Concealed

32. "___ to be in England, now that April's there..." (Browning)
34. Calendar abbr.
36. Spider's creation
37. Prestigious school
38. France's Marquis de ___
39. Type of bolt fastener
40. Poetic works
41. Intl. alliance
43. ___ and outs; specifics
46. Prefix for fat or sense
47. Rat-___-tat
48. ___ Linda, California
49. Historical periods
51. Desert
53. Beached
56. Sixth sense, for short
58. Word with thing or body
59. Hearts and others
60. Uncanny
61. Part of summer: abbr.
63. File drawer, perhaps
64. Wander about idly
66. Dark sticky liquid
69. N N N
70. Bus depot: abbr.
71. Boy
72. Military addrs.
73. Fly lightly and rapidly
74. Pierre's noodle
78. Magician's word
79. Beast of burden
80. Genuine
81. Mishmash

82. List of dishes
83. Town in Italy
85. Injure
87. Elec. unit
89. Poisonous substances
91. Fall behind
94. Baton Rouge univ.
96. As wise ___ owl
97. Milkshake drinker's item
98. Prefix for heat or view
99. Distress signal
101. Sincere
103. Give in
104. Later
106. Lopsided
107. Thrown for ___; astonished
110. Mr. Franklin
111. ___ Diego
112. Envoys: abbr.
113. Manhandle
114. Gas station chain
115. Shoe name
116. Spanish year
118. WWII agcy.
120. Egg producers
123. Wonderment
125. ___ Arbor, MI
126. Cheerleader's yell
127. Tiny



See Solution on pg 42

© Puzzle Features Syndicate

CVE GOVERNMENT

Minutes of CVE CenClub Board of Directors – 12/9/25

All minutes are printed as submitted by the organization.

Present: Rita Pickar, Stanley Spitzer, Jay Baimel, Michael Rackman, Susan Dove, Arnold Klein, Sheila Pascar. Mike Burdman, the executive director of CenClub, and Norma Taylor with Bay Management were also present.

Minutes:

Susan Dove moved, and Sheila Pascar seconded the motion to waive the reading and approve the November minutes as posted on the CenClub website and printed in the Reporter. The Motion carried unanimously.

Treasurer's Report:

Jay Baimel

Jay presented the combined financial report for November 2025. The operating account began the month with a balance of \$206,596. During November, CenClub collected \$1,023,994, disbursed \$969,142, and transferred \$151,560 to the reserve account, resulting in an operating balance of \$109,888 as of November 30, 2025.

The reserve account began November with a balance of \$2,222,345. During the month, \$151,560 was transferred to reserves, and \$3,261 in interest income was earned. The reserve balance at month-end totaled \$2,377,166. Total cash on hand as of November 30, 2025, was \$2,493,947.

Funds in the sweep reserve accounts continue to be maintained in deposits under \$250,000 to ensure full FDIC coverage. During November 2025, CenClub disbursed \$186,000 for budgeted and Board-approved capital projects, including roofing completion for the Lyndhurst South and Upminster pool bathhouses (\$75,000), replacement fencing for four pools (\$55,000), party room sound system improvements (\$47,000), and planning for the Central Park bathhouse and amphitheater (\$9,000).

Interest income for November totaled approximately \$3,300, reflecting a slight improvement in reserve account returns. The independent CPA has completed the annual audit for the fiscal year ended September 30, 2025; the final audit report will be available to owners upon request.

As of November 30, 2025, net receivables totaled \$123,400, an increase of \$3,366 from October. Total assets increased to \$11,961,990, while liabilities decreased to \$703,072. As a result,

members' equity rose to \$11,258,918.

Executive Director Report: Mike Burdman, Executive Director

Recreation Updates:

Pool Fencing: The new fence at the Westbury pool was completed two weeks ago, and construction on the next phase has begun. The pool is currently closed but will reopen once the fence is finished.

CVE Pools: This is a reminder that all pools in the CVE Village, including the Westbury pool, are open to all residents regardless of gender or religion. Pools are not reserved for women-only swim sessions. Thank you for your understanding and cooperation.

Party Room: All updates discussed at the last meeting regarding the theater and party room are now complete. The new concert piano has been installed and sounds terrific.

Parking Lot: The back parking lot of the clubhouse has been re-striped to improve visibility. Please drive slowly, observe signage, and follow traffic laws in the clubhouse and recreation areas.

Maintenance and Pool Updates

Work Orders: 213 maintenance and 72 pool work orders were completed in November.

Lighting: All lights on the property have been surveyed and ordered or replaced as needed.

Pools: All pool furniture has been returned to full capacity as Hurricane season comes to a close. The pool team painted the Newport storage room. The team brought all the pool furniture out of storage for the season. The pool team replaced the pool pumps at the Lyndhurst South, Ventnor, and Markham pools, all of which had leaking shaft seals. The team also replaced the leaking wet end of the pool pump for the Upminster pool.

Party Room: Most of the walls in the party room hall were painted, including the baseboards, walls, and ceiling.

Parking lot: The metal columns of the canopy located in the bus parking lot were sanded and painted.

Pools: To address frequent toilet clogs caused by paper towels, paper towel dispensers have been replaced with hand dryers in both the men's and women's restrooms. New electrical service and wiring,

including a dedicated breaker, were installed.

Generator: Preventive maintenance on the generator revealed water contamination in the diesel fuel tank. The fuel was flushed, and the issue was resolved.

Mechanical room: A check valve was installed in the billiards mechanical room drain to prevent water backup from heavy rains, protecting the clubhouse from potential leaks and future damage.

Bike Rules and Expectations

Bike Racks: Residents must use designated bike racks located at all recreation areas. Bikes are not permitted on pool decks due to health code regulations. Abandoned or repeatedly misplaced bikes may be booted or removed by security or management.

Safety: Please ride your bikes safely and avoid Recreation sidewalks, the maintenance area, and the tunnel entrance to the clubhouse, as these areas pose significant safety risks due to moving equipment and materials. Instead, kindly walk your bike safely through the clubhouse area.

Pool & Recreation Reminders

• Please use the restrooms; contamination will result in pool closures.

• If you are planning a pool gathering or party, please submit a request in advance. This allows us to be aware of events, avoid double bookings, and have a point of contact if needed.

• Please carry your ID card with you at all pools and in all CenClub areas, including the courts. Failure to present your ID when asked may result in suspension of recreation privileges.

• Glass items are not permitted in the pool area. Please follow the posted food rules.

• For everyone's safety and enjoyment, music, horseplay, and ball playing are not allowed in the pool area. Floatation loungers, inner tubes, and large inflatables are not permitted. Pool noodles are allowed.

• The pools are intended for swimming. Card games (including Mahjong and Canasta) should be played in the designated Card Rooms at the Clubhouse. Residents using the pool area may eat only under the canopy. If you prefer to play cards outdoors, there are several

tables around the Clubhouse property available for use.

Fitness Center:

The 3rd Annual 8-Ball Billiards Tournament was held on November 19. Congratulations to our champions and thank you to all who participated!

Registration is now open for our 2nd Annual CenClub 5K

Fun Run & Walk on January 25! Register online at CenClub.com/5k or in the Staff Office by **January 4**. This year's event will feature AccuChip timing

for accurate results and a DJ to keep the energy high. The registration fee is \$25, and participants will receive a 5K event shirt, swag bag, snacks, drinks, and a participation medal. All proceeds will benefit the local charity **"In Jacob's Shoes,"** which provides new and gently used shoes to children in need throughout South Florida. Residents are also invited to donate new or gently used shoes; please drop off donations at the **Fitness Center**. Every pair makes a difference!

The **new seasonal fitness schedule** is now available online, at the Fitness Center, and in the Staff Office. This season features 133 fitness classes along with a variety of special events led by Cindy and her team.

Fitness Operations Equipment Maintenance:

Pro Fitness completed preventative maintenance on all fitness center equipment. All machines are operational or under repair as needed.

Saunas: Both saunas are now digitally managed at the front desk. Residents can schedule sessions through the fitness center staff.

Tennis

Coach Ron: Classes are held on Clubhouse Court #4 **Monday through Friday, beginning at 8:30 a.m.** For a complete list of classes and times, please visit the Staff Office to view the Tennis Schedule.

Pickleball

Coach Cleo: Workshops held **Tuesday, Wednesday, and Thursday at the Tilford** Pickleball Courts.

• 7:30 a.m. – Beginner

• 8:30 a.m. – Intermediate/Advanced

• 9:30 a.m. – Intermediate/Advanced

• 10:30 a.m. – Beginner

Additional Updates:

Active Aging Week: Held October 6–12. Appreciation extended to the Fitness Staff for organizing engaging programs and challenges.

Personal Training: Available at competitive rates with free consultations. Visit the Fitness Center for details.

Lifestyle & Entertainment:

- **Sunday, December 14 – Broward Pops Orchestra Winter Concert**

Enjoy holiday favorites, including selections from *The Nutcracker* and other seasonal classics.

- **Sunday, December 21 – One Hit Wonders (Songs of the '60s & '70s)**

Sing along to unforgettable hits like *"I Can See Clearly Now"* and *"Build Me Up Buttercup."*

- **Sunday, December 28 – Lane Braden and the Tailgate Shakedown**

Yee haw! Grab your cowboy hats and enjoy an **all-ages** performance featuring country music favorites.

- **Wednesday, December 31 – Jive Talkin' (Bee Gees Tribute)**

Ring in the New Year by stepping back into the golden age of disco with this high-energy tribute show.

Show Tickets: \$18 per ticket, available online or at the box office (9:00 a.m.–4:30 p.m.). All shows begin at 8:00 p.m. in the Theater. Shorts are not permitted.

Guest Policy: Guests must have a ticket and photo ID and be accompanied by a resident. Entry without a resident is not allowed. Policies are posted at the ticket window, on the website, and on the back of tickets.

Dances: Held Saturdays at 7:30 p.m. in the party room. Shorts are not allowed. Guests may attend when accompanied and signed in by a resident.

Sunday Pool Parties: Sundays, 1:00–4:00 p.m., under the outdoor pool canopy (weather permitting) with music, karaoke, and dancing.

Email List: Stay informed about events and updates by joining the resident email list at www.cenclub.com or by visiting the Staff or Administration office in person.

CenClub Announcements and Events

Winter 1 Class Sessions:

Registration is underway and ends on December 22. Classes include Computer Skills, Mixed Media, Lapidary, Russian Culture, Spanish, Pastels, Porcelain Flower Making, Comedy History, and more—including five new courses.

Register at CenClub.com or at the Staff Office.

CVE GOVERNMENT

COOCVE Board of Directors Meeting Minutes – 11/18/25

All minutes are printed as submitted by the organization.

Macky Bachelor called the meeting to order at 9:30 a.m.

Macky provided the following information in her President's Report:

- The COOCVE office continues to be open on Wednesdays and Thursdays from 9:30 a.m. until 2:00 p.m. The COOCVE Executive Board remains available for questions by phone on Mondays and Tuesdays as well.

- The Arborist Seminar is this Thursday, 11/20/25 at 2:00 p.m. in room GPA in the Clubhouse.

- To date, 27 Associations have adopted, or are in the process of adopting, the SDP documents. COOCVE remains available to assist any Associations who need help with reviewing their current documents and who are contemplating making a change.

- COOCVE wants to update the Contractors

Survey. If anyone has used a contractor who should be included, please advise. Also, we are looking for a volunteer to be in charge of updating the survey. Please contact COOCVE if you are interested in filling this role.

- Macky's December column in The Reporter is devoted to the DPBR. There is a lot of information classes available and services they provide.

Howard Silverstone gave the Treasurers report. On October 1st, the opening balance in the Bank of America operating account was \$82,906. There were no deposits during the month. Expenses in October were \$2,208. This was significantly lower than earlier months as we have eliminated our part-time administrative assistant position at least until timing details of 2026 funding arrangements are confirmed with both of our sponsoring

partners. The closing Bank of America balance was \$80,698 on October 31 st.

The end of October balance in the COOCVE emergency CD was \$36,076.

Some additional comments: COOCVE's 2024 tax return has been filed, and we expect to receive our reviewed 2024 end-of-year financial statements from our external CPA in the next 10 days. For fiscal year 2026 and beyond, we are developing a plan to have COOCVE's year-end financial statements and tax filing done much earlier. The objective is to move from where we've been in recent years (the 4th QTR), to the March/April period.

Joe Coppolla, Chairperson of the Elections Committee, gave the following update:

- The date of the Candidate Forum is 1/5/26. It will be held in the Party Room at the Clubhouse from 9:30 a.m. until noon.

- Questions for the candidates must be received by 12/2/25

- Voting will be from 1/8/26-1/16/26

- Results will be announced at the Board of Directors meeting on 1/20/26

Eli gave the Master Management report.

- It is anticipated that the grand opening of the front gate will be the first week in December

- The #48 bus is going to the beach on Sundays, therefore, the CVE bus is no longer required

Mike gave the CenClub report.

- The tiki hut is up at the clubhouse pool with tables and chairs inside

- The basketball court has been completed

- The 6 foot fence has been completed around the Upminster pool

- Party room lighting has been upgraded

- The theater has been reopened; the ceiling has been redone, it is black. There is also a new piano, a Steinway.

- Mike reminded all to be kind to the staff

Commissioner Daniel Shanetsky advised everyone that there is a shuttle from CVE to the food pantry and back for those in need of this service.

Secrest reported that budget meetings are almost complete

East Coast reported that they can now do inside pest control

Wright Management advised all to attend association meetings

Ron Sandler spoke about an amendment to the election process for 2027 for COOCVE instead of running for a specific office, candidates would just run to serve on the board, like the other organizations and associations.

Respectfully submitted by Judith Stagliano, Secretary

From CENCLUB, pg 40

Property Appraiser: Broward County Property Appraiser's office will be at the Clubhouse on **Thursday, January 15, 9:30 a.m.–12:00 p.m.** (second-floor lobby). Appointments are required through the Staff office. Please note that the schedule has been changed to the **third Thursday of each month**.

Supervisor of Elections: Representatives will also be on-site **January 15, 9:30**

a.m.–12:00 p.m. in the Theater Alcove to assist with voter registration updates—no appointment needed.

AARP Defensive Driving: Next class will be on **Wednesday, December 10, 11:00 a.m.–5:00 p.m.** Cost: \$20 (AARP members) / \$25 (non-members). Register in person with a check; space is limited. Bring lunch.

BJ's Wholesale: Representative Elizabeth will be in the Theater Alcove on **Wednesday, December 10,**

11:00 a.m.–2:00 p.m., offering exclusive resident discounts.

Bingo: Every **Tuesday, 7:00 p.m.** in the Party Room (doors open 5:30 p.m.). Guests welcome; food and beverages permitted. Players must be seated before the first game.

Holiday Toy Drive: The Board extends its sincere thanks to all residents for their continued support of the **Toys for Tots** program. Last year, 575 toys were donated; this year, the community exceeded that total, collecting 601 toys and raising \$2,004 during **Bingo nights**. Appreciation is extended to all residents who contributed, the volunteers who helped raise funds, and **Master Management** for serving as our partner drop-off location.

The Board expressed appreciation to all who contributed to the success of

the community's first **Green Market**, held this past Friday.

In response to positive feedback, the Green Market will now be offered as a bi-weekly event through April, held on the **first and third Fridays of each month from 9:00 a.m. to 1:00 p.m.** Residents can enjoy fresh produce, artisan goods, baked goods, gifts, and more. A complete list of dates is available on the flyer located in the Staff office.

Club Crawl: Residents were also reminded of the upcoming Club Crawl, scheduled for **December 17 from 10:00 a.m. to 1:00 p.m.** Throughout the Clubhouse, more than 40 CVE clubs and organizations will be available to share information, showcase their activities, and welcome new members. This inaugural event offers residents the opportunity to explore new interests and become more

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involved in the community. Event check-in will take place in the party room.

Holiday Hours: The Clubhouse will close early at 5 pm on December 24th and will be closed on December 25th. The Admin, Ticket, Payment, and ID office, Clubhouse Library, and Century Diner will be closed on New Year's Day, January 1st; however, the Staff Office and all other Clubhouse areas will be open during regular hours.

Employee of the Month: Congratulations to Alexis Braunstein for being the December employee of the month. She is the administrative assistant in our office and plans all staff get-togethers. Thank you for all your hard work.

Stanley thanked Mike for his help in establishing the backgammon club. It meets every Monday from 1 pm to 4 pm. We invite residents to join us and enjoy a fun game. Rita reminded everyone that elections throughout the Village are coming up. These elections also apply to those in your building. Elect responsible people in your building as well as CenClub, Master Management, and COOCVE.

New Business: None

Old Business: None

The next CenClub meeting will be on January 13 at 9:30 a.m. in GP-A.

Stanley Spitzer moved to adjourn, and was seconded by Shelia Pascar at 10:09 a.m. The motion carried unanimously.

CVE GOVERNMENT

Minutes of the CVE Master Management Company, Inc. Board Meeting – 11/20/25

All minutes are printed as submitted by the organization.

President Eli Okun called to order the open meeting of the elected volunteer Board of Directors of CVE Master Management at 9:30 a.m.

Eli requested everyone present to please silence their cell phones or put on vibrate so as not to interrupt the meeting. Anyone wishing to speak at Open Mic can sign their name on the sheet in the back of the room to ask questions and/or share comments with the Board.

Roll Call:

Present – Eli Okun, Michael Routburg, Les Gerson, Barry Warhoftig, Amy Conner, Paul Bourque, Jeff Kohn, Steve Wishnack

Remote –

Absent – Joe Roboz

Following the Pledge of Allegiance, a moment of silence was held for those who gave their lives in service to preserve our democracy.

Meeting Minutes:

(09:32:05 a.m.)

The Board unanimously approved the Minutes of the October 16th, 2025, Public Board Meeting and the October 30th, 2025, Executive Session as presented.

President's Report –

Eli Okun: (09:32:24 a.m.)

Eli welcomed everyone

back and extended greetings to returning residents. He shared the sad news that former long-term Board Member, Dick Ciocca, passed away last week. Eli noted that Dick was very active in the community and had served as Master Management Secretary for many years, as a member of the COOCVE Board of Directors, as Chairman of its former Insurance Committee, and as a Board Member of his building. Eli expressed condolences, may Dick rest in peace.

1) Transportation Update – (09:33:00 a.m.)

Eli reported that the internal village bus routes have been running with very low ridership at night, except on evenings when there is a show at the Clubhouse. While operating costs keep rising, in coordination with Transdev, the Board is in the process of updating the evening schedule, with an announcement expected soon. The Sunday village bus service to the beach has been discontinued, as Broward County's Route 48 now operates on Sundays and provides direct service to the beach. The Route 48 schedule is posted at the door of the Clubhouse.

2) Response to the Letter to the Editor of the CVE Reporter (Iguana Issue) – (09:33:44 a.m.)

Eli addressed recent inquiries and Reporter articles regarding iguanas, noting that they are a village-wide issue because they are wild animals that move freely between common areas and private property, and individual associations. He stated CVE Master Management takes this issue very seriously and uses a professional service to monitor and mitigate iguanas on MM property but does not perform pest control or address other issues on private, individual association property. Eli said each association must work with its management company to determine its own approach. He emphasized that iguanas are a pervasive species throughout South Florida, cannot be fully eliminated, and are not unique to CVE. The Board urged each building to consult with its management company to develop a plan for their property.

(Refer to Video at Time Stamp for additional comments and information.)

3) Main Guardhouse Opening Announcement (09:35:17 a.m.)

Eli reported that the main guardhouse project is nearing completion and that MM is tentatively planning a grand opening ceremony for the first week of December, with a formal announcement to follow.

The ceremony will be available to view online through the live Hillsboro Gate construction camera on the Master Management website, centuryvillageeast.com. Eli thanked the MM staff; Val Smikle, Denis Barreto, and Robert Streather, the MM Board of Directors for their guidance, and Security for managing traffic during the project. He also thanked the community for its cooperation, noting that the process has been working out well.

Michael asked what is required by the city for the gate to be opened. Eli said 5 inspections are required; 2 have been completed and passed, with 3 remaining.

Treasurer's Report – Barry Warhoftig: (09:37:05 a.m.)

October 2025 Financial Report –

For the month ending October 31, 2025, the Revenue was \$1,498,503 and Expenses were \$1,641,567. The Net Expenses exceeded Revenue by \$143,064. The YTD Revenue

was \$14,991,455 and YTD Expenses were \$17,392,109. YTD Expenses exceeded Revenue by \$2,400,654.

The balance sheet shows Cash Equivalent of \$3,823,725. The Assessments Receivable on uncollected items were \$128,959. Total Assets were \$5,953,191 with Total Liabilities of \$5,355,171 and Total Equity of \$598,020.

Executive Director's Report – Vallen Smikle: (09:38:40 a.m.)

Val welcomed all in-person and online attendees, thanked everyone for joining, and for taking the time to find out what's happening in their community. He said it is important to attend these meetings so residents' voices are heard and meaningful change can be made.

1) Val / Denis – CVE Master Management Projects Updates – (09:38:55 a.m.)

a. Tree Trimming –

Val reported the community-wide tree trimming project has been completed. In addition to the regular thinning, the tops of the trees were also crowned, resulting in a more open appearance along Century Boulevard. Val was very

See CVE MM, pg 43

Crossword Solution

And the Last Shall Be First



Sudoku Solution

5	2	6	7	4	8	1	3	9
7	9	1	3	6	5	4	2	8
4	8	3	1	2	9	6	5	7
8	1	9	4	3	6	2	7	5
2	3	5	9	1	7	8	4	6
6	4	7	8	5	2	3	9	1
3	5	4	6	7	1	9	8	2
9	6	2	5	8	4	7	1	3
1	7	8	2	9	3	5	6	4

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pleased with the outcome.

2) Comcast Event Update – (09:40:54 a.m.)

Val announced that Comcast is holding an event today in the Le Club Theater and invited Star Carter, Store Manager, to briefly describe the program and provide an overview of upcoming Comcast events, noting that he would include additional details later in his report. Star informed that Xfinity is hosting an event at Le Club today from 11:00 a.m. to 3:00 p.m., with representatives available to assist with internet and other Xfinity services. She noted that residents who sign up for internet at the event will receive free same-day installation, and that complimentary Rita's Italian Ice and gifts with purchase will be provided. Star also highlighted a promotion offering savings of up to \$1,100 on a new iPhone, Samsung, or Motorola device with an eligible trade-in and thanked the community for its support. Val encouraged Residents to attend the Comcast event.

Michael asked about a \$30 internet plan he saw online that included a modem and he was told it was not available due to the community's bulk group status. Star replied the \$30 plan is not available but said a \$40 plan is available with autopay and paperless billing discount. She explained that Comcast is offering 1-year and 5-year promotional options and recommended the 5-year option to help residents lock in pricing and avoid rate increases. It is not a contract and there is no penalty if residents disconnect. He also asked whether the 5-year price would be \$40. Star explained that the \$40 rate applies to the

1-year deal and that 5-year pricing varies by various internet tiers. She encouraged residents to attend the event to review options and pricing based on individual needs. Michael asked whether the \$40 1-year offer includes equipment. Star confirmed the modem and unlimited data are included. Michael also asked about seasonal disconnection, and Star stated seasonal service can be applied within any promotion.

Les asked if sign-up can be done at the Xfinity Store, as well as at the event. He asked, as an example, if he entered into this and decided to change, could he just go to the store and they could handle the paperwork. Star said yes as opposed to calling the toll free number for assistance.

Amy welcomed back seasonal residents and encouraged them to visit the local Comcast store next to the Master Management office if they could not attend the event. She noted that community-specific promotions have been introduced over the past six to eight months and advised residents to go in person rather than call the standard 1-800 number to access in-store deals.

A resident asked about the range of 5-year pricing and speeds. Star listed available tiers of 300 Mbps, 500 Mbps, 1 Gig, and 1.2 Gig and said 5-year promotional pricing generally ranges from approximately \$40 to \$95, depending on speed.

Val encouraged residents to go to the event as it is a good thing to hear about what is happening and thanked Star for attending.

Michael wanted to acknowledge Eli, adding that Eli and Val were instrumental in speaking with Comcast leadership to help secure of-

fers for the community that are typically available outside Century Village.

Paul asked about pricing if residents use their own modem. Star said there is no price difference and residents can still receive the same promotions, though Comcast's modem is recommended so technical support can be provided. A resident asked whether rates increase after the promotional period. Star confirmed that both 1-year and 5-year offers are promotional pricing that will increase to everyday rates after the promotion ends, with everyday pricing generally ranging by speed, approximately \$80 to \$120.

A resident asked whether promotions apply only to new accounts. Star said pricing is available for both new and existing customers, though existing accounts may see different pricing than new customers.

A resident asked about a prior cellular promotion offered in October where if you signed up for cellular service it was free for a certain period of time. Star confirmed that a free Xfinity mobile unlimited line for 1 year may be available with both the 1-year and 5-year deals. Star confirmed that residents can sign up in the store or at the event and that changes for existing customers can be handled, including by calling 1-800-HELP.

Val advised Star would be available at the event next door beginning at 11:00 a.m.

(Refer to Video at Time Stamp for full discussion.)

3) Other Announcements – (09:49:03 a.m.)

a. Tree Trimming (Continued) –

Val thanked Steve Wishnack for helping with the annual tree trimming, noting he spent

hours driving around the village with Val to confirm which trees should be targeted. Val said he did not have the total number of trees to be trimmed at this time but would provide it at the next report.

b. Sink Hole –

Val thanked Eli Okun and Berkshire residents for reporting a potential sinkhole near Century Boulevard and Berkshire C and is currently being remediated, as well as the puncture hole in a pipe that was discovered.

c. Sidewalk Remediation –

Val advised MM has completed reviewing the common-area sidewalks it owns and has completed addressing any trip hazards.

d. Fountain –

Val reported the fountain near Islewood D, visible from the Boulevard, was down due to a motor issue and the motor is expected to be replaced today under warranty.

e. Holiday Lighting –

MM has implemented the holiday seasonal lighting that was completed, and residents should see the hubs along East Drive, West Drive, and Century Boulevard lit for the holidays.

f. Florida Department of Transportation (FDOT) –

Val informed FDOT is working at West Drive and Powerline Road powder coating the older 3 light poles there to improve their appearance.

g. Florida Power & Light (FPL) –

Val reported FPL is addressing an underground lighting issue affecting the village, SW 10th Street, and parts of Hillsboro Boulevard. He said MM installed temporary lighting in key areas, and will be reimbursed by FPL, and expects the issue to be resolved soon as crews are working on it daily.

h. Main Guardhouse – Val showed a picture of the main guardhouse so everyone could understand the project. Commissioner Shanetzky had asked at the last public meeting about the completion date. Val noted there is a tentative date, but it depends on the final inspection, and they are currently in that final inspection phase.

He said they have passed the fire inspection, and that the team is working at the main gate to make sure everything is ready for residents. Val said they are very proud of the new entrance, thinks it has come out even better than expected. He asked residents to be patient, noting it should be open in a few more weeks.

Steve said the holiday lighting is beautiful and asked whether keeping it up year-round has ever been discussed, noting several people have inquired about it. Val said it was discussed before, but keeping the lights up all year would reduce the specialness. They did move up the installation date this year to around the 1st of November and extended the take-down to the first or second week of February, instead of the first or second week of January, to keep it special while allowing residents to enjoy it longer.

Michael asked about the progress of Parcel 4 of Central Park. Val said the Design Review Committee (DRC) process has been completed through planning and zoning and that they received the letter confirming that portion is satisfied. He said they are now entering the building department process and expects Calvin Giordano to expedite the submissions this week. Val said the process should

See CVE MM, pg 44

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CVE GOVERNMENT

From CVE MM, pg 43

take 2 to 3 weeks, ahead of December 12th, which is Calvin Giordano's last day servicing the City's building department. After December 12th, CAP Gov will be assigned to the building department, and the process could start over if approvals are not completed in time. Val said they are hopeful to obtain the permit for Parcel 4 of the park before the transition. Parcel 4 is located behind the Ashby, Berkshire, and Grantham community. He hoped to start work right after the holidays and hopefully be completed by spring of next year. He added that while working on Parcel 4, they will move to Parcel 1, located behind Ellesmere and Ventnor.

Michael asked if not completing the process with Calvin Giordano means a new organization that may put them back and review the whole process again. Val believes the City has to respect what was already approved, such as fire, and they would not go back and have a new fire inspector review it again. He said anything that has not yet been approved would be reviewed by the new inspectors. Val said they have already cleared this understanding with Sheila Oliver, the building department manager.

Transdev Services, Inc. – General Manager – Craig Garcia: (09:55:37 a.m.)

Craig thanked the Board for the opportunity for Transdev to provide transportation services in the community and reaffirmed Transdev's commitment to providing the most efficient transportation possible.

1) Transportation Report – a. Operations –

Craig reported all buses are currently running on time and fully staffed. Transdev is actively recruiting new CDL licensed drivers. He noted they unfortunately cannot hire from inside the community due to a conflict of interest, but said recommendations will be considered. He encouraged residents who know qualified CDL drivers to contact him with referrals so they can be reviewed and potentially trained.

b. Guard Gate –

Craig said the beautiful guard gate is coming soon, but it will require some changes to the Westbury route. He is working diligently with Val to make the transition as smooth as possible. There are options in place, and once they decide what those options are, they will execute them and communicate exactly how the change will affect residents.

c. West Bus Route –

Craig said there have been a lot of complaints about the west route and that he and

Val plan to meet this week to confirm when to initiate the public Express Bus. He is working on another option that may bring significant changes to the west route, including adjustments so the bus will not return to the Clubhouse as late as it does now. Craig said he will discuss these changes with Val and Eli, and once approved, they will be implemented.

d. See Something, Say Something –

Craig asked residents to be mindful of their conduct while riding the buses, explaining that behavior on board affects both driver safety and the overall environment. He reminded everyone that a Passenger Conduct notice is posted on the window of each bus and that action may be taken for inappropriate behavior. Craig encouraged all riders to be respectful toward one another and to help maintain a safe, orderly, and respectful transportation system.

e. Bus Fleet –

Craig said 2 buses are currently at Ford with failed engines. The bus service is not impacted because Transdev has enough spare buses to cover the routes. The engines will be replaced under warranty, so there is no cost to Transdev. Craig added that all buses have new engines and that of the 2 engine replacements so far this year, 1 has already failed due to a design issue rather than maintenance, and he is unsure what Ford is doing about it. He said the engine problems affect the reliability Transdev needs from the buses, but resident service remains unaffected due to the available spares.

Michael asked if Ford could cover so Transdev has full service of all buses all the time. Craig said full service is currently maintained through spare buses and noted that Transdev is not paying for labor or parts because the issues are covered under warranty. He added that the engine problem is a national issue and that Transdev is working with Ford to address it.

Les asked if the buses are relatively new. Craig confirmed they are 2022 models, about 3 years old. Les said the breakdown rate is horrible and asked if having more spares would be helpful. Val said that would be a Board decision and that the community pays for each bus. Craig said Ford is refusing to recall the buses due to the large number involved, but Transdev continues working with Ford toward a solution.

f. Thanksgiving Schedule –

Craig wished everyone a Happy Thanksgiving. He said the Clubhouse will be closed on Thanksgiving Day and transportation will be limited.

He reported there will be no East route that day because the malls and most stores will be closed, though a few stores at Deerfield Mall and Walgreens will be open. He said the West route will be provided to cover those stores, starting at the regular time and ending at 4:00 p.m. on Thanksgiving Day. Craig said full service will resume the day after Thanksgiving, Black Friday, with the Clubhouse open and business as normal. Residents with questions can call him directly at 954-203-1312.

Amy commented, especially for newer residents, that the Master Management Connect app (little house icon) is available on Google Play and the Apple App Store and includes a live bus tracker. She said residents can track the buses in real time on a map while waiting at bus stops and encouraged everyone to download it as a helpful service for the village.

An audience member asked why there is not a stop for the Tri-Rail station, noting it provides convenient service to 3 major airports and many locations. Val said it has never been brought up before, but now that it was raised, he will bring it to the Board and see if it can be added to the schedule. He said it depends on timing, as the current routes are very tight, and changes can sometimes get pushback. Michael added that he has seen people walking with luggage to the station and said it is a good suggestion.

City Commissioner Daniel Shanetzky said he raised a Title VI-related item at the City Commission meeting on Tuesday regarding funding for a Broward County bus route in conjunction with Deerfield Beach. He is working to add a round-trip stop serving Century Village to Nina's Place (Deerfield Beach Community Cares), a food bank on SW 10th Street near Dixie Highway. He noted that as some residents struggle with rising grocery costs, the proposed route would help senior citizens and disabled senior citizens, with pickup potentially near the plaza or possibly within the village.

Allied Universal Security – Director of Security, Christopher Kelley: 10:05:18 a.m.)

1) Village Security Report –

Chris shared a few topics of concern in the Village.

a. Pedestrian Safety –

Chris encouraged drivers to stop at all 21 community crosswalks and wait until pedestrians have completely crossed the roadway before proceeding. He clarified that bicycles, anything with wheels, and all forms of electric transportation are considered vehicles, must stop at intersections, and do not have the right of way in cross-

walks; only pedestrians on foot have the right of way. He noted a recent near miss on Century Boulevard near Berkshire, where a turning driver almost struck a bicyclist who was not paying attention, and stressed the need for greater caution. The number to call in food vendors and guests is 833-773-0808. If callers are prompted for a PIN, this means your phone number(s) is not registered with Security and they should visit the office to register their phone, or use the Gate House Solutions app to manage guest access.

b. Bar Codes –

Chris reported that security issued 500 new vehicle barcodes this month, noting many older barcodes had not been replaced in several years. Barcodes typically last 3 to 4 years, but car washes and weather can cause them to fade or work inconsistently between gates. With the new gate system, residents are encouraged to ensure their barcodes are clean and in good condition. He added that the community is very active, with 78,000 vehicle movements recorded this week alone. Chris noted that residents keep security busy and reminded everyone to avoid unnecessary honking at the gates.

c. Clubhouse –

Chris reminded residents that a valid resident ID is required to enter the Clubhouse. Guests must present a photo ID and must be accompanied by the resident for the entire duration of their visit.

d. Statement –

Chris addressed recent social media concerns about potential package theft and reminded residents of proper reporting procedures. He emphasized that package theft is a crime and that any crime, emergency, or situation involving immediate danger must be reported directly to the Broward County Sheriff's Office by calling 911. Village security is not a law enforcement agency and is not armed or trained as first responders; when security observes an emergency, its first action is also to call 911. Master Management has relaunched the "911 is Number One" campaign to reinforce that residents must call 911 first in an emergency, not Village security. The campaign has been featured in the CVE Reporter and highlighted in the Master Management Insider. Security's role is to provide access control and to observe and report activity within the community. If security witnesses an incident, it documents and notifies the appropriate authorities, including law enforcement when necessary, but does not respond, investigate or intervene in crimes, which fall under BSO's jurisdiction. If residents

witness package theft, suspicious activity, or any criminal or dangerous situation, they should contact BSO first and may notify security afterward. For non-emergency matters, he advised residents not to rely on social media, noting security does not monitor social media and information posted there does not reach the department. He directed residents to report concerns directly to the security department by phone, in person, or by speaking with a supervisor. He also reminded residents that while concerns may be raised at board meetings, issues must be reported through proper channels to be addressed, and thanked residents who consistently follow these procedures. Val expressed appreciation for his report and clear explanation.

Jeff thanked Chris for his report and efforts keeping the village safe, and asked if there was a current BSO traffic report or could at least confirm that BSO is still patrolling. Chris said the report had not yet come in but confirmed that BSO is out patrolling the community, noting a deputy was on property as early as 6:00 a.m. 2 days ago. When BSO comes in, they bring a white patrol sheet for him or another MM representative to sign, and he marks the hot spots where they would like coverage that day. BSO now calls him directly when they arrive on property, improving communication and coordination, thanks to the sheriff.

Les said when he moved in more than 6 years ago, packages were typically delivered directly to residents' units, but over the last year or 2 they have increasingly been left on the ground floor near the mailboxes, making it difficult for residents to know when a package has arrived if they are not specifically watching for it or notified by someone, and he asked when this change occurred. Amy confirmed she has experienced the same issue in her building and commented that many delivery drivers appear to be in a hurry and leave packages at the mail area even when orders specify delivered to door. She encouraged residents to contact the retailer or use the delivery app to report incorrect deliveries so the companies are aware of recurring issues with specific drivers. Les asked Val how this concern could be addressed. Val explained that many delivery drivers are independent contractors, not actual company employees, who work under a JPH (jobs per hour) system and are trying to fulfill a quota. The more packages they handle, the more they get paid, which

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is why they try to return to the depot as quickly as possible for additional packages. He noted that this is not a process individual customers can easily change, but encouraged residents to contact the delivery companies and file complaints, noting that collective feedback may help prompt improvements in their delivery practices.

Barry commented some delivery services, including Amazon, often ship packages to a local distribution center and then partner with the post office for final delivery.

He said many packages left at mailboxes or on the floor may be delivered by the post office, which may be unable to place them in smaller mail slots. He noted that this shared delivery process can make things complicated.

Amy said it is important to recognize positive efforts. She noted that many seasonal residents are returning and that this may be their first experience with the main guardhouse being closed, but said this should only be an issue for a couple of weeks. She praised security for doing an excellent job maintaining operations at the east and west gates and said she has seen proper procedures consistently enforced, noting an observation of an officer at the west gate retaining the ID of a driver attempting to access the residential lane without a bar code. She also thanked Kylie for her courteous assistance when Amy's sticker did not scan due to wear/moisture, and commended the security team for their strong performance over the last few months.

Paul said his building is receiving an increase in deliveries left on the first floor near the mailbox, especially in the high rises. He said it does not appear to be the post office and noted they have been taking pictures showing other delivery companies. Paul suggested each building collect pictures to determine whether the issue is tied to one company, so it can be reviewed in the future and the responsible carriers can be identified.

Steve praised FedEx for consistently delivering packages to his front door, including a recent large package, and noted they take a photo if no one is home. He also raised a security concern about drivers tailgating through the gate without waiting for the arm to come down, which is both a safety and a security issue. He noted the gate cycle is about five seconds and urged residents to wait for the arm to fully lower and rise before the next car proceeds.

Val stated he would handle security questions in a structured format, and requested

residents with security questions for Director Kelly to line up at the podium/microphone. He asked each speaker to state their name, association, and have up to 3 minutes to speak.

Sandy J. (Durham O) addressed ongoing concerns about the current security patrol, saying many residents have observed behaviors suggesting the patrol is not providing the level of safety the community is paying for. She cited reported instances of patrol officers driving while texting with both hands, said she personally had to honk at officers stopped in the stop sign area while distracted by their phones, and also have videos of officers sleeping in cars at night. She said that with a \$1.7 million annual security budget, it is important to understand what the current Allied roving patrol can do, and stated that the patrol is observe and report only, without authority to stop suspicious individuals, detain anyone, or intervene when a crime is in progress, meaning their options are to write a report or call 911. She compared this with the enforcement capability of off-duty Broward County police officers in marked vehicles, who can stop and question suspicious individuals, detain or arrest suspects, investigate incidents on the spot, issue citations or warnings, coordinate backup, and serve as a visible deterrent. Sandy proposed a hybrid security model in which Allied continues staffing the 3 gates and the Clubhouse, while roving patrol is replaced by off-duty police officers in marked vehicles. She estimated off-duty officers average \$50 to \$60 per hour and suggested a pilot program, noting approximate annual costs of about \$87,600 for 4 hours per night, about \$146,000 for 8 hours per night, and about \$292,000 for extended coverage. She requested that the Board provide a budget and bring findings to the next meeting for a side-by-side comparison. Val thanked Ms. Jackson, asked for her contact information for follow-up, and said he would bring her proposal to the next Board workshop.

Joe C. (Oakridge P) commented that while he has been critical of Security in the past, he now sees professionalism and commended Chris and the security team for doing a great job, including during the main gate closure. He said the long lines at the gate show the guards are doing their job. Joe raised a concern about outdated vehicle barcodes, shared an example of an old barcode still being used by his stepdaughter, a former resident, and asked if there is a schedule for purging barcodes and review-

ing the number of active barcodes. Chris responded security only tracks the tenants currently renting. The bar code is associated with the expiration on their badge. When the badge expires, the bar code deactivates, and CVE IDs are retained and residents will be permitted to enter 1 time so they can take care of it, unless a resident informs them it cannot be monitored. He also encouraged residents to thank the security staff for their efforts, noting that it goes a long way.

Geraldine V. (Lyndhurst E) questioned whether the Powerline Road pedestrian/bicycle gate was working. She appreciates security, adding the staff is very friendly. Val said gate sometimes trips the power and that an electrician is looking into it.

James V. (Oakridge T) said he recently purchased a unit in Westbury and is now concerned that after seeing the wall being built when he moved in, the work appeared to stop. He said it is now very easy to enter and exit the area where the wall ends and a picket fence is located.

He posted on social media because he didn't know what to do and has a photo of a man jumping the wall and exiting the property. He said he was told that if people jump the fence they will get eaten by an alligator. He noted there is at least 20 to 30 feet with land between the pond and the gate and he has a picture proving that there is land. He said the gate outside front is temporary construction fence with a lot of bends in it and a lot of areas where people can enter and exit. Val requested to view the photo noting that many areas are still being worked on. Chris said Mr. Venosa had come to the security office on Tuesday the 18th and showed him the picture and Chris attempted to reach him on Wednesday, adding the concern was brought to his attention. Chris said a fence jumper was going over the wrought iron fence and not the chain link fence over by Westbury by his residence. Val clarified that this is a resident and there are several residents he is aware of using this as a shortcut and noted that a former resident, James Collins, died in the Durham area 2 years ago after cutting through and drowned.

Val said residents relatives and visitors also jump the gate going out to meet a ride and Master Management addresses it, even when it is employees of Association property management companies. Val mentioned over by the Westbury area there are some areas where the fence is being tested and that electrostatic paint is being implemented to make it very slick and harder

to grip. We are not done with fencing in that area and Val asked residents to please be patient. A pedestrian gate still needs to be added. James added that there are areas under the picket metal fence where people can crawl through and Val advised this is being addressed. James asked if they are getting a new fence. Val advised there will be additional fencing along that area. Val also noted that the only area not moving forward in the same way is the fence along the canal at Durham, which belongs to the South Florida Water Management District, not CVE or Master Management. Mr. Venosa also asked what would be done for noise reduction being directly on Hillsboro Boulevard. Val said he would take the proposal under advisement and speak to the CVEMM Board, noting it would likely result in a later coupon increase if approved, and the estimate for that section alone would be about a million dollars. Val explained prior to the pandemic he received a price quote and spoke to South Florida Water Management District and that cost would be approximately \$420,000, also he would have to pay the city as he cannot work on the side of the canal as it is too soft and would have to have a lane closed on Hillsboro to work on and would have to pay an additional \$25,000 to the city to close a road or work at night. Going forward to 2025 that same cost is over \$1 million dollars.

Nicole L. (President of the Board, Durham G) said it is no longer possible to sit outside because the fence area is wide open and the landscaping/jungle that previously blocked the noise is gone. She said residents can now see directly into their property, traffic/car lights are beaming in and loss of security and noise concerns have increased. She said residents bought with the expectation of a wall.

A petition has started, and she is concerned about loss of value, security, and increased noise pollution. She asked what the expectations are for a wall or another solution and urged that the matter is urgent. Val said the dead trees were cleaned up and explained that a wall would be astronomical in cost and would affect the coupon. He said a possible solution is an 8-foot wrought iron fence and that he will take this to the Board before the next meeting. Val also said he is considering heavy padded noise-absorbing screens similar to those at the pickleball courts as a more cost effective option to address noise and privacy. He said he will consult with Josephine, further discuss with the Board, and offered

his contact information for follow-up.

Nancy L. (252 Durham F, President of the Durham F Association) reiterated Nicole's comments regarding the noise concerns. She said she attended a meeting with Josephine and was told by a representative that a wall could not be done because 2 lanes on Hillsboro would have to be closed. She questioned why that is an issue now if the roads were previously closed to clear the landscaping/jungle. Val explained that the area consists of very soft sugar sand, requiring shoring, which is a heavy-duty process, and that obtaining a permit for that is very difficult. The easier, simpler solution is to look into a higher/taller fence and a matted screen that holds sound. Nancy asked about the budget timeframe and questioned what money may be available for 2026 and 2027. Val said he will bring the item before the Board prior to the December 18th meeting and that he does not know the numbers yet until he reviews them and presents them for the Board's decision. Nancy said Durham paid for the other walls to go up and said it makes no sense to her that they didn't get anything out of it. She noted Markham does not have the wall and they paid for it as well and urged they need something since they paid for it. Val understood, will look into the numbers and share them with the Board on December 4th before the December 18th meeting.

Nancy thanked the Durham supporters in the audience.

(Refer to Video at Time Stamp for full discussions.)

Business: (10:45:08 a.m.)

Old – N/A

New – N/A

Announcement:

(10:45:17 a.m.)

The next CVE Master Management Public Board Meeting scheduled for Thursday, December 18th, at 9:30 a.m. in Activity Center Room A and via Zoom.

Eli wished everyone a happy and safe Thanksgiving.

Adjourn: (10:46:24 a.m.)

Meeting was adjourned.

(For greater detail, those wishing to hear all comments, discussions, and debates are encouraged to view the meeting video in its entirety or by using the time markers above on www.CenturyVillageEast.com. Meetings may also be viewed on our Community TV Channel 98.)

Respectfully submitted,
Amy Conner
Secretary

CVE Master Management Co., Inc. Board of Directors

IMPORTANT PHONE NUMBERS

Broward Sheriff Emergency 911 Broward Sheriff Non-Emergency 954-764-HELP (4357)

Deerfield Fire Rescue Emergency 911 Deerfield Fire Rescue Non-Emergency 954-480-4340

American Medical Response (non-emergency) 954-776-3300

Animal Control 954-524-4302

Broward County Courthouse (Deerfield) 954-831-1400

Broward County Property Appraiser 954-357-6830

Broward County Sanitation (Deerfield) 954-480-4382

Bulk Pick – Up (Trash) 954-480-4379

Century Plaza Library 954-357-7740

CVE Master Management 954-421-5566

www.cvedb.com

CVE Reporter 954-708-2820

www.cverepoter.com newsroom@cverepoter.com

facebook.com/centuryvillagedeerfieldbeach

COOCVE 954-596-0775

FL. Fish & Wildlife 561-357-4200

International Library 954-429-3608

Medical Center – UniMed 954-426-1000

City of Deerfield Beach:

City of Deerfield Beach 954-480-4200

Code Enforcement 954-480-4241

Utilities:

Florida Power & Light 954-797-5000

Comcast Bulk Service 1-866-405-9365

Department of Motor Vehicles 954-497-1570

Elderly Services:

Aging & Disability Resource Center (Broward) 954-745-9779

Elder Abuse 1-800-962-2873

Meals on Wheels 954-731-8770

NE Focal Point Senior Citizen Center 954-480-4449

Senior Touchline 211

Veteran Services 954-357-6622

Local Places of Worship:

Chabad of Deerfield Beach 954-422-1735

Our Lady of Mercy Catholic Church 954-421-3246

St. Ambrose Church 954-427-2225

Temple Beth Israel 954-421-7060

Temple B'Nai Shalom 630-452 1131

Young Israel 954-571-3904

Security:

Gate House Machine 954-421-2556

24 Hour Emergency Person 954-421-3552

Office (Mon-Fri 9 a.m.-4 p.m.) 954-421-5566 ext: 161

Recreation Offices:

CenClub Admin Office 954-428-6892 ext: 1

Fax 954-429-3613

Staff Office (8 am-11 pm Daily) 954-428-6892 ext: 2

ID Office (9am-4:30pm M-F/ Wed. 9am-7pm) 954-428-6892 ext: 3

Fax 954-428-6764

Events and Classes (9 am-5 pm/ Mon-Fri) 954-428-6892 ext: 4

Old Florida Café 954-708-2423

Ticket Office (9 am-4:30 pm/ Mon-Fri) 954-428-6892 ext: 5

www.cenclub.com

Athletic Office (7 am-5 pm/ Mon-Fri) 954-428-6892 ext: 6

Entertainment Information 954-428-6892 ext 7

Show Information ext 1

Movie Information ext 2

CVE Clubhouse Library 954-428-6892 ext: 9

Service Contract Providers:

East Coast Maintenance & Management 954-428-7015

Fax 954-596-4883

ECM Service 954-772-0972

Pride Air Conditioning 954-977-7433

Seacrest Service 888-928-6465

Fax 954-960-8408

Total Appliance 954-454-6801

Transportation:

Airport Shuttle 800-244-8252

Broward Transportation 954-357-8400

First Transit (CVE Mini Bus) 954-421-5566 ext: 954201

TOPS (Paratransit Service) 954-357-6794

Yellow Cab (Taxi) 954-565-5400

Other Important Numbers

Federal Agencies:

FEMA Registration 800-621-FEMA (3362)

TTY for hearing/speech impaired 800-462-7585

FEMA Fraud Detection 866-720-5721

National Flood Insurance Referral Center 888-275-6347

US Small Business Administration 800-659-2955

Social Security Administration 800-772-1213

Internal Revenue Service 800-829-1040

TTY for hearing/speech impaired 800-829-4059

Dept. of US Housing and Urban Development 800-669-9777

Dept. of US Department of Veterans Affairs 800-827-1000

Post Office 1-800-275-8777

Social Security Office 1-800-772-1213

Voters Registration 954-357-7050

State Agencies:

Florida Dept. of Economic Opportunity 800-204-2418

Arbitration 850-414-6867

Attorney General's Office & Fraud Hotline 866-966-7226

Condominium Ombudsman 954-202-3234

Bilingual Line 954-202-3235

Contractors (Dept Bus Prof Registration) 850-487-1395

Department of Agriculture Consumer Service 800-435-7352

Department of Business and Professional

Regulation (DBPR) 850-488-1122

Department of Elder Affairs 800-963-5337

Department of Financial Services 800-342-2762

Anti-Fraud Hotline 800-378-0445

Hurricane Help Line 800-22-STORM (8676)

Children & Families Access Line 866-762-2237

Florida Commission on Human Relations 850-488-7082

ext. 6802

4075 Esplanade Way, Room 110, Tallahassee, FL 32399

Road Information – State Highway Department 888-638-0250

Veterans Affairs 727-319-7400

Voluntary Agencies:

American Red Cross 800-HELP-NOW (435-7669)

Salvation Army 800-SAL-ARMY (725-2769)

Volunteer Florida – Volunteer/Donation:

Information 800-FL-HELP1 (354-3571)

Feeding America 800-771-2303

County Emergency Management Offices:

For immediate disaster needs, residents can call their county emergency management office. For information about services in the area, call 211, if available in the county.

Brevard/Community service 211 321-637-6670

Broward/Community service 211 954-831-3900

Collier 239-252-3600

Glades 863-946-6020

Hendry 863-612-4700

Indian River/Sheriff's Office 772-569-6700

Lee/Community service 211 239-477-3600

Martin/Community service 211 772-288-5694

Miami-Dade/Community service 311 305-468-5900

Monroe 305-289-6065

Key West 305-809-1058

Okeechobee 863-763-3212

Palm Beach/Community service 211 561-712-6400

St. Lucie/Community service 211 772-462-8100

Important Websites:

Condominium Ombudsman www.myflorida.com/condos

Dept. of Bus & Prof. Regulation www.myflorida.com/dbpr

Dept. of Financial Services www.myfloridacfo.com

Federal Fair Housing www.hud.gov/offices/fheo

FL Commission on Human Relations <http://fchr.state.fl.us/>

Florida Statutes www.leg.state.fl.us/Welcom/index.cfm

Risk of Burns from Eruptions of Hot Water Overheated in Microwave Ovens

The FDA has received reports of serious skin burns or scalding injuries around people's hands and faces as a result of hot water erupting out of a cup after it had been over-heated in a microwave oven. Overheating of water in a cup can result in superheated water (past its boiling temperature) without appearing to boil.

This type of phenomena occurs if water is heated in a clean cup. If foreign materials such as instant coffee or sugar are added before heating, the risk is greatly reduced. If superheating has occurred, a slight disturbance or movement such as picking up the cup, or pouring in a spoonfull of instant coffee, may result in a violent eruption with the boiling water exploding out of the cup.

What Can Consumers Do to Avoid Super-Heated Water?

- Follow the precautions and recommendations found in the microwave oven instruction manuals, specifically the heating time.
- Do not use excessive amounts of time when heating water or liquids in the microwave oven.
- Determine the best time setting to heat the water just to the desired temperature and use that time setting regularly.

Source: www.fda.gov/ Home > Radiation-Emitting Products > Radiation-Emitting Products and Procedures > Home, Business, and Entertainment Products

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ACTIVE LISTINGS

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OAKRIDGE T.....	2BR / 1.5BA.....	\$179,900.00
OAKRIDGE U.....	2BR / 2BA.....	\$175,000.00
FARNHAM M.....	1BA / 1.5BA.....	\$169,900.00
DURHAM E.....	2BR / 1.5BA.....	\$159,500.00
CAMBRIDGE E.....	1BA / 1.5BA.....	\$159,000.00
GRANTHAM A.....	1BR / 2BA.....	\$155,000.00
FARNHAM K.....	2BR / 1.5BA.....	\$155,000.00
RICHMOND D.....	2BR / 1.5BA.....	\$149,000.00
TIKFORD X.....	2BR / 1.5BA.....	\$147,000.00
SWANSEA B.....	2BR / 1.5BA.....	\$139,000.00
ELLESMORE A.....	2BR / 2BA.....	\$125,000.00
CAMBRIDGE G.....	1BA / 1.5BA.....	\$118,000.00
MARKHAM Q.....	2BR / 1.5BA.....	\$115,000.00
HARWOOD D.....	1BA / 1.5BA.....	\$114,500.00
NEWPORT J.....	2BR / 1.5BA.....	\$112,500.00
VENTNOR M.....	2BR / 1.5BA.....	\$110,000.00
TIKFORD H.....	1BA / 1.5BA.....	\$109,500.00
GRANTHAM D.....	1BA / 1.5BA.....	\$108,000.00
HARWOOD E.....	1BA / 1.5BA.....	\$99,500.00
WESTBURY F.....	1BA / 1.5BA.....	\$99,000.00
GRANTHAM A.....	1BR / 2BA.....	\$99,000.00
VENTNOR M.....	1BA / 1.5BA.....	\$98,500.00

ACTIVE LISTINGS

UPMINSTER I	1BA / 1.5BA	\$96,900.00
FARNHAM K	1BA / 1BA	\$95,900.00
DURHAM N.....	1BA / 1BA	\$89,900.00
OAKRIDGE L.....	1BA / 1.5BA	\$87,000.00
WESTBURY C.....	1BA / 1.5BA	\$85,000.00
NEWPORT S	2BR / 1.5BA	\$85,000.00
DURHAM E	1BA / 1.5BA	\$75,000.00
ISLEWOOD B	1BA / 1BA	\$72,900.00
TIKFORD R	1BA / 1.5BA	\$71,900.00
MARKHAM P	1BA / 1BA	\$70,000.00
MARKHAM R	1BA / 1BA	\$69,900.00
DURHAM M	1BA / 1BA	\$69,900.00
MARKHAM S	1BA / 1BA	\$65,000.00
TIKFORD U	1BA / 1BA	\$64,900.00
HARWOOD E	1BA / 1.5BA	\$58,500.00

PENDING

CAMBRIDGE B	1BA / 1.5BA	\$160,000.00
UPMINSTER C	1BA / 1.5BA	\$119,000.00
TIKFORD E	2BR / 1.5BA	\$99,900.00
DURHAM D	1BA / 1.5BA	\$79,900.00
NEWPORT F.....	2BR / 1.5BA	\$75,000.00

SOLD

OAKRIDGE N	2BR / 2BA.....	\$90,000.00
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