

CVE REPORTER

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

newsroom@cvereporter.com • CVReporter.com



Slates Set for January Elections Across CVE Organizations

Text and Photo by CVE REPORTER Staff

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

The slates are officially set for January's upcoming elections for leadership positions on the boards of CVE Master Management, CenClub, and COOCVE. This

year's ballot features several competitive races—alongside a number of uncontested seats and multiple vacancies.

For CVE Master Management, where three positions

are open, voters will choose from five candidates: the three incumbents seeking reelection and two challengers.

At CenClub, six board positions are up for election. The

slate includes three incumbents and three challengers.

The COOCVE board, however is a different story. Of the seven open positions, only the office of President will be

contested, with two candidates running. Two additional positions will be uncontested, and the remaining four seats will be completely vacant, as no candidates stepped forward to run.

The annual Meet the Candidates Forum is scheduled for January 9 at 9:30 a.m. in the Clubhouse Party Room. According to election rules, only COOCVE Directors—a maximum of 414 individuals—are permitted to ask questions of the candidates. Those same 414 Directors are the only residents eligible to vote in the elections, as Century Village East does not conduct public,

See **SLATES**, pg 7

BREAKING NEWS

INSIDE: Tell Us What YOU Think About Our Elections

Is It Now Time for Century Village East to Change Its Election System?

Editorial by CVE REPORTER Staff

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

Once again, Century Village East is entering an election season defined not by healthy civic engagement, but by empty seats, a shortage of candidates, and a process that

shuts out nearly the entire community.

This year, the situation is especially embarrassing. Of the seven open seats on the COOCVE Board of Directors,

four will be completely vacant. Not one person stepped forward to run. Not one.

Meanwhile, two other seats are uncontested, meaning the two people currently in the

positions are the only two people out of 16,000 to have the slightest interest in doing the jobs.

And what about the one contested seat on the

COOCVE board? Only two people, who are already on the Board are running. Not a single new resident is interested in being on the COOCVE Board of Directors.

Alarm bells should be sounding across the village.

See **SYSTEM**, pg 13

Adolph & Rose Levis Jewish Community Center • Phyllis & Harvey Sandler Center



Robert Greenberg Performing Arts Series



AARON KULA AND THE KLEZMER COMPANY JAZZ ORCHESTRA

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on Christmas Day

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SOLOMON JAYE

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Oakridge J..... 2nd FL/Rentable.....	Furnished.....	Garden View.....	Scrn. Patio.....	\$72,900
Tilford L 2nd FL/Non Rental	Unfurnished	Water View.....	Scrn. Patio/Plantation Shutters	\$69,900
Tilford R 2nd FL/Non Rental	Unfurnished	Garden View.....	Scrn. Patio.....	\$57,900

GARDEN - 1 BEDROOM / 1.5 BATH

Tilford W 2nd FL/Non Rental	Furnished.....	Garden View/Corner.....	Scrn. Patio.....	\$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 2nd FL/Non Rental	Part. Furnished ..	Garden View/Corner.....	Scrn. Patio/Roll Up Shutters.....	\$112,700
Tilford P 1st FL/Non Rental	Part. Furnished ..	Garden View.....	Scrn. Patio/Impact Wnds./Accrd. Shutters ..	\$84,900
Markham H 1st FL/Non Rental	Furnished.....	Garden View.....	Encl. Patio	\$84,900
Farnham D 2nd FL/Non Rental	Furnished.....	Garden View.....	Encl. Patio	\$77,900
Farnham K 2nd FL/Rent w/Restrict	Furnished.....	Garden View w/Lift.....	Encl. Patio	\$72,000

GARDEN - 1 BEDROOM / 2 BATH

Grantham B.... 1st FL/Rent w/Restrict	Furnished.....	Water View.....	Encl. Patio/Parking in Front	\$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
Keswick B 2nd FL/Non Rental	Furnished.....	Garden View/Corner.....	Scrn. Patio.....	\$154,900
Tilford Q 2nd FL/Rent w/Restrict	Furnished.....	Garden View/Corner.....	Encl. Patio	\$149,900
Tilford C 2nd FL/Rent w/Restrict	Furnished.....	Water View/Corner.....	Scrn. Patio.....	\$145,000
Prescott K 2nd FL/Non Rental	Furnished.....	Water View.....	Scrn. Patio/Hurricane Resist. Screens ..	\$129,900
Tilford X 1st FL/Non Rental	Part. Furnished ..	Water View.....	Scrn. Patio/Exit Door	\$119,900
Ventnor F 2nd FL/Non Rental	Furnished.....	Garden View/Corner.....	Encl. Patio/Roll Up Shutters	\$115,000
Markham N 1st FL/Rent w/Restrict	Furnished.....	Garden View/Corner.....	Encl. Patio	\$114,900
Lyndhurst A.... 2nd FL/Non Rental	Furnished.....	Water View.....	Scrn. Patio/Roll Up Shutters.....	\$104,900

HIGH RISE - 1 BEDROOM / 1 BATH

Harwood C 1st FL/Non Rental	Furnished.....	Water View.....	Encl. Patio	\$79,900
Harwood C 2nd FL/Non Rental	Part. Furnished ..	Water View.....	Encl. Patio/Roll Up Shutters	\$99,900

HIGH RISE - 1 BEDROOM / 1.5 BATH

Cambridge E .. 4th FL/Rent w/Restrict	Furnished.....	Water View.....	Encl. Patio/Accordion Shutters.....	\$159,900
Newport N..... 2nd FL/Non Rental	Unfurnished	Water View.....	Scrn. Patio.....	\$139,900
Newport S..... 1st FL/Non Rental	Furnished.....	Water View.....	Scrn. Patio/Roll Up Shutters.....	\$139,000
Islewood D 1st FL/Non Rental	Furnished.....	Water View.....	Encl. Patio/Exit Dr./Impact Front Door	\$137,000
Cambridge E .. 2nd FL/Non Rental	Furnished.....	Water View/Corner.....	Encl. Patio	\$135,000
Islewood D 3rd FL/Non Rental	Furnished.....	Water View.....	Encl. Patio/Impact Front Door	\$124,900
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
Cambridge A .. 3rd FL/Rent w/Restrict	Unfurnished	Garden View.....	Encl. Patio	\$94,900
Newport G..... 4th FL/Non Rental	Furnished.....	Water View.....	Encl. Patio	\$92,500

HIGH RISE - 2 BEDROOM / 2 BATH

Ellesmere B.... 2nd FL/Non Rental	Furnished.....	Garden View.....	Encl. Patio/Impact Front Door & Wnds	\$174,900
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ANNUAL RENTALS

Durham O..... 2 BD/1.5 BA/Garden	Furnished.....	2nd FL/Garden View.....	Scrn. Patio.....	\$1,600/Month
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CVE REPORTER

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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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As the Year Comes to an End, We're Overwhelmed with Gratitude for the Connections that have Touched Our Lives - Socially and Professionally - Right Here in Century Village East. Thank You for Embracing Us, Supporting Us, and Becoming Such an Important Part of Our Journey.

Our vision for 2026 is one of strategic advancement—driving higher sales performance, strengthening profitability, and upholding a culture grounded in respect, integrity, and an unwavering commitment to placing our clients first.

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WHAT YOU NEED TO KNOW

We Will Print Your View on Village Elections

Text by **CVE REPORTER STAFF**

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

The *CVE Reporter* is inviting residents to share their opinions.

With only about 400 COOCVE directors eligible to vote out of a community of more than 16,000, many residents have strong feelings

about whether the current structure should remain in place, be updated, or be replaced entirely. The upcoming January elections, which include several vacant seats with no candidates, have intensified the conversation.

Now we want to hear from you.

Should CVE continue with its existing system? Should elections be opened to all residents? Should the process be modernized, adjusted, or completely reimaged?

Whatever your view, your voice matters, and we encourage you to share it.

Visit the newspaper's website at: CVEReporter.com, and click on the "SUBMIT CONTENT" tab at the top of the page.

The *CVE Reporter* is actively soliciting Letters to the Editor for publication in the next issue. Tell us what you think about the electoral system, its challenges, and its future.

Fresh Finds: CVE Opens First-Ever Green Market

Text by **CVE REPORTER STAFF**

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

Century Village East residents will soon have a brand-new shopping destination right in their backyard. Beginning Friday, December 5, CVE will host its first-ever Green Market, bringing fresh, local, and specialty goods directly to the community. The market will operate in the Clubhouse parking lot from 9 a.m. to 1 p.m. on the first and third Friday of every month, con-

tinuing through mid-April. The new Green Market will feature an array of offerings, including locally grown produce, fresh plants, prepared foods, baked goods, flowers, candles, dog treats, and a variety of unique specialty items. Organizers say the goal is to provide residents with convenient access to high-quality, artisanal products without having to leave the Village.

The event marks the first time a Green Market has been located inside Century Village East, and it's expected to quickly become a popular gathering spot for neighbors looking to shop, stroll, and support local vendors.

Residents are encouraged to stop by, enjoy the atmosphere, and explore the new additions coming to the community every other Friday throughout the season.



The Great Cart Migration

Text by **CVE REPORTER STAFF**

ANOTHER EXCLUSIVE STORY ONLY IN THE CVE REPORTER.

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

A long-standing nuisance has once again become highly visible around Century Village East: shopping carts from the CVS pharmacy at Military Trail and Hillsboro Boulevard are routinely showing up inside the village and being abandoned in parking lots, along walkways, and near buildings.

According to store management, the issue has persisted for years. Carts are regularly taken from the store and rolled into the village, often used—one manager speculates—as makeshift walkers to help residents move back and forth. But once the carts arrive inside CVE, they rarely, if ever, make the return trip.

"They never come back," a CVS manager said, noting that the store has reached a point where staff simply assume the carts are gone for good once they leave the property.

The abandoned carts create an eyesore for residents and an ongoing operational frustration for the drugstore.

Replacing them is costly, and retrieving them from inside the village is impractical and time-consuming. As a result, management has accepted the losses as part of doing business at this location.

However, CVS leadership says they are open to working with Century Village East on a more coordinated system

to help return the carts and reduce the number being left behind. No formal discussions have taken place yet, but CVS management expressed willingness to partner with the community if a viable solution can be developed.

Long December

From **SLATES**, pg 1

village-wide elections. Any one may attend the Candidate Forum and listen, but only

Directors may participate.

The forum will be recorded and made available on the COOCVE website after the ses-

sion. Voting will take place from January 8 through January 16.

The biographies of most candidates, as received by the

CVE Reporter from the Elections Committee, appear on page 8. In keeping with long-standing newspaper policy,

all biographies are printed exactly as submitted, without editing for content, spelling, or formatting.

WHAT YOU NEED TO KNOW

2025 CVE Elections – Meet the Candidates

Editor's Note: Below are the biographical statements of the various candidates on the ballot in January. As is

the policy of the newspaper, the CVE Reporter has reprinted them exactly as they have been received from the

Election Committee. The CVE Reporter has not edited or reviewed the statements for accuracy, spelling, or grammar.

The format they have been printed reflects the format in which they were received. The order they have been printed

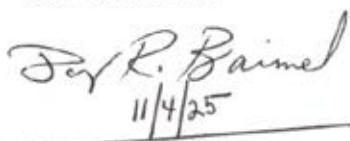
reflects the order they have been listed by the Election Committee.

Candidates for CenClub Board of Directors

JAY R. BAIMEL

APPLICATION FOR CENCLUB BOARD OF DIRECTORS

- Educational achievements include CPA and MBA degree.
- CVE positions include 8 years on the CenClub Board, 6 years as CenClub Treasurer, and 4 years as President and 7 years as Treasurer of Lyndhurst N.
- I am a full-time CVE resident for 11 years and I work for 12 months every year on CenClub business.
- As CenClub Treasurer I participated in the planning and purchasing of our recreational facilities at no additional cost to owners. I have managed CenClub annual and long-term fiscal planning yearly to ensure financial stability for our community while maintaining, modernizing and expanding our wonderful lifestyle amenities.
- As the direct result of our management efforts, your CenClub coupon remains the lowest of your (3) monthly obligations. I have promoted increased transparency to owners by regular in-depth monthly Treasurer's Reports during our public meetings.
- As to the future, I want to continue to be part of the CenClub mission to deliver superior lifestyle activities at a cost within affordable parameters. My career skills, my accomplishments on CenClub, and my personal integrity uniquely qualify me to render further significant contributions.


11/4/25

Resume of Michele Conte:

- Michele Conte, living in Newport S since May 2023, in love with CVE.
- Passionate about preserving the beauty of our community, both financially and aesthetically.
- Former Executive Assistant to the CFO of Viacom International, a major media company.
- Homeschooled five children for 15 years, gaining skills in planning, patience, and perseverance.
- Children's Coordinator for my church: Managed Sunday school curriculum, recruited volunteers, organized weekly schedules, oversaw baptisms, outreach events, and volunteer teams.
- Since 2020, managing financials for five apartment buildings (outside CVE), handling invoicing, budgeting, project supervision and tenant relations.
- Serve as a volunteer secretary of my building's Board, contributing to community management and decision-making.
- Committed to continuing the great work already being done.

WHAT YOU NEED TO KNOW

Candidates for CenClub Board of Directors

Arnold Klein

I am honored to have served as a CEN Club Board Director for the past three years and am seeking your support to continue contributing to our community.

With two Engineering Degrees and an MBA from McGill University in Montreal, I bring a strong foundation in problem-solving, strategic thinking, and fiscal responsibility. My business experience has helped guide the board in making sound, effective decisions, and I am committed to continuing that leadership—ensuring our club remains well-managed, responsive, and focused on delivering the best service to all members.

Six years ago, my wife Tina and I traveled in our motorhome to visit my sister and her ailing husband. When we saw she needed immediate help, we stored the motorhome and stayed to assist her. During that time, we were so impressed by the beauty, facilities, and friendly spirit of Century Village East that we purchased a unit in her building.

Once settled, I sought out the Woodworking Club and discovered it had only three aging machines in a space barely larger than a walk-in closet. With Tina's help, I brought in tools from our motorhome and worked to restart the club. Word spread quickly—signs went up, and by the end of that spring, we had 12 enthusiastic members. Over the summer, more tools were donated, exotic woods were purchased, and lessons were introduced.

Two years ago, the Woodworking Club expanded into a much larger space, and today it boasts over 60 active members and modern equipment—limited only by our available room.

In addition, I have been actively involved in efforts to reduce insurance rates for all buildings, including the CenClub, here in Century Village East. I believe in practical solutions, community collaboration, and building on our shared successes. This is the experience and dedication I bring to the CenClub Board, and I look forward to continuing to help our community thrive.

Rita Pickar

PROFILE

RITA PICKAR, CURRENT CENCLUB PRESIDENT IS A CANDIDATE FOR THE CENCLUB BOARD OF DIRECTORS. RITA HAS BEEN A RESIDENT OF CENTURY VILLAGE EAST SINCE 2010 AND HAS BEEN INVOLVED IN MANY LEADERSHIP POSITIONS.

EDUCATION

UNIVERSITY OF WISCONSIN, OSHKOSH, BS EDUCATION, 1970
NORTHERN ILLINOIS UNIVERSITY, DEKALB, ILLINOIS, M.S. EDUCATION, 1975
ROOSEVELT UNIVERSITY - CHICAGO, SUPERVISION CERTIFICATION, 1990

PROFESSIONAL EXPERIENCE

- COMMUNITY UNIT SCHOOL DISTRICT #95, LAKE ZURICH, ILLINOIS 1970-2000
- TEACHER, PHYSICAL EDUCATION AND HEALTH, 1970-1985
- DIVISION HEAD, TAUGHT PHYSICAL EDUCATION, HEALTH AND DRIVERS EDUCATION, 1984-2000

1063 OAKRIDGE F 414-573-5522 SKITA6@OUTLOOK.COM

CENTURY VILLAGE EAST EXPERIENCE

CENCLUB PRESIDENT - 2020 - PRESENT
RECREATION COMMITTEE CHAIRPERSON - 2015-2020
OAKRIDGE F BOARD MEMBER 2017-PRESENT
CIAC COMMITTEE MEMBER
NEWPORT AREA CHAIRPERSON – 2010
NEWPORT S PRESIDENT - 2010
COOCVE DIRECTOR AND ALTERNATE 2009 - PRESENT
BOARD MEMBER, NEWPORT S - 2009
COOCVE BYLAWS COMMITTEE -2010
COOCVE CIVIC AND CULTURAL COMMITTEE - 2010
CVE FLEA MARKET COMMITTEE - 2010

CENTURY VILLAGE RESPONSIBILITIES ACCOMPLISHMENTS

CENCLUB PRESIDENT
OVERSIGHT OF CENCLUB BUDGET, PURCHASES AND EXPENDITURES.
INTRODUCED PICKLEBALL AND OTHER SPORTS AND ACTIVITIES INCLUDING MINI GOLF, CORN HOLE AND MORE TO CENTURY VILLAGE EAST
OVERSIGHT OF LEGAL MATTERS
LIAISON TO CENCLUB EXECUTIVE DIRECTOR AND STAFF AND OTHER CENTURY VILLAGE ENTITIES
OVERSIGHT AND GUIDANCE OF CENCLUB FACILITIES, PROJECTS, AND RULES AND REGULATIONS
MEMBER OF SEVERAL OVERSIGHT COMMITTEES.

WHAT YOU NEED TO KNOW

Candidates for CenClub Board of Directors

Domenic A. Piso-Veteran
2026 Lyndhurst I, Deerfield Beach, Florida 33442
617-304-5415-Cell

DOB: 10-19-1945 Place of Birth: Boston, MA 02113

Education Bachelor of Arts (History-Education) Cum Laude, 1970
Inter-American University of Puerto Rico
Master of Arts Education (Guidance and Counseling) 1972
Master of Arts Education (Administration and Supervision) 1973
Inter-American University of Puerto Rico

Employment History & Experience

2009 Federal Emergency Management Agency: Region I Boston, MA 02110

2020 Department Homeland Security-Disaster Assistance Contract Employee

Chief of Staff: Major Disaster Responsibilities: 1) Serve as Chief of Staff to the Federal Coordinating Officer. 2) Manage Joint Field Office Operations for 300 to 3000 staff during disaster recovery operations 3) Oversee 25-50 Section Chiefs 4) Manage Safety Staff & Security Staff, Oversee Equal Employment Staff. 5) Oversee Human Resources Functions. As Chief of Staff deployed to 27 major disasters.

2004-2009-Real Estate Business Owner-North Bay Group Trust-Boston, MA 02113

1978 Federal Emergency Management Agency: Region I Boston, MA 02110

2004 Emergency Management Officer- Department Homeland Security (Retired)

Assigned to multiple management & supervisory positions during my 26 years as a federal employee: Cadre Manager for the Disaster Response & Recovery Division. Duties included: managing, recruiting and training of 187 Disaster Assistance Employees and their deployment to disaster locations. Deployed to 126 declared disasters of which included: earthquakes, hurricanes, tornadoes, tsunamis, firestorms, floods, mudslides. Management positions included: Director of Disaster Housing, Chief, Program Support Officer, Chief Operations Officer. Five-year assignment to the National Flood Insurance Program and Flood Mitigation Program. Four-year assignment to the Technological Hazards Program Division managing Radiological Emergency Preparedness Section. Duties included: Evaluating State and local Radiological Emergency Response Plans for Maine Yankee Nuclear Power Station. Managing and coordinating all Federal & State activities relating to full scale radiological exercises.

Federal Employee Specialized Training

Chief of Staff Disaster Field Operations	Local, State and Federal Plans & Preparedness
Hurricane Preparedness Response & Recovery	Disaster Response & Recovery Operations
Comprehensive Emergency Management Principles	Haz-Mat / Radiological Plans & Preparedness
Incident Command Systems (ICS)	Comprehensive Safety & Security Principles

1975 Guidance Counselor

1976 Oliver Junior High School: Lawrence, MA

1972 University Instructor

1975 I.A. University of Puerto Rico, Aguadilla, Puerto Rico

1966 United States Air Force (USAF) Security & Law Enforcement Activities

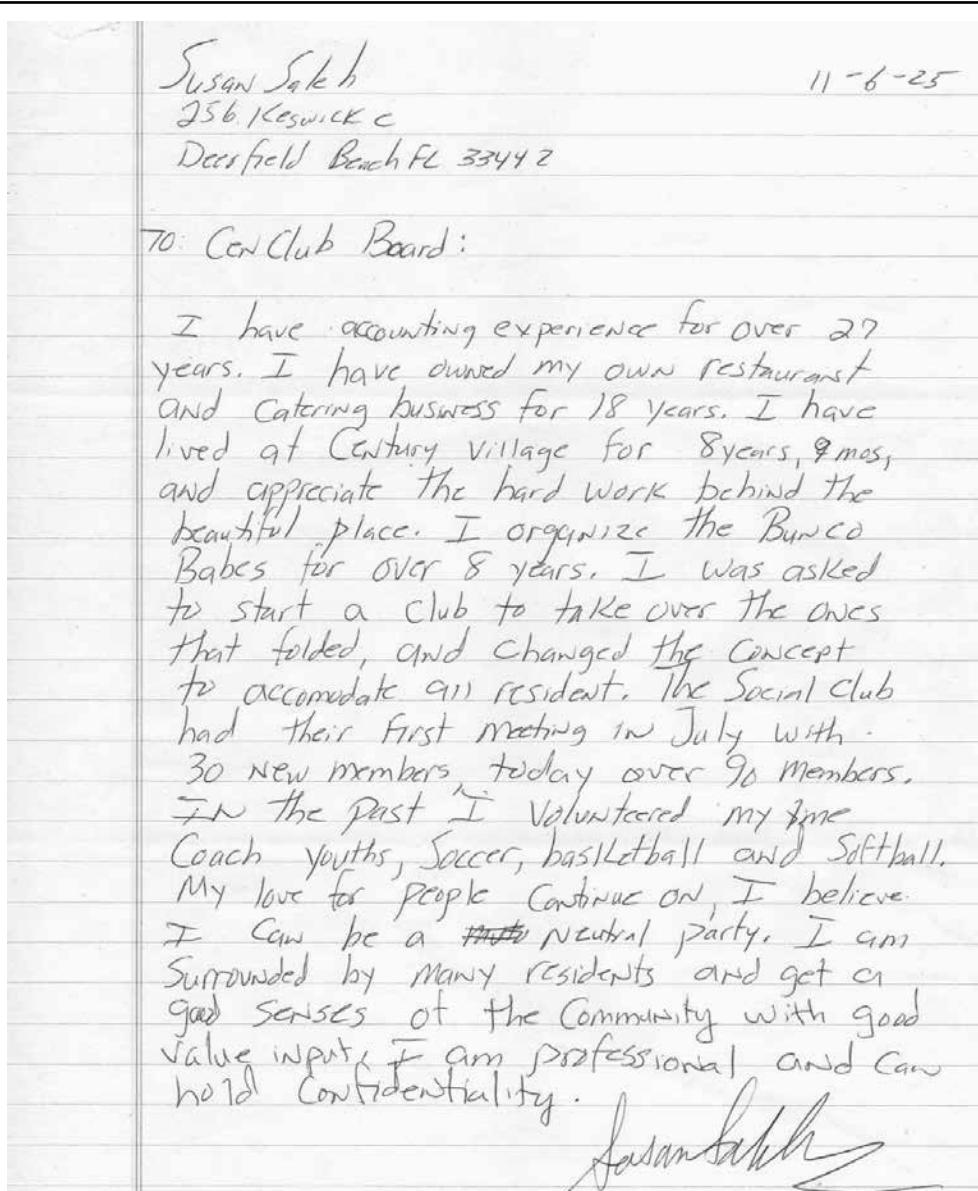
1971 Malmstrom AFB, Great Falls, Montana (2 yrs) Ramey AFB, Aguadilla, Puerto Rico (3 yrs)

USAF Military Service Awards

Honorable Discharge, Vietnam Era Citation, SAC Educational Award, Presidential Unit Citation, National Defense Service Medal, Outstanding Airmen Award, Good Conduct Medal Armed Forces Legion Award.

CVE Community Involvement

Member Board of Directors 2010-2025 Cambridge "A", Oakridge "D" Lyndhurst I, COOCVE Member-Alt



Susan Sakh
 256 Keswick C
 Deerfield Beach FL 33442
 11-6-25

To: CenClub Board:

I have accounting experience for over 27 years. I have owned my own restaurant and catering business for 18 years. I have lived at Century Village for 8 years, 9 mos, and appreciate the hard work behind the beautiful place. I organize the Bunco Babes for over 8 years. I was asked to start a club to take over the ones that folded, and changed the concept to accommodate all residents. The Social Club had their first meeting in July with 30 new members today over 90 members. In the past I volunteered my time Coach youths, Soccer, basketball and Softball. My love for people continues on, I believe I can be a ~~neutral~~ neutral party. I am surrounded by many residents and get a good sense of the community with good value inputs. I am professional and can hold confidentiality.

Susan Sakh

WHAT YOU NEED TO KNOW

Candidates for COOCVE President



CANDIDATE FOR COOCVE PRESIDENT

Ron Sandler

Experienced governance leader with strong business management and IT expertise, dedicated to advancing board and association effectiveness

ACTIVE VOLUNTEER GOVERNANCE EXPERIENCE

- ◆ VP COOCVE
- ◆ Treasurer & VP Harwood C
- ◆ Board Member Harwood J
- ◆ Area Vice Chair Harwood Area
- ◆ Board Member CVE Reporter
- ◆ Board Member CVE CIAC
- ◆ LCAM Certified

WORK EXPERIENCE

Gillette/P&G/Hempel
30+ years of IT Mgmt.

EDUCATION

Buffalo University
Masters in Business Admin.

PRIORITIES

1. Provide Tools and Resources for Association Planning

Offer templates, guides, and calendars to help boards plan and manage activities. Deliver training and workshops on effective association management and legal compliance.

2. Promote Collaboration and Knowledge Sharing

Facilitate forums and virtual meetings for board members to exchange best practices. Maintain a repository of successful initiatives and lessons learned.

3. Modernize COOCVE's Public Presence and Messaging

Update branding, website, and communications for clarity and accessibility. Enhance outreach through newsletters, digital platforms, and social media.

4. Support Boards in Managing Property Management Companies

Guide boards on effective collaboration with management companies. Promote accountability and share best practices to ensure consistent, high-quality service.

Howard Silverstone

Oakridge F

Candidate for: President COOCVE

I have lived in CVE for 11 years. This is our year 'round home.

My objective is to work closely with others to ensure the long-term vitality of our CVE community - for the benefit of all its residents. My particular interest at COOCVE is to address the numerous governance challenges faced by our 253 condo associations. We live in a period in which costs are rising rapidly, volunteerism is declining, and the compliance and reporting demands of our state and local governments are increasing significantly.

My focus will be to assist our associations to operate in compliance with their governing docs and State statutes, and to conduct their business more efficiently. I intend to see the COOCVE leadership team continue to provide high quality education resources for our condo boards and their members. At the same time, exploring and evaluating alternative management and governance models for the future.

My guiding principles:

- Teamwork, Mutual Respect, Collaborative decision making
- Open Communications
- Transparency
- Effective use of limited resources
- Volunteerism is hard work; but it's also fun & "feel good" rewarding

Education:

Bachelor of Commerce (Business) – Concordia University, Montreal Canada

Work Experience:

35+ years in Marketing and General Management in the consumer products industry in both Canada and the US.

CVE Positions Held:

- Treasurer – Oakridge F Condo Association
- Secretary – Oakridge F Condo Association
- Controller – COOCVE
- Treasurer – COOCVE
- Member – CIAC (Community Improvement & Accreditation Committee)

WHAT YOU NEED TO KNOW

Candidates for Master Management Board of Directors

Lester Gerson

Essay Submission for Master Management Board of Directors

My name is Lester Gerson. I'm running for reelection to the Master Management Board. I want to thank the CVE Community's "trust" and "support" as it has been a rewarding (4) year experience that I would like to continue.

I have a (40+) year family CVE relationship and moved down here permanently (6+) years ago with my wife Barbara.

My Electrical Engineering background of (50) years, Project Management/TEAM Building experience, working with Governmental/Other Organizations have proven to be a valuable asset as the Board develops infrastructure projects.

I'm especially proud of being involved in recent Master Management Board projects (new Perimeter Walls, Safety Sidewalks at (Lyndhurst Drive, North Drive, Cambridge area), and our soon to be completed "New" Main Gate). All these continue making our CVE Community Beautiful & Safe.

If re-elected, I will continue working on Projects/Issues that will benefit our CVE Community.

MICHELE MIGLIUOLO
4046 LYNDHURST K
DEERFIELD BEACH, FL 33442

October 27, 2025

Master Management
Century Village East Community Services

Michele, candidate for a Board position at Master Management, has been a resident of Lyndhurst K since June 2020. He loves walking the 2.8-mile circle on Century Boulevard on any sunny day. He and his wife Gina are daily users of our fantastic fitness club.

Michele is in love with all the green life in CVE and interacts with the neighbors he encounters during his walks. He holds a special appreciation for the fountains in our lakes, and the wildlife, which is never bothered by automobile traffic.

Being a salesperson at heart, Michele is appreciative of the service of all of CVE's employees, but especially of the super-courteous security folks. He feels we do not appreciate them enough.

He has served on the Lyndhurst K Board in the past and is currently a member of the board of multiple technology startups, both in the USA and abroad.

An advisor, coach, and investor to pre-seed and seed-stage startups, he has founded five high technology companies in the semiconductor, medical device, and energy sectors. Michele received a Doctorate in Physics from the University of Rome (Italy), and M.A. and Ph.D. degrees in Physics from the University of Rochester. He has decades' experience as an executive in manufacturing and sales of scientific capital equipment and analytical instruments. He has launched foreign products in the United States including mass spectrometers, and imaging chemical microscopes and has launched American products abroad, including thin film deposition systems and surface analysis systems. His expertise is with worldwide customers ranging from academic-government research laboratories to medical device, semiconductor, superconductor, data storage, electro-optic, microscopy, and analytical chemistry industries.

Michele is a Professor of Entrepreneurship at Nova Southeastern University, a Certified Advisor at FedTech and a mentor at Techstars, CleanTech Open, The Venture Mentoring Team, and Broward SCORE. Michele continues to coach and mentor startup CEO's. Through his network, Michele brings internship and other technology-based employment opportunities to his students on a regular basis.

In economic development roles, Michele was an Executive in Residence at TechGROWTH Ohio, Innovation Works, and the Pittsburgh Life Sciences Greenhouse. He recently was a Commercialization Expert at LifeX Labs, Pittsburgh's newest Life Sciences Venture Firm.

In the private sector, prior to co-founding in 2008 NeurolInterventions, an ischemic stroke therapy company, he was Senior Director and Special Assistant to the Senior Vice President of Research at Seagate Technology's Research Center. Earlier, he was Vice President of FireFly Power Technologies, now Powercast. In previous entrepreneurial endeavors, Michele was founder, President and CEO of Verimetra Inc., a bioMEMS company; President of XACTIX Inc., a manufacturer of MEMS process equipment, and Founder and President of MSR Technologies, Inc. which successfully flew the first MEMS experiment on the Space Shuttle. Prior to these positions, Dr. Migliuolo was VP of Sales and Marketing for E.A. Fischione Instruments, and held various management positions with Kurt J. Lesker Company including VP of Technology and Analytical Division Business Director.

Michele is fluent in multiple languages, and is a member of the APS, the ASMS, and the IEEE, and has published over eighty papers, including patents, refereed publications, contributed proceedings, and invited presentations.

Angel Bridge
PARTNERS

412.726.3111 cell

mmigliuolo@gmail.com



WHAT YOU NEED TO KNOW

Candidates for Master Management Board of Directors

Barry Warhoftig: 2026 Candidate for Master Management Board of Directors

Education: B.S. Civil Engineering, M.S. Transportation Engineering

Work Experience: Registered Professional Engineer, Director of Traffic Engineering & Highway Safety with the West Virginia Department of Transportation.

Personal History with CVE: Twenty-five year resident, Family (parents) ownership since 1977.

Master Management Experience:

Served on MM Board since 2017.

Prior to serving on the Master Management Board, I volunteered to design and complete a project upgrading of all signs, pavement markings, and pedestrian crossings on Village roadways. This resulted in the BSO patrolling CVE roadways.

Currently Treasurer of Master Management

If Re-Elected: Continue to provide engineering perspective to the Master Management Board, including emphasizing roadway and pedestrian safety initiatives affecting the well-being of all residents, as well as assisting in formulating and monitoring Master Management budgets and expenditures.]

Steve Wishnack Bio

for

CVE Master Management

Born in Brooklyn, NY, I received BA and MS Degrees from Brooklyn College where I began my career as a school teacher. I moved to Hallandale Beach, Florida in 2010, as a consultant and trainer, specializing in Customer Service Training. My clients included many Florida libraries and municipalities. I was President of the Board of Directors for my condominium association in Hallandale. I moved to CVE in 2022, and served as a Director on my building's Association. I am currently an interim Director on CVEMM BOD, and wish to continue to serve the CVE community as an elected member of The Board.

From SYSTEM, pg 1

What does it say when the organization responsible for running elections can't even find enough people to fill out the ballot in its own election? What does it say when, in a village of 16,000, the number of new people interested in the other two organizations can be counted on one hand? *One of the five doesn't even have a biographical statement posted on COOCVE's website.*

Once again, we must ask the question: Is our election system not only outdated but structurally designed to keep people out. In January, when elections are held and more than 16,000 people are in Century Village East, only 414 residents will be allowed to vote.

That means fewer than three percent of residents have any say at all in choosing the leaders who make major decisions that affect everyone.

And here is the absurdity: How can we possibly turn to a community of 16,000 residents, ask them to step forward, to get involved, to run for office—then only allow about 400 of them to participate in the election? How can we expect engagement from a village when the system tells 97 percent of the people that their participation simply isn't allowed?

This is not apathy. This is disenfranchisement—baked directly into the process.

To add insult to injury, not all those 414 COOCVE director positions are even

filled. As we reported last November in the *CVE Reporter*, 75 of the 414 director seats were empty heading into last year's elections.

Even after a front-page story spotlighting the shortage, and pleas from election officials that buildings fill their empty slots, **NOT A SINGLE ADDITIONAL POSITION WAS FILLED BEFORE THE ELECTION.**

How many warning signs of a broken system do we need before our leaders sound the alarm?

The proof is right in front of us. In a community this large, with this much talent, that is not a coincidence. It is a symptom of a system that tells people: *your vote doesn't matter, your voice doesn't count, and*

your involvement isn't wanted. And then we wonder why no one runs.

This structure might have made sense decades ago, when technology was limited and running a full-scale community election was practically impossible. But that time is long gone. Today, secure and accessible election platforms make it easy for every resident to vote. There is no practical justification left for maintaining a system that shuts out the overwhelming majority of the village.

A community that excludes 16,000 residents from its elections should not be surprised when its ballots are empty.

The reality is undeniable: Century Village East needs an election system for the 21st

century, one that is transparent, inclusive, and open to every resident—not just a select few. If we want vibrant leadership, competitive races, and genuine community engagement, then we need a structure that welcomes participation instead of suppressing it.

The current system has failed. The empty seats prove it. The dearth of candidates proves it. The silence from the community isn't apathy—it's frustration.

It's time to bring real democracy to Century Village East. It's time for open elections. It's time for change.

Candle in the Wind 



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.



WHAT IS THE DBPR ?

DBPR is the Department of Business and Professional Regulation and they oversee all condo associations in Florida.

DBPR has a regional office in Ft. Lauderdale at 1400 W. Commercial Blvd. Their phone number is (954) 202-3982. Visit their website at myfloridalicense.com.

HOW CAN THE DBPR HELP ME?

Education

The DBPR provides free education for condo association board members. Courses include the required four-hour Board Member Certification, Budgets & Reserves and The Election Process.

Services

DBPR offers mediation and arbitration to help resolve disputes. At the request of a unit owner or an association, the Division staff can attend and observe (but not intervene) at condo association meetings.

Complaints

The DBPR can review governing documents to ensure compliance with Fla. Statutes. They investigate complaints related to financial issues, elections, access to records, completion of structural integrity reserve studies, and unlawful behavior by condo board members.

Navigate Florida's Laws

The DBPR website provides valuable information about new laws and condo requirements.

Questions

They have a section for answers to your most commonly asked questions.

CALENDAR

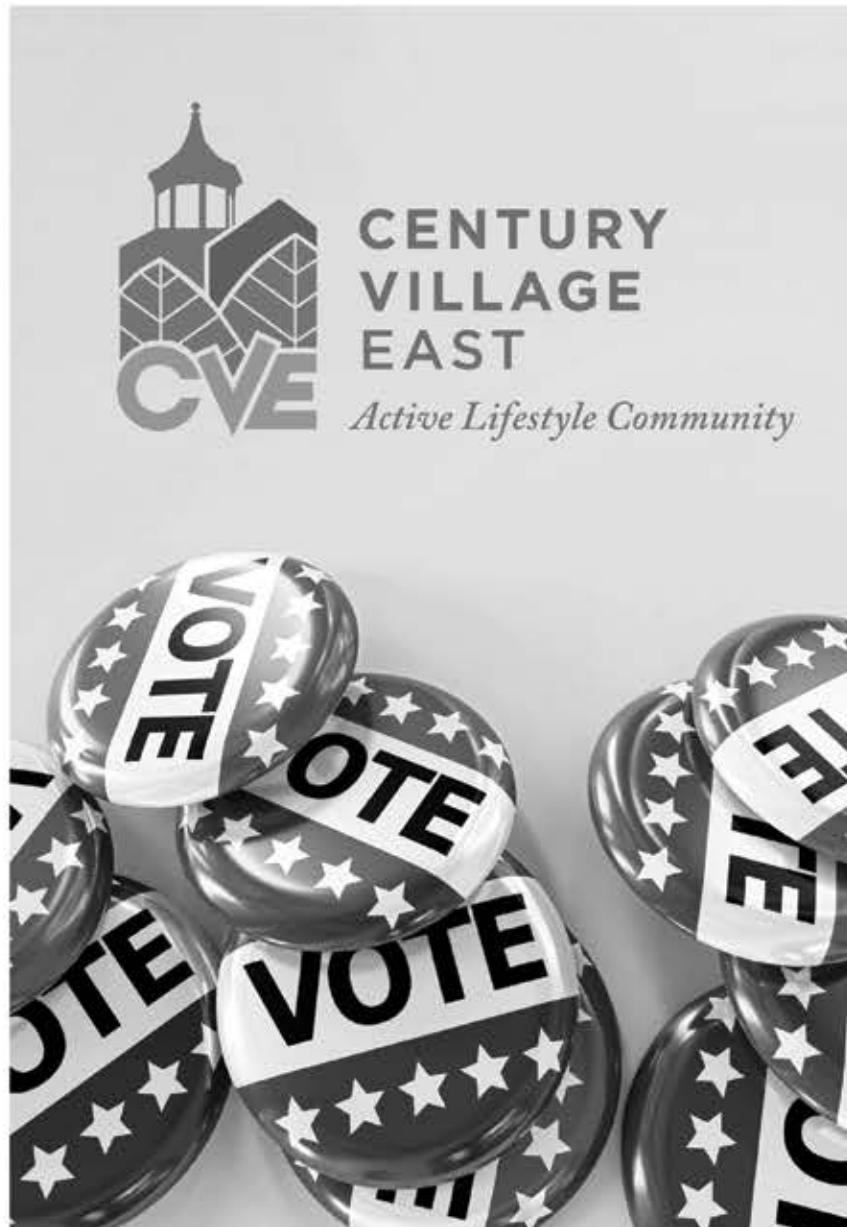
Dec. 16	COOCVE BOD Meeting	9:30 am	ZOOM
Jan. 5	Candidate Forum	9:30am - 12:00pm	Clubhouse Party Room
Jan. 8-16	Voting for CVE Boards		Electronic
Jan. 20	Election Results	9:30 am	ZOOM



DID YOU KNOW?

All Condo Associations were required to Create a DBPR Account by Oct. 1, 2025. **Ask your Board if they registered.**

If they haven't yet, they can get the form on the COOCVE website and create their account using the fill-in form at the provided link.



DON'T FORGET – ELECTIONS ARE COMING!!!

Voting is for board members of CenClub, Master Management, and COOCVE. Elections are important – for you to have a say in how Century Village is run.

Every building has COOCVE Directors proportionate to the number of units and the 2025 Directors do the voting. You can see the names of your 2025 Directors on coocve.com under "COOCVE Directors Directory" on the home page. (Note that 2026 Directors elected in your upcoming Annual Meeting Elections will vote in January 2027). Voting will be done electronically between Jan. 8th - 16th.

Please remind your directors to vote!

Those new board members take office on February 1st, 2026.



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

GUEST COLUMNS

COOCVE President's Report

By MACKY BACHELOR, President/COOCVE

Tis the season to reflect on the year 2025 that is slowly gliding to an end. COOCVE has continued to serve the Century Village boards and owners in a variety of ways.

In January, COOCVE conducted the CVE annual elections of the three boards that run CVE. Watch for the Candidates Forum on Jan. 5 to introduce candidates for the 2026 boards.

One of COOCVE's greatest achievements was developing the Standard Document

Project (SDP) that provides an affordable way for condo associations to adopt new documents. There are both rental and non-rental options and buildings can make minor edits to suit their needs.

We conducted a workshop for Treasurers on Association Finances and Reserves. And we hosted two legal seminars by Jane Bolin LLC on House Bill 913, etc. In November we hosted a seminar by Arborist Mike Freedman about Selecting and Growing Trees.

We held monthly Presidents Forums to discuss electronic voting, the use of AI, income tax requirements, structural repairs, fire codes, structural integrity reserve studies (SIRS), and other current topics of interest. Our goal has been to educate, to clarify recent legal changes, and to provide a forum for associations to communicate and problem-solve with each other.

Another great achievement is the redesigned coocve.com website which provides

a wealth of information in an easy-to-read format. It has a video library, fact sheets, board manual and news of meetings and offerings for board certification and other classes. We are in the process of updating the populist Contractor Survey. Please send us info about new vendors you have used and liked during 2025.

COOCVE also continues to support CIAC, the Community Improvement and Accreditation Committee and its goal to help associations

get accredited as financially sound and well-run buildings.

Most of all, COOCVE has countless interactions with board members and owners in the village. And we wish that all of our directors and all the residents of Century Village may have happy holidays and a healthy New Year.

Macky Bachelor
COOCVE President

December



From the Commissioner

By DANIEL SHANETZKY, Commissioner, District 3

Under the new City Commission tenure which was elected last March, the Mayor and the Deerfield Beach City Commission has pledged to encourage commercial and consumer business growth that would accommodate the needs and interests of citizens in Deerfield Beach.

At the last City Commission meeting the commission voted on an ordinance to approve two different farmer markets in Deerfield Beach. One would be located in

the Cove Shopping Center, the other would be located across the street from Century Village East at the Trail Blaze Plaza on the corner of Military Trail and Hillsboro Blvd. Both markets would be running on Saturday mornings from 9 am to 1 pm. The Cove market has food vendors, but is primarily arts and crafts and novelty vendors. Whereas the farmers market, which is run by Emily Lilly is geared solely to sell fruits and vegetables and food items



that range from bakery goods to types of cheeses. At the

present time there is discussion about having a shuttle bus running from Century Village East to the Farmers Market at Hillsboro Blvd and Military Trail and back on Saturday mornings.

Presently we are even exploring placing a Farmers Market in Century Village East, on a weekday like a Friday morning and having the market in the main parking lot by the Clubhouse, so that all residents of CVE can enjoy Food Stuff from the various

vendors conveniently near their homes.

The new Deerfield Beach Director of Economic Development and Business Michelle Cabe has pledged to listen to the citizens of Century Village East to see what they want as a valued consumer in Deerfield Beach. The City has taken large steps to accomplish this.

Sincerely
Daniel Shanetzky,
District 3 City Commissioner,
Deerfield Beach

CVE MM President's Report

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

Last month's Board of Directors meeting reminded me once again why I am so proud of this community and of the system we have in place to listen to our residents and respond to their concerns. The meeting room was filled—truly filled—with residents who took the time to come out, participate, and make their voices heard. Many were passionate, many were thoughtful, and all of them cared deeply about the issues they raised. That is exactly how this process is

supposed to work.

I have always believed that open board meetings are essential to good governance. They exist so residents can bring forward their concerns directly, in their own words, and know that their Board is listening. And I can say with complete confidence that the Board of Directors you have elected is fully committed to acting on what we heard. Every member of our board is motivated by the same goal: improving the lives of the residents of Century Village East.



I am proud to work alongside a group of directors who are responsive, collaborative, and united in purpose. Our board works together seamlessly, and as we move forward into our upcoming meetings, addressing the concerns raised in November will be one of our top priorities. That is our responsibility—and it is a responsibility we take very seriously.

This is the system working the way it should. Residents speak. The board listens. And then we act—quickly,

decisively, and effectively—to solve problems and improve the quality of life in our community.

To everyone who attended the November meeting, thank you. Thank you for your engagement, your candor, and your willingness to participate in the process. I look forward to working with my colleagues on the board to address the issues raised and continue moving our community forward.

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.

NEWS FROM READERS LIKE YOU

Let's Raise the Roof – and the Total – for the American Cancer Society

Thanks to LINDA HOCHBERG for providing the information and flyer 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 11th Annual American Cancer Society Fundraiser will be held on Thursday, January 29, 2026, in the Clubhouse Party Room. The goal this year is to surpass last year's contribution of \$12,389, which included an \$800 donation from Larry Cohen's Craft Fair. Tickets are \$20.00 for CVE residents and their guests. Donations are encouraged from those who

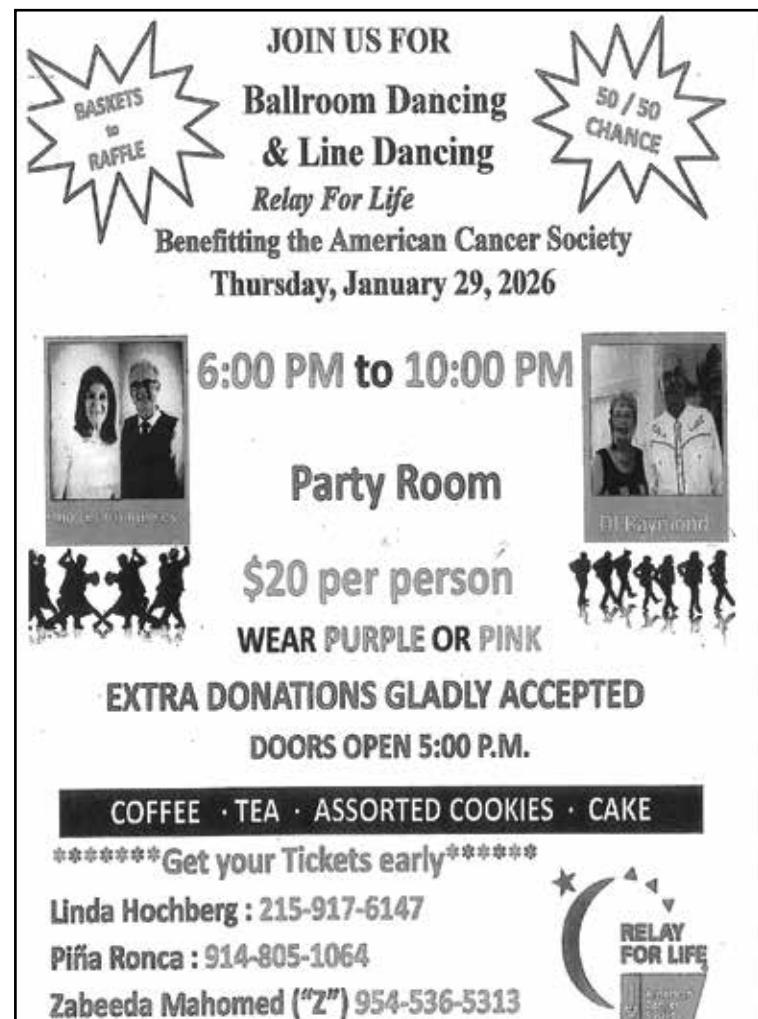
are unable to attend.

Les Complices (Ginette Lauzon and Laurent Labrecque) will provide live music and singing in French, Spanish, and English. They will perform both ballroom and line dance music for everyone's enjoyment. They will alternate with Raymond Labrecque and Rejeanne Thiffault, who will also provide line dance music. Katia (Kathy Shorr) will once again delight

guests with her well-known belly-dancing performance.

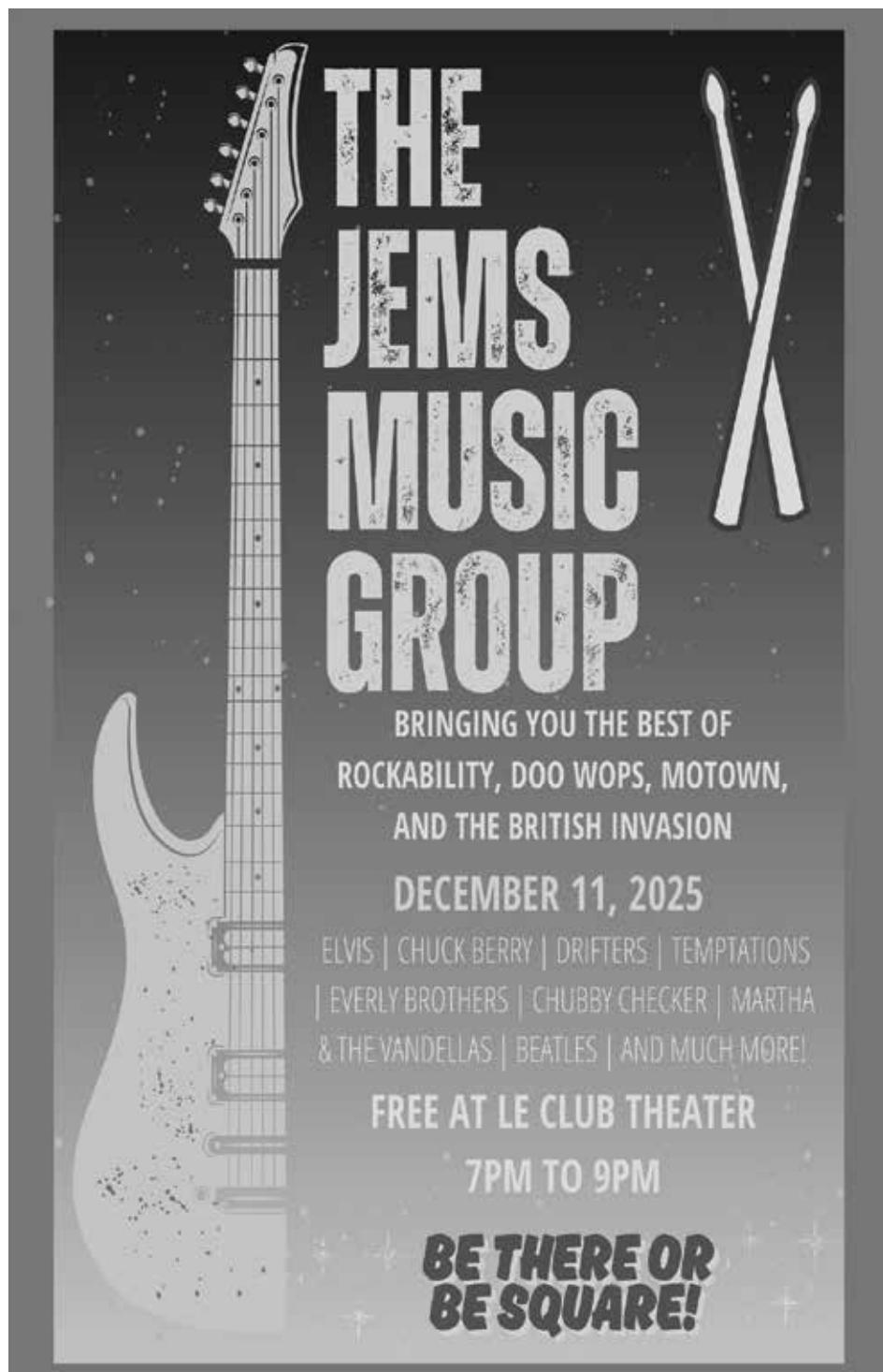
Last year, resident Pina Ronca generously donated more than 25 raffle baskets to support the event. Raffles will again play a key role in raising funds for cancer research. Resident Nancy Greenfield is also expected to provide her beautiful decorative touches.

Organizer Linda Hochberg describes this annual Cancer



Benefit as a true example of "a community working together." She hopes residents will support the American Cancer Society in its mission to fight

for a world without cancer. For more information, please contact Linda Hochberg at 215-917-6147 or Pina Ronca at 914-805-1064.



NEWS FROM READERS LIKE YOU

“Muddle” Through Dec With Temple B’nai Shalom

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 kicking off a full season of winter programming with a special community production of its original play, *Middle Age Muddle*, to be performed on **Wednesday evening, December 3**, in LeClub. The show, presented by the B’nai Shalom Players and featuring **17 synagogue members**, is free and open to the public. Light refreshments will be served.

With the High Holidays and Thanksgiving now behind them, the fast-growing synagogue is welcoming the return of snowbirds and preparing for a lively calendar of events.

On Friday, December 12 at 7:30 p.m., the congregation will hold its annual Hanukkah service, highlighted by a community candle-lighting ceremony. Congregants traditionally bring their own menorahs to light at the start of the service. The oneg will include potato latkes.

Later in the month, B’nai Shalom will host a Comedy Night on Christmas Eve, December 24 at 7:30 p.m. in the Activity Center, featuring video clips of both classic and contemporary stand-up comedians.

Looking ahead to January, the Temple will hold a mid-

day open house on January 7 at 11:30 a.m. in the Activity Center. CVE residents are invited to stop in, meet members, learn more about the congregation, and enjoy bagels and coffee.

Just days later, the synagogue’s annual Caribbean cruise departs on January 10, sailing from Fort Lauderdale to Aruba, Curaçao, and Grand Cayman aboard Celebrity Cruises for an eight-day getaway.

B’nai Shalom holds Shabbat services every Friday at 7:30 p.m. in the Activity Center. Services, led by Cantor Mitch



Martin, are followed by an oneg that gives attendees a chance to mingle over coffee and cake. The synagogue also hosts monthly Lunch and Learn programs, featuring lively discussions on topics such as the Middle East, the

Joys of Yiddish, and Pirkei Avot, always preceded by bagels and coffee.

More information about Temple B’nai Shalom is available at templebnaishalom.org or by calling Paul Scheiner at (630) 452-1131.

LETTER TO THE EDITOR

Letter to the Editor

While Master Management, CenClub, and COOCVE have been doing a great job, they could be doing even better. All have been ignoring the elephant in the room and that is rising costs that have translated into rising coupons for owners (which, for the first time, will climb to over \$300 per month for 2026).

What should be done about this without a decline in services is a reorganization that folds all 3 entities into a single organization, an organization that eliminates duplicate

roles, modernizes business processes, and reduces delivery costs of services to owners. Most businesses of similar sizes of the 3 organizations go through these reorganizations periodically to ensure that productivity is high and services customers/owners want are delivered cost-effectively.

All it takes is the will of all 3 Boards to put together a plan to accomplish this objective. This should become a priority because the problem of rising coupons is not going away.

—CLIFFORD PRUPAS

Letter to the Editor

We have a contract with the BSO that provides for no more than a 5% increase each year. The BSO is opting to end our contract if we do not renegotiate for more. Negotiations continue but your commissioner already seconded a motion to accept whatever BSO wants without having any facts or figures. At the last Commission meeting I asked how many cities use the BSO out of the 31 cities in Broward County. They did not know. It is 13 meaning 18 have their own police force.

Why???? An important fact has to be looked at. What is the response time of the BSO to emergencies and the other police and ambulance systems. Are you aware that whether we are with the BSO or not we own all the police and fire houses, We own all the trucks and police cars and ambulances whether or not we are with the BSO the county supplies 911 service, swat teams, helicopter and airlift services as well as the crime lab and her services at no cost to our cities. Our commissioner seconded a motion to accept BSO while negotiations are still in progress. Why ???.

The costs involved are a major consideration and the company the City hired said at meetings they will not have any figures yet and won’t until mid-December. So what was his rush to vote without all the facts including how it will affect your local taxes as well. Ask your commissioner why he rushed to second a vote to accept the BSO without doing his due diligence on the very important matter.

—BERNIE PARNESS

White Christmas

M & M Transport

TOM & Michael

954-732-7352

Service to Ft. Pbi and Mia and the Cruise Ports

Oscar Kitchen & Bath, Inc

INSURED AND WORK COMP. EXCEPTION



305 240 4800

Painting: 300\$/room-Wallpaper-Finish
wood work-Trim-Vanity top: 350-650\$.

Please remember
to wear light
colored clothing
when walking
at night.

COUNTRY CLUB CARPET & TILE CLEANING

at Century Village



COUNTRY
CLUB
CARPET & TILE CLEANING

**INTRODUCTION
OFFER**
**20%
OFF
FIRST
CLEANING**
Valid for Century Village
Residents only

- Carpet & Tile Cleaning
- Upholstery Cleaning
- House Cleaning
- FREE ESTIMATES
- SENIOR DISCOUNTS

*You can call me
7 days a week!*



Bruce & Julie, Owners

We Live In The Community • All Work Done By The Owner

954.892.0363

The below content is a paid advertisement.

WHAT TO DO WHEN YOUR SPOUSE OR PARTNER DIES

By: Martin Zevin, Attorney

Losing your spouse or significant other is a very traumatic event. It is most important for your physical and emotional health to give yourself time for the grieving process.

Once you feel mentally and emotionally able to do so, you should schedule an appointment with an attorney to review all legal documents.

If your spouse or partner owned something in their name alone with no designated beneficiary, probate may be necessary. Bring details of such assets to the appointment.

If you do not have a Revocable Living Trust, this appointment will be a good opportunity to discuss a Trust to avoid probate on your home and other real estate.

If you have a Trust, consider an Amendment. You may wish to make changes in your Living Will, Durable Power of Attorney and Designation of Health Care Surrogate or create those documents if you do not have them.

In most cases, there is no urgency to contact an attorney. It is better to have peace of mind and clarity. Some lawyers, including myself, will offer a free consultation. This should include your options and give you the opportunity to sleep on it before finalizing new legal documents.

If you are going through the loss of a loved one, my prayers are with you.

I am available for a free personal meeting or 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

CVE SPORTS

CVE Tennis Club Opens December with Full Court of Events

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.

The CVE Tennis Club heads into December with a busy schedule of activities and social events as the season gains momentum. Alongside daily team play, members can look forward to a range of programs designed for all levels of players—from beginners to elite competitors. The full calendar of events is

available on the club's website at www.cvetennis.com.

The club's organized season officially began on October 27, and as snowbirds return, the courts continue to fill each morning. CVE now fields 21 teams, spanning beginner to advanced levels, social and competitive play, and women's, men's, and

mixed divisions.

Throughout the season, which runs until April 26, the club will host numerous events, including a season-long tennis ladder, a Pro/Am Exhibition where members can watch professional players up close and even hit against them in a fun, friendly setting, and a series of intra-

mural matches designed to give players opportunities to meet and compete against members from other teams.

The club will also offer doubles strategy clinics, along with several tournaments featuring top-level men's players (A-Men) and women's players (Divas). In March, multiple busloads of members

will attend the Miami Open for a full day of world-class tennis—a popular annual outing known for its camaraderie and excitement.

The club's website provides more information.

CenClub's Tennis Pro, Ron Perry offers weekday morning clinics at the Clubhouse courts for players of all skill levels. For clinic details or private lessons, visit the club's website, pick up a schedule at the Clubhouse Staff Office, or contact Ron directly at rmperry16@gmail.com.

The CVE Tennis Club welcomes residents of all levels and abilities and offers many opportunities to play, socialize, and make new friends. To become a member or request more information, contact Didi Lacroix at didifit@gmail.com or complete the membership form online at www.cvetennis.com.

Horseshoe Players Keep the Tradition Alive at CVE

Thanks to LARRY COHEN 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 Horseshoe Team meets every Sunday morning at 9 a.m. at the horseshoe pits next to the gazebo, where residents gather for a friendly but competitive round of this classic game. Players aim to toss a horseshoe across the sand pit and land it around the stake—a

"ringer," worth three points. A "leaner," where the shoe rests against the stake, earns two points, while any shoe landing within one horseshoe's distance scores a single point. If both teams score ringers in the same round, the points cancel out. The first team to reach 11 points wins.

The weekly game is open to both men and women, with regular players including Joe, Phil, Billy, Joanne, Idola, Allan, Mike, and others. Residents are invited to join the group, enjoy the camaraderie, and take part in a fun Sunday morning tradition.

On the Fly

Thanks to LARRY COHEN 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 Cornhole League plays every Sunday morning at 8:45 am by the shuffleboard courts. Some of the members left to right, Sheila, Sam, Mona, Idola, Joe, Gene, Tommy, Ann, Marvin and Larry. Many

events are planned for the coming season, Cornhole Contest, Championship Tournament and Brunch.

Come join us, have a great time and meet new friends.



Bridging the Gap

Thanks to LARRY COHEN 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.

Party Bridge is held every Tuesday from 1:00 to 3:00 p.m. in Card Room A of the Clubhouse.

The weekly game is open to players who are familiar with Bridge conventions and have a solid understanding

of the game. All experienced players are welcome to join.

CLUB NEWS

Say Bonjour to a New Season of Fun at the French Alliance

Thanks to GINETTE BARKER 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 French Alliance welcomes all its members and extends a warm greeting to all residents and newcomers of Century Village East.

Registration to renew or become a member takes place at Le Club every Friday from

10:00 AM to noon through December 19 and again from January 9 to February 6. The registration fee is \$12.00.

For more than 30 years, the Alliance has offered a wide variety of activities to suit all interests—sports, games, mu-

sical performances, dancing, English and Spanish classes, cruises, dance evenings, line dancing, memoir writing, excursions, painting, quality crafts, and Yoga classes.

A complete list of activities (in French) can be found at:

<https://www.af-cve.org/liste-horaire-activites-regulieres>

We invite you to join us and enjoy a rich and dynamic social life, with opportunities to meet many people who share your interests and passions.

Due to our status, our officers cannot issue instructions in English. However, many members speak English and actively participate in our activities. You are very welcome to join us.

CVE Republican Club to Host Holiday Party

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 will hold its annual Holiday Party on Thursday, December 18, 2025, at 6:30 p.m. in Le Club, Room B. Residents and friends are

invited to celebrate the season with traditional Chanukkah jelly doughnuts, eggnog, menorahs, dreidels, pennies, and an evening of socializing.

The featured guest for the

night will be Eric Golub, a politically conservative comedian known for his sharp, humorous commentary about Republican politics. "Can you imagine that!" organizers added.

The club's most recent speaker was Charles Whatley, a Republican candidate for Broward County Sheriff in the 2028 election. Whatley, a Broward County native, is a U.S. Marine

Corps veteran and served 28 years in law enforcement.

The CVE Republican Club's mission is to keep the community informed about current issues and candidates affecting senior citizens and the Deerfield Beach area. "Our goal is to inform and educate," said Tina Klein, club president and Century Village East resident. "Let's have a good time. We want to create a social atmosphere where we get to know our neighbors and build friendships."

For more information, residents may contact Tina Klein at 310-990-6762.

 Rock N Roll Club

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HOLIDAY SHOW

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THURSDAY, DECEMBER 18TH

7PM - 9PM

LE CLUB

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FOR MORE INFO

954-609-3893

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10 am - 3 pm

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CLUB NEWS



Kick Off the New Year with a Little Garden State Spirit

Thanks to DAVIDA DEMONTE 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 New Jersey Social Club kicks off its new season with its first meeting on Thursday, December 11, 2025, at 10:30 AM in the CVE Clubhouse, Room GPA. Join

us for sign-ups and a presentation of this year's trips and programs. If you're from New Jersey, you'll fit right in. We're the club where people can debate the best diner, the best

pizza, and how to properly pump gas.

Our first trip of the season will take place on Wednesday, December 17, 2025, with a visit to the MODA Glass

Museum in Hollywood. Car pools can be arranged.

Membership is still only \$5.00, and new members are enthusiastically welcomed.

The photo above was taken

during last season's outing to the Norton Museum of Art.

For more information, contact: Rhona: regbowler13@gmail.com Lynda: lyndarg@yahoo.com

Learn About Russian Culture Through New Course

Thanks to LARISSA DYAN 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.

Larissa Dyan, a native of St. Petersburg, Russia, has just settled in Century Village East after moving from Massachusetts, and she is already bringing her passion for cultural education to the community. With a master's degree in education and years of experience sharing her heritage, Dyan is

eager to introduce residents to the traditions, history, and artistry of Russian culture.

Before relocating to Florida, Dyan served as a tour guide at the Museum of Russian Icons in Clinton, Massachusetts, where she developed engaging programs on Russian history and art. She previously hosted Rus-

sian Tea and Food Parties and taught beginner-level Russian language, earning a reputation for making complex cultural topics accessible and enjoyable.

One of Dyan's greatest passions is the Matryoshka, or nesting doll, a beloved Russian symbol of motherhood and family. Her

personal collection includes nearly 200 dolls, and she will showcase them as part of her new course, "Basics of Russian Culture." Participants will learn the fascinating story behind the Matryoshka tradition, decorate a three-piece doll of their own, enjoy authentic Russian tea, and sample healthy

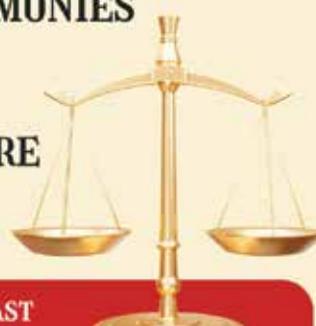
Russian-style salads.

The course will be held on Saturdays from 2:00 p.m. to 3:30 p.m. beginning January 3, 2026. All residents are welcome to attend and discover the beauty and depth of Russian culture through Dyan's personal experience and expertise.

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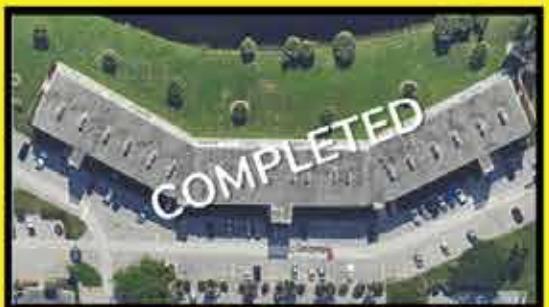
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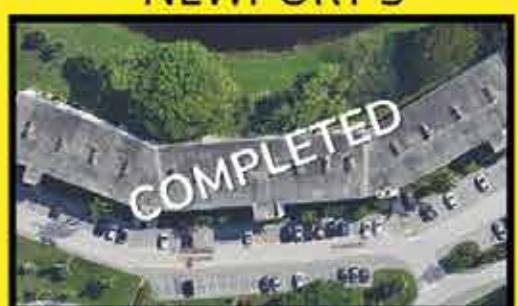
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FITNESS SCHEDULE



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 (Holina)	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)	

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December 10, 2025 January 14, 2026
February 11, 2026



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TIME: 10AM TO 1PM
CLUBHOUSE PARTY ROOM

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Event location: Theater Alcove from 11am-2pm

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DECEMBER 4

2026
JANUARY 15 APRIL 16 JULY 16 OCTOBER 15
FEBRUARY 19 MAY 21 AUGUST 20 NOVEMBER 19
MARCH 19 JUNE 18 SEPTEMBER 17 DECEMBER 10

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December 19 March 6
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January 16 April 3
February 6 April 17

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DECEMBER MOVIES



FREAKIER FRIDAY

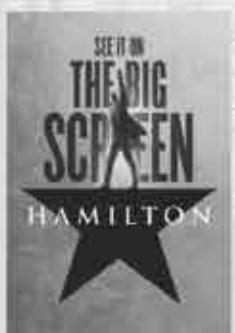
22 years after Tess and Anna endured an identity crisis, Anna now has a daughter and a soon-to-be stepdaughter. As they navigate the challenges that come when two families merge, Tess and Anna discover that lightning might strike twice. Directed by Nisha Ganatra.

Jamie Lee Curtis, Lindsay Lohan, Julia Butters
PG-110 Min

12/1	Mon	2:00PM
12/1	Mon	7:30PM
12/3	Wed	2:00PM
12/3	Wed	7:30PM
12/4	Thu	7:30PM



12/22	Mon	2:00PM
12/26	Fri	7:30PM
12/27	Sat	7:30PM
12/29	Mon	2:00PM



HAMILTON

The real life of one of America's foremost founding fathers and first Secretary of the Treasury, Alexander Hamilton. Captured live on Broadway from the Richard Rodgers Theater with the original Broadway cast. Directed by Thomas Kail.

Daveed Diggs, Renée Elise Goldsberry, Jonathan Groff
PG-13 160 Min

12/5	Fri	7:30PM
12/6	Sat	7:30PM
12/8	Mon	2:00PM
12/10	Wed	2:00PM
12/10	Wed	7:30PM



THE NAKED GUN

Following in his father's footsteps, a detective works to solve a murder case and save his police department from closure. Directed by Akiva Schaffer.

Liam Neeson, Pamela Anderson, Paul Walter Hauser
PG-13 85 Min

12/11	Thu	7:30PM
12/12	Fri	7:30PM
12/13	Sat	7:30PM
12/15	Mon	2:00PM
12/15	Mon	7:30PM



LOOKING THROUGH WATER

A father in an attempt to reconnect with his estranged son, invites him to compete in a father-son fishing competition. Directed by Roberto Sneider.

Michael Douglas, David Morse, Tamara Tunie
NR 102 Min

12/17	Wed	2:00PM
12/17	Wed	7:30PM
12/18	Thu	7:30PM
12/19	Fri	7:30PM
12/20	Sat	7:30PM



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



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Paul Newman, Robert Redford, Robert Shaw
PG 129 Min

12/8 Mon 7:30PM



HOLIDAY AFFAIR

A young widow is torn between a boring attorney and a romantic no'er-do-well. Directed by Don Hartman.

Robert Mitchum, Janet Leigh, Wendell Corey
NA 97 Min

12/22 Mon 7:30PM



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Monday, December 29, 2025 at 7:30pm

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Thursday, December 25th

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All prescription and over-the-counter medications should be placed in a one quart zip lock freezer bag, including also copies of any prescriptions and/or physician statements in the hand carry bag. Do not place the pill combinations separately into a separate plastic box as "the next combined dosage." Such will never get through security. Enclose also any medical appliances such as extra braces or first-aid needs.

If toting gifts to relatives, do not wrap them. Place the items in the roll-aboard luggage.

Think about Safety, Security and Comfort

There are thieves everywhere and, particularly, in high-traffic travel centers. Don't give the scalawags any opportunity to steal from you.

Women should not carry a purse but, instead, a money belt worn under a blouse or a neat Passage Wallet hidden under their coat by a neck cord. Men should not carry a wallet in his back pocket but, instead, the same Passage Wallet from the neck cord or as a hidden wallet tucked into his pants and secured by a cord to his belt.

If traveling alone, always keep your carry-on between your feet when standing, or with the shoulder strap looped around the leg of a chair when seated.

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CLUB NEWS



Souls Connection Club

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.

In December, I invite you to join me as we explore the core affirmations of Louise Hay, share personal experiences, and discuss her timeless teachings. We will meet on Friday,

December 12 at 11 a.m. in the Clubhouse, room GP-G.

Last month, many of you saw the film about Louise Hay and her simple but profound message. When I

was young, I was taught to think before I spoke. As an adult, I learned that I should think before I think — a lesson I first discovered through Louise's books. Now that I am

older, I would like to pass this wisdom on to you.

Louise taught that we create the events in our lives through our thoughts and feelings. The thoughts we choose are like

the colors we use to paint our lives — and no one else thinks the thoughts in your head but you. If you don't like something in your life, change your thoughts.

A Fresh Canvas: Art Club Launches 2025–26 Lineup

Thanks to RAPHAEL CHEMTOV for providing the information and flyer 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 officially resuming activities for the 2025–2026 season, with a full slate of programs planned for artists of all experience levels. The club's first two meetings will be held at 10 a.m. on Friday, December 12, and Friday, December 19, in Room GP-A of the Clubhouse.

Club organizers say this year's meetings will be "informative, educational, and fun," with talented members presenting demonstrations

and programs throughout the season. The first meeting will feature a presentation by Hank Glener, a ceramics instructor. Already scheduled for the coming months are a hands-on jewelry demonstration and an artist presentation, and the club is still seeking additional presenters.

Art Club members are also encouraged to participate in Art Expo 2026, the club's 46th annual exhibition, taking place March 6–8. The show welcomes entries in all artistic

fields, including fine arts, photography, ceramics and pottery, stained glass, woodworking, quilting, jewelry, and fabric design. Organizers emphasize that the exhibition is open to everyone—beginners and professionals alike.

The club also sponsors a continuing Book Club that discusses literature related to the arts. The next meeting will be held on Thursday, December 18, at 10 a.m., featuring a discussion of Luncheon at the Boating Party by Susan

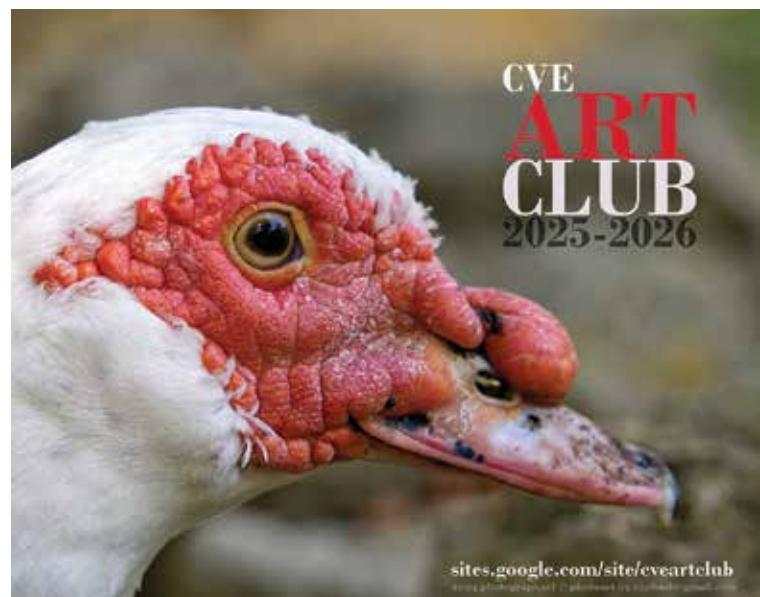
Vreeland. Members can check the Art Club website for location details and additional information.

Speaking of the website, the recently redesigned CVE Art Club site offers photos, contact information, and updates on past, present, and future events. Residents can access it by searching "CVE Art Club" online or by visiting sites.google.com/site/cveartclub.

The Art Club will also participate in the new CenClub-sponsored Club Crawl, an

event designed to introduce residents to the many clubs active in Century Village East. The Club Crawl will take place at the Clubhouse on December 17 at 10 a.m.

Club leaders encourage residents to attend meetings, get involved, and take advantage of the opportunities the Art Club provides. The club is currently seeking a Recording Secretary, a role they describe as another excellent way to meet creative and engaged residents.



sites.google.com/site/cveartclub

CLUB NEWS

CVE Italian American Club

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 November meeting of the CVE Italian American Club held on Monday, November 10, 2025, went extremely well. There were 78 in attendance.

Vice President Patty Manzo conducted the meeting in President Joe Poma's absence; he will return in December and be here to run the December meeting.

Event Sign-ups began and many took advantage of signing up early. Looks like the trip to Gulfstream has sold out with a waiting list. If there are enough names to warrant a second bus, we

will do so. The trip to the Mai Kai has also sold out and the same applies for a second bus. Also, 63 signed up for the Carnival Dinner Dance, well on the way to hitting the 100-mark goal.

The 50/50 collected \$285 (great job Annie), the winner Dorothy Miceli taking home \$140; the door prize was won by Joseph Quartarone. Congrats to both winners. (see picture)

The December meeting will be held on Monday, December 8, 2025. We will return to Room GP-A at 10:30 a.m. for this meeting and

for all subsequent meetings thereafter. Event signups will continue. Remember, you must be a current member in good standing to sign up for events. Be sure to bring your membership card with you to every meeting and event.

FYI...The guest speaker for the January meeting will be from Northeast Focal Point Senior Center and will be introduced by Linda Doyle who sits on the Board of Directors and is also a member of our club.

Thank you all for making November another outstanding meeting, see you in December.



L-R: Joseph Quartarone, Dorothy Miceli.

New Yeshiva University Alumni Club Forms at Century Village East

Thanks to SAM KOSLOWSKY 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.

Century Village East is now home to a new club, the Graduates of Yeshiva University Club, known simply as the YU Club, created to bring together alumni who

share a deep and enduring connection to their alma mater. Following months of planning and discussions with residents, organizers found that many YU graduates in

the community were eager to reconnect, reminisce, and stay informed about developments at the university.

For many alumni, Yeshiva University was not only an academic institution but also a home, a community, and a foundation that shaped their personal, professional, and spiritual paths. Those shared experiences continue to influence members today, inspir-

ing the creation of a club that celebrates that legacy.

The YU Club welcomes all alumni—from Yeshiva College, Stern College for Women, the affiliated high schools, and the university's many graduate and professional programs. The goal is to provide a warm, familiar space where graduates can share memories, socialize, and keep

current on news from YU.

The club is planning its first gathering for February, with a representative from Yeshiva University expected to attend. Organizers are seeking to gauge interest from potential members before finalizing details.

Those interested in joining or attending the February event may contact Sam Koslowsky by email at Samuel.Koslowsky@alum.yu.edu, including their name and phone number for addition to the club's WhatsApp group. Alumni may also join the WhatsApp group directly using the following link: <https://chat.whatsapp.com/Li82dJ8IITG0b2y2QAqWZt?mode=wt>

The YU Club invites all Century Village East residents who are Yeshiva University alumni to take part in this new effort to preserve camaraderie and strengthen community ties.

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Church in The Village

Thanks to RICHARD EPPERLY 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 Calvary Chapel Boca for a weekly YouTube church service right here in the Village. Services are held every Sunday in

Le Club Activity Room C. Doors open at 10:00 AM, and the YouTube service begins at 11:00 AM. Transportation is available—just take

the bus from the Clubhouse and come worship with us. For more information, contact Richard at 954-560-8079. Everyone is welcome!

CLUB NEWS

CVE Photo Club Focuses on Novices

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.

Are you new to photography or to digital photography or to phone photography? CVE Photo Club is

here to help you. We will have special feedback sessions, learning opportunities, and mentoring for novice photog-

raphers. Come to a meeting and check us out: Every Tuesday from 10 to noon in GP-F. Obviously we have something

for more experienced photographers too. Any questions, write to Nan Weiner, President, at: CVEPhotoClub@gmail.com

[CVEPhotoClub@gmail.com](mailto: CVEPhotoClub@gmail.com); if you want to talk in person, just include your phone number and Nan will give you a call.

Backgammon Players Gather Mondays

Thanks to STANLEY SPITZER 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.

Backgammon enthusiasts—and those curious to learn—are invited to join a new weekly gathering every Monday from 1:00 to 4:00 p.m. in the Clubhouse

Game Room on the second floor. Believed to be more than 5,000 years old, the game blends strategy, probability, and a bit of luck, keeping players engaged

with every roll of the dice. Participants enjoy both the competitive challenge and the social atmosphere the game naturally creates. Newcomers are welcome, and experienced

players are happy to teach the basics. Boards are provided, and all residents are encouraged to stop by, meet new people, and enjoy an afternoon of friendly play.

Whether you're sharpening your tactics or trying backgammon for the first time, the group promises good company and a fun break in the week.

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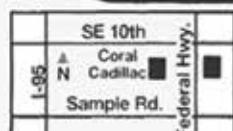
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CenClub/COOCVE/CVEMM – Meetings 2026 – Jan–June

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			
FEBRUARY			
02/10/26			
MARCH			
03/10/26			
APRIL			
04/14/26			
MAY			
05/12/26			
JUNE			
06/09/26			
06/16/26			
06/18/26			

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Ellesmere	Sheila Pascar	754-264-4404	Angele Lachance	954-482-0666
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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
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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				

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 Thursday, December 25th for Christmas and Thursday, January 1st for New Year's Day. Happy Holidays to all!**

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.

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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 LARGE PRINT Books

On order or in our library

- In the Time of Pumpkins, Alexander McCall Smith
 - Dark Horse, Felix Francis
 - Room on the Sea, Andre Aciman
 - The Enchanted Greenhouse, Sarah Beth Durst
 - The Bourne Escape, Robert Ludlum
 - My Beloved, Jan Karon
 - The Grave Artist, Jeffery Deaver
 - The Man Next Door, Sheila Roberts
 - Notes on Infinity, Austin Taylor
 - Party of Liars, Kelsey Cox
 - That Last Carolina Summer, Karen White
 - Dead of Summer, Jessa Maxwell
 - A Dog in Georgia, Lauren Grodstein
 - You Belong Here, Megan Miranda
 - The Road to Tender Hearts, Annie Harnett
 - The Bourne Escape, Robert Ludlum, Brian Freeman
 - Mean Moms, Emma Rosenblum
 - Hazel Says No, Jessica Berger Gross
 - By Any Other Name, Jodi Picoult

- Hidden Nature, Nora Roberts
- The Hamptons Lawyer, James Patterson

2026 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

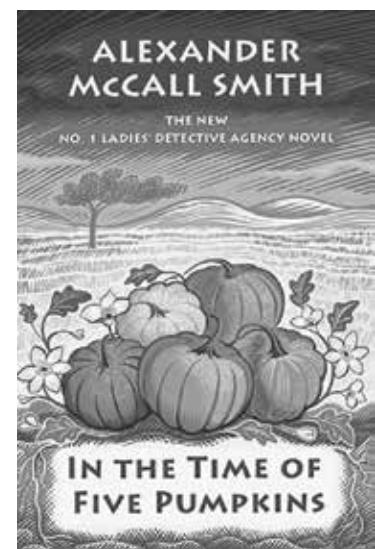
Book Review

In the Time of Five Pumpkins

By Alexander McCall Smith
The No. 1 Ladies' Detective Agency
 Book #26
 Life is never dull for Botswana's premier lady detec-

tive, Precious Ramotswe. As a particularly delicate situation is brought to her attention, she must set out to investigate the peculiar circumstances surrounding the case. Eventually, Mma Ramotswe will realize the truth, as ever, is more complicated than at first seems. With the generosity and good humor that guide all her endeavors, Mma Ramotswe will untangle these questions and prove that with a healthy dose of wisdom and a steaming cup of red bust tea, compassion will win the day. Another delightful episode of the No. 1 Ladies' Detective Agency.

Alexander McCall Smith's human insight, positive attitude and a great sense of humor will always deliver a good read. If you have not yet read any of these tales, you're in for a delightful and most fulfilling treat. What I love most of his novels are the pure, honest, hard at work with a sweet and entertaining story that is not scary, violent or vulgar. Refreshing tales that will boost your trust and honor in the human soul.



The Beauty of Baking is in the Face of the Taster

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 don't care how pretty that cookie looks. If it doesn't taste amazing, no one will want to eat another. Some cookies are so pretty, it's a crime to take a bite of the time and love-laden masterpieces.

My baked goods are sometimes pretty, sometimes not, but either way, they always taste great! I don't spend much time on decorations, basically because I don't have the patience for it. I have been known, however, to agonize over the least little ingredient addition for days. Do I use the nutmeg in this? It's so overpowering! Maybe just a pinch.

But, if you're one of those bakers who spends a huge amount of time decorating and creating beautiful cakes

and making cute things for kids, my hat is off to you. You have my kudos. Your final products are beautiful and I'm kind of envious that I don't have even a little bit of that talent. My talent seems to be in using fattening ingredients, so everywhere I bring my sweets, I am inadvertently fattening people.

The fact that I don't decorate happily doesn't detract from the joy in a person's face when they take a bite of something I've created.

People look past my face to my hands when I enter a room. One woman always asks, "Are you packin'?" Some establishments won't let me in if I'm not packin'.

Cookies open doors.

They're universal love.

I've been baking for nearly as long as I've been alive. It's just something I seem to have been born into. I don't have a bakery business anymore, but I continue to bake regardless of the cost of butter or eggs! It's just something I must do. I feel obligated to share cookie-love with everyone...

So, without further delay, let's get to the first cookie I want to share with you:

This incredible Soft Chocolate Chip Cookie recipe was originally found on All-Recipes.com. (Incredible site! Check it out.) The recipe was great as written, but I have tweaked it a bit, and it is divine. Someone told me these cookies were "crack."



Soft Chocolate Chip Cookies

This recipe makes 6 dozen cookies!

Ingredients

- 4 ½ cups all-purpose flour
- 2 teaspoons baking soda
- ¼ teaspoon baking powder
- 2 cups butter, softened
- 1 ½ cups packed brown sugar
- ½ cup white sugar
- 2 (3.4 ounce) packages vanilla pudding, 1 instant, 1 cook & serve
- 4 eggs
- 2 ½ teaspoons vanilla extract

- 4 cups semisweet chocolate chips

Directions

1. Preheat oven to 350 degrees F (175 degrees C). Sift together the flour and baking soda, set aside.
2. In a large bowl, cream together the butter, brown sugar, and white sugar. Beat in the instant pudding mix until blended. Stir in the eggs and vanilla. Blend in the flour mixture. Finally, stir in the chocolate chips. Drop cookies by rounded teaspoonfuls 2" apart onto parchment-covered cookie sheets.
3. Bake for 10 to 12 minutes in the preheated oven. Edges should be golden brown.

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!



Last Month's Landmark Answer:

Lookout Mountain
Georgia, United States

Pete Zambito – Swansea B

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

Jocelyne Frenette – Cambridge D
N. Millet – Farham O
Pete Zambito – Swansea B

Sudoku

Solution can be found on pg 44

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

READ YOUR REPORTER ONLINE AT
cvereporter.com

LA-LA LAND

by Calvin R. & Jackie Mathews

ACROSS

- Final
- Highest rating
- Jib or spinnaker
- "Message received"
- Loose robe
- Gregg method users
- Without much difficulty
- Speaker
- Ma and pa
- Delay
- Near the ground
- 90° from NNE
- Year in Bilbao
- Suffix for editor or janitor
- Goose egg
- Giraffe's smaller cousin
- Connecting word
- Prefix for legal or medic
- School subj.
- Wildebeest
- Hither and
- Mid-eleventh-century year
- Awkwardly tall and thin
- Boredom
- Disrobes
- Weird
- New __; Katrina victim
- "A man's home __ castle"
- Weather forecast
- Rough guess: abbr.
- Most minute
- Truly
- Hooters
- Sorority letter
- Wind direction
- Asian religion
- Pop
- Plant
- Faux __
- Most famous 1969 bride
- Heat source
- Numerical prefix
- Topsy one
- Yank's foe
- __ muffins
- Withdraw
- Name for a Swedish girl
- Globe
- Clods
- In __; as a substitute for
- Follow as a result of
- Syr.'s neighbor
- Word of mock surprise
- Start of a song in kindergarten

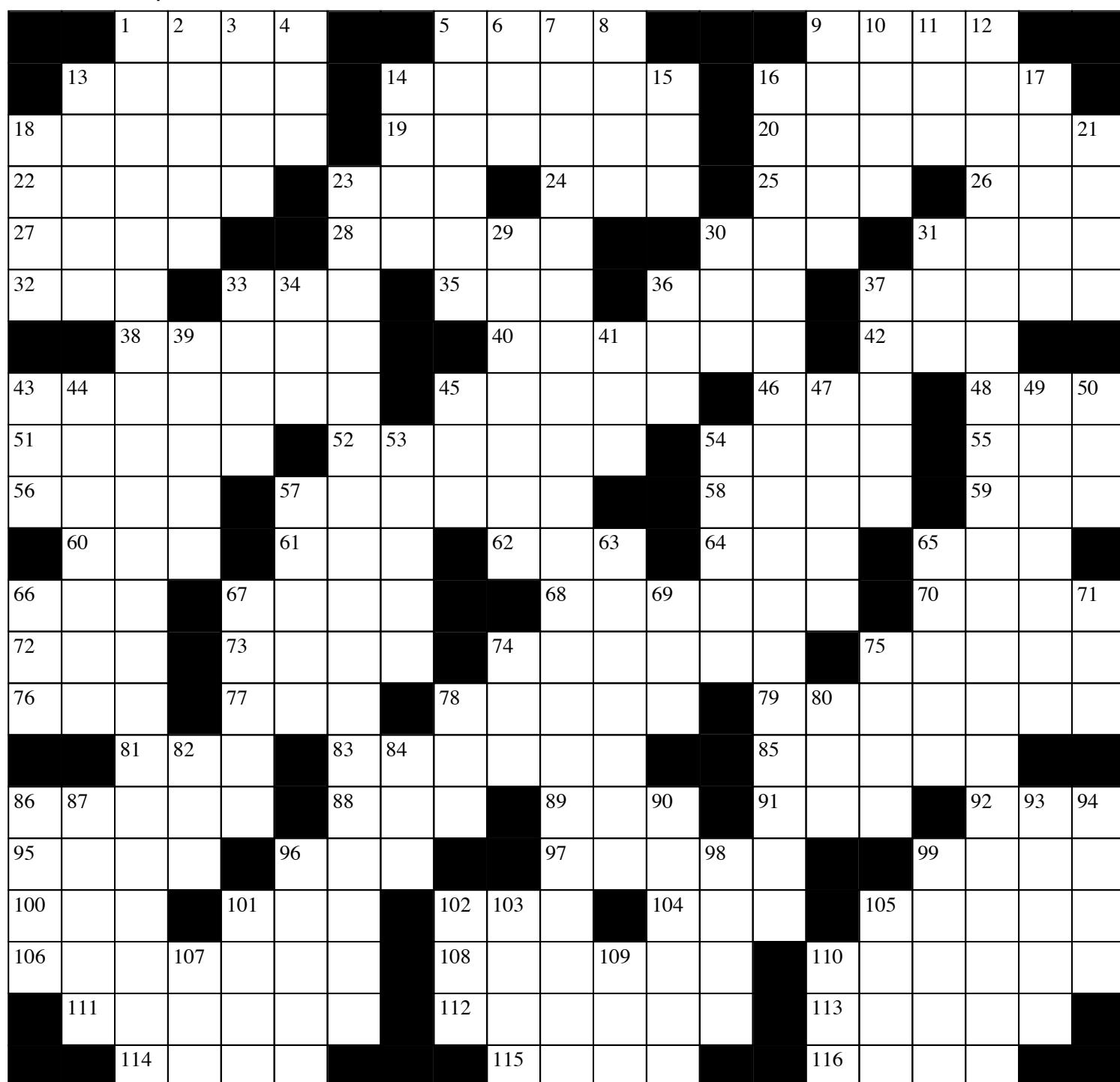
- Gets
- Lamb producer
- Mrs. Gorbachev and others
- Altercation
- Washed
- Man's title
- Maj.'s superior
- Refrain syllable
- Hosp. section
- Way out
- Advanced deg.
- __ Carolina
- Word in a red octagon
- Montgomery's place: abbr.
- Uncle Juan
- Rainbow
- Mayberry resident
- Carnivals
- Gofer
- Sailor
- U.S. state capital
- Pick
- Leaning
- Students' summons
- Coin with FDR's profile
- Two-digit numbers
- Mediocre marks

DOWN

- LA
- Nimble
- Peddle
- Attempt
- Prefix for deed or fire
- "__ luck!"
- Tree houses
- __ of; free from
- Be in the red
- Scythe wielders
- Mean Amin
- Nostalgic song
- Long-barreled weapon
- Haul
- AM/PM separators

- Breathing passage
- Tumor ending
- LA
- Baseball's Slaughter
- Rise
- Gram or space prefix
- Ending for Max or Jan
- LA
- Betray
- Eccentric
- Miner's find
- LA
- __ raving mad
- Slave of old
- Murder
- LA
- Own
- Mont Blanc, for one
- Launch site
- Pesky insect
- Sister of the Congregation of Mary Immaculate Queen, for one
- Prefix for deed or fire
- "__ luck!"
- Tree houses
- __ of; free from
- Be in the red
- Scythe wielders
- Mean Amin
- Nostalgic song
- Long-barreled weapon
- Haul
- AM/PM separators

- Bone: pref.
- Sacred scroll
- Must
- Egyptian mount
- "Vive le __!"
- Showed displeasure
- Hint
- DDE's opponent
- Dieter's concern: abbr.
- Lava spewer
- Melody
- Tiny prickly ball
- Damp
- First __
- Canadian flag's main feature
- Wheel supports
- Fidel's people
- Foot problems
- __-daisy; words from one who's lifting up a baby
- Portion
- Portable shelter
- Mercury sedan
- Those other people
- As big __ house
- Remedy for exhaustion
- Escape
- 151
- Fellow
- NBC competitor



See Solution on pg 44

© Puzzle Features Syndicate

CVE GOVERNMENT

Minutes of the COOCVE Board of Directors Meeting – 10/21/25

All minutes are printed as submitted by the organization.

Macky Bachelor called the meeting to order at 9:30 a.m. Following the Pledge of Allegiance, she gave the President's Report:

- She reminded the Directors that the Ask the Lawyer Webinar will be on 10-23-25 at 1:30 p.m.
- 25 Associations have taken advantage of the new SDP documents for their buildings. We have negotiated a continuation of the same \$1500 pricing with KBR for 2026 so COOCVE remains hopeful that more buildings with outdated documents will avail themselves of this offer.
- Directors should check out the "Fact Sheets" section that Ron has added to the COOCVE website.

The Broward Sheriff, Captain Adam Hofstein, gave his report:

- Overall, the Village remains a safe place to live and the BSO will continue to patrol our streets as usual;
- The biggest issue is the number of and the

sophistication of the scams visited upon members of our community, with hundreds of Thousands reported in losses. The Sheriff believes that the actual number may be in the millions with many people too embarrassed to report.

He advised all not to click on any unknown email address.

- Report anything suspicious to the sheriff's office

- They have arrested one person, but most bad actors are out of the country

Howard gave the Treasurers Report

- On September 1st, the opening balance in our Bank of America operating account was \$88,341. Deposits into the account during the month were \$0. Expenses in September were \$5,435. The closing bank balance was \$82,906 on September 30th.

- The end of September balance in the COOCVE emergency CD account was \$35,954

James from East Coast talked about the best way for

snow birds to get rid of the old water in their hot water tanks by draining them into their bathtubs or bathroom sink. He advised that the water is pretty toxic after sitting idle in the tank for months.

Deerfield Beach Mayor Todd Drosky talked about a series of meetings that will be held to elicit our input on Deerfield Beach forming its own police and fire departments.

- The first meetings will be at the Town Hall on 11/13/25 @ 11:00 a.m. & 7:00 p.m.

- The second meeting is scheduled for 11/15/25 at the Community Center, 580 Powerline Rd

Commissioner Daniel Shanetsky talked about the two Farmers Markets that will be held, 9:00 am- 1:00 pm, from October to April:

- The Cove Shopping Center
- The shopping center behind Checkers

Eli gave us the Master Management report:

- Fees will increase by \$13.00 effective 1/1/26 because

everything has increased in cost for Master Management

- Eli was asked about cable TV; our current contract calls for a 4% increase/year and has an end date in two more years.

- It was suggested that we include internet in the negotiations for the next contract

- It is MM hope that the main guardhouse will be completed by the end of November, but inspections by the city before it is open is out of our control

Joe Coppola gave the CVE Election Committee report:

- Only a few forms received to date, but that is fairly standard with past years

- Joe reminded Directors of two submission options, Master Management and email to COOCVE

- Both Joe and Ron spoke to the fact current 2025 Directors will be the ones voting. If an association does not have a full compliment of Directors, attempt to

appoint them and send their information by email to COOCVE

Mike gave us the CenClub report:

- The next meeting will be conducted on 11/10 instead of 11/11 because 11/11 is Election Day

- The theater renovation is ongoing

- The Party Room has undergone major renovation including a new dance floor made out of beautiful wood and new lighting

- The basketball court is almost finished

- There will be new 6 foot fences installed around all of the swimming pools to discourage those who are hopping the current fences after hours to swim

- CenClub has hired a firm to remove the iguanas from around the clubhouse pool; they have become a major issue

The meeting was adjourned at 10:25 a.m.

Respectfully submitted by Judith Stagliano, Secretary

CVE REPORTER

ONLINE EDITION



The online edition of the CVE Reporter can be found on our website:

CVEreporter.com

You can read top stories or view the entire paper.

CVE GOVERNMENT

Minutes of CVE CenClub Board of Directors – 11/10/25

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 (via Zoom) with Bay Management were also present.

Minutes:

Jay Baimel moved, and Stanley Spitzer seconded the motion to waive the reading and approve the September minutes as posted on the CenClub website and printed in the Reporter. The Motion carried unanimously.

Correspondence:

The annual fundraiser for the American Cancer Society will be held on January 29, 2026, in the party room. Doors open at 5 pm, and the event begins at 6 pm. Tickets for this event will be on sale in December. Tickets will be \$20, the same price as last year. Raffle tickets will also be available at an additional cost, and coffee, tea, cake, and cookies will again be provided to attendees.

Treasurer's Report:

Jay Baimel

Jay presented the combined financial report for September and October 2025. The operating account began September with a balance of \$224,836. During the two months, CenClub collected \$2,095,832 and received \$155,415 in transfers from the reserve accounts, while expenditures totaled \$2,269,487. The operating account balance at the end of October was \$206,596. Reserve cash started at \$2,369,741 and, after net transfers of \$155,415 and \$8,019 in interest income, ended at \$2,222,345. Operating cash and petty cash totaled \$211,519, bringing total cash to \$2,433,864.

The sweep reserve account is distributed across 16 banks, with deposits of \$250,000 or less to ensure full FDIC coverage. From September 1 to October 31, \$786,000 was spent on board-approved capital projects for 2024/2025, including \$251,000 for theater ceiling painting, \$203,000 for a new piano, \$131,000 for party room flooring, \$111,000 to replace the east wing AC unit, \$41,000 to roof the Lindhurst South and Upminster pools, \$26,000 for party room sound system upgrades, and \$23,000 to complete the Clubhouse pool.

Interest income for the period exceeded \$8,000, with the average return on reserve

balances declining to 1.53% due to a 50-basis-point reduction in the federal funds rate. The independent CPA completed the annual audit for the fiscal year ended September 30, 2025; the final report will be available to owners upon request.

As of October 31, 2025, net receivables were \$120,034, up from \$114,325. Total assets were \$11,798,738, up from \$11,534,583, and liabilities increased to \$738,400 from \$609,083. Consequently, members' equity rose to \$11,060,473 from \$10,925,500.

Executive Director Report: Mike Burdman, Executive Director

Recreation Updates:

Clubhouse Pool: The new Tiki Hut has been completed, providing additional shaded seating with five tables and twenty chairs for resident use. Food and beverages are allowed.

Basketball Court: The new CenClub Basketball Court is complete and open for play. Located behind the Racquetball/Sports Wall, it enhances the sports complex. The Fitness Center will announce upcoming clinics and competitions.

Pool Fencing: A new 6-foot fence has been installed at Upminster Pool to improve appearance and security; the pool is now open. Westbury Pool will be next to receive the updated fencing.

Party Room: Upgrades continue, including new lighting installed in October and an ongoing sound system installation by Show Pro.

Theater: Renovations are complete. The ceiling was repaired and repainted, all house lights replaced with LED color-changing fixtures, and annual maintenance finalized. The Board also purchased a new 9-foot Steinway concert grand piano, replacing the original 50-year-old Yamaha.

Parking Lot: The rear Clubhouse parking lot has been re-striped for improved visibility. Residents are reminded to drive cautiously and observe posted signage.

Maintenance and Pool Updates

Work Orders: 290 maintenance and 146 pool work orders were completed in September and October.

Lighting: Property-wide light survey completed; replacements ordered or installed as needed. All lights in

the Card Room and General Purpose Rooms were upgraded to flat panel LED fixtures.

Pools:

- All pools were treated for phosphates during the summer.
- Main pool pumps replaced at Ashby Pool.
- Pool furniture restored to full capacity following hurricane season.

Courts: Permanent rubber-coated benches are being installed in phases—now in place at Newport Tennis Courts, Clubhouse Pickleball Courts, and the Parking Lot Pickleball Courts. These benches are non-movable and cannot cause damage to the courts.

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: Bike riding is prohibited on recreation sidewalks, in maintenance areas, and under the clubhouse tunnel for safety reasons. Riders are asked to walk their bikes through these areas and avoid cutting through restricted zones.

Pool & Recreation Reminders

- Please use the restrooms – Contamination will result in pool closures.
- Reservations are required for gatherings to manage attendance and have contact information.
- ID cards must be carried at all pools and CenClub areas, including courts. Failure to present ID may result in suspension of recreation privileges.
- No glass or food in pool areas.
- Flotation loungers, inner tubes, or large inflatables are not allowed in the pool; pool noodles are allowed.
- Music, horseplay, and ball playing are not permitted for the safety and comfort of all residents.

Fitness Center:

New Instructors: Three new fitness instructors have joined the team — Kerstin (Zumba), Julian (Aqua and Group Exercise), and Denise (Aqua).

Upcoming Event: *Dashi's Angel Light Therapy Wellness Event* will be held on November 19 at 10 a.m. in the GPA.

The event is free and open to residents.

Season Schedule: The new season fitness schedule is now available online, in the Fitness Center, and at the Staff Office. It includes 133 classes and multiple 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 held Monday–Friday at 8:30 a.m. on Clubhouse Court #4. Full class schedules are available at the Staff Office.

Pickleball

Coach Cleo: Workshops held Tuesday–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, Nov 16 – The Tones of Enchantment: Sopranos and tenors perform classical and pop hits in "A Night at the Tonys."
- Sunday, Nov 23 – Best of Rod (Rod Stewart Tribute): Barry Britton delivers a dynamic tribute to Rod Stewart's greatest hits.

- Sunday, Nov 30 – I'm a Soul Man with Billy Buchanan: A tribute to the soul legends of the 1950s–1980s.

• Sunday, Dec 7 – How Sweet It Is with Chris Lash:

A high-energy piano performance by Vegas' premier headliner.

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 resi-

dent. 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 in person at the Staff or Administration Office.

CenClub Announcements and Events

Winter Class Registration: Opens November 28 for 6-week sessions. 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.

Property Appraiser: Broward County Property Appraiser's Office will be at the Clubhouse on **Thursday, December 4, 9:30 a.m.–12:00 p.m.** (second-floor lobby). Appointments are required through the Staff Office and are scheduled for the first Thursday of each month.

Supervisor of Elections: Representatives will also be on-site **December 4, 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 **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, November 12, 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: Donations for Toys for Tots are now being accepted. Help

CVE GOVERNMENT

From CENCLUB, pg 43

surpass last year's record of 575 toys.

Thanksgiving: The Clubhouse will be closed on Thanksgiving Day.

Employee of the Month: Congratulations to Santa Adamo, November's Employee of the Month. Santa excels each year during the season ticket launch, expertly programming the ticketing software with minimal online errors—most of which are user-generated.

New Business:

- Shelia Pascar recommended that bike riders use front and rear lights, and suggested that walkers wear a clip-on light on their shoes or arms for increased visibility.

- Shelia also reminded residents that red emergency boxes are available on the recreation property for use in emergencies. These boxes will transmit the exact location of the incident. She suggests pressing the emergency button first and then calling security.

- Shelia recently created an emergency contact list

for her putt-putt group. The group carries it with them each Tuesday, so in case of an emergency, they know who to call and where they live. She suggests that all teams create a similar list.

- Rita mentioned that CPR classes will be offered in December and January; a date has yet to be decided.

- The putt-putt league awards \$0.25 to anyone who scores a hole-in-one. Many members donate their winnings to the cancer fund that Linda mentioned earlier. Shelia issued a challenge

to all recreation teams in the Village: On December 16, each league should set up a donation jar, and the recreation teams can present their contributions to Linda on January 29.

- Stanley Spitzer mentioned that a backgammon club has recently started meeting on Mondays at 1 p.m. in the game room, and he hopes it will grow.

- Susan mentioned that during Bingo, donations are being collected for both the

Cancer Society and Toys for Tots.

- Rita noted that in the upcoming elections, Recreation will have three open seats. Master Management and COOCVE will also be holding elections. She encouraged residents to both run for office and vote.

Old Business: None

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

Susan Dove moved to adjourn, and was seconded by Shelia Pascar at 10:11 a.m. The motion carried unanimously.

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that any
contractor
that you
hire is
currently
licensed
and
obtains
the
permits
required
by law.



Crossword Solution

La-La Land



Sudoku Solution

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

CVE GOVERNMENT

Minutes of the CVE Master Management Company, Inc. Board Meeting – 9/18/25

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.

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, Steve Wishnack

Remote – Joe Roboz, Jeff Kohn

Absent

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:

(09:32:01 a.m.)

The Board unanimously approved the amended Minutes of the June 19, 2025, Board Meeting; the July 10, 2025, Executive Session; the August 7, 2025, Executive Session; the August 14, 2025, Executive Session, and the September 11, 2025, Executive Session as presented.

President's Report – Eli Okun: (09:33:50 a.m.)

1) Rhonda Pitone Acknowledgment –

Eli announced the passing of long-time resident Rhonda Pitone over the summer. Rhonda was a devoted member of the Century Village community for 25 years, regularly attending board meetings to share comments and suggestions, particularly on transportation, while always expressing appreciation for the Board's work. She also served as President of Newport L and on its board. Eli said Rhonda will be deeply missed and extended condolences, wishing her to rest in peace.

2) Summer Projects Update – (09:34:43 a.m.)

a. Perimeter Wall

Eli reported installation of the perimeter wall was completed on Hillsboro Boulevard. Although painting both sides of the wall, adding irrigation, and landscaping remain pending. The wall itself is finished and fully functional from a safety standpoint.

b. Main Guardhouse –

Eli reported significant progress has been made on the Main Gatehouse. Stucco work is underway, with

interior work to be completed sometime in November, weather permitting. Residents can follow the progress in real time via the live feed on the Master Management website.

c. Central Park –

Eli reported that construction planning for Central Park is ongoing.

d. Landscaping –

Landscaping upgrades have been completed throughout the village.

Eli informed the Board of Directors continues to oversee current projects while planning for the community's future. He also extended wishes for a happy and healthy New Year to the Jewish community.

6) Guest Speaker – Captain Adam Hofstein, Broward County Sheriff's Office – (09:36:21 a.m.)

"Protecting Residents from Scammers" –

Captain Hofstein introduced Detective Nelson, a seasoned Investigator and team leader for community engagement, outreach, and scam prevention. He warned residents about a growing "pandemic" and world-wide plague; scams affecting communities and in South Florida and targeting vulnerable residents of Century Village. He reported alarming figures. Scams cost U.S. citizens an estimated \$10 billion in 2024, up significantly from \$4.6 billion in 2023. He said unfortunately and sadly, he has seen hundreds of thousands of dollars lost from Century Village alone, and millions out of the entire community. These numbers are only from what's been reported. He explained that 90–95% of stolen funds are unrecoverable from local and federal levels, as scammers typically move money overseas or use cryptocurrency and cash-transfer methods with local intermediaries.

Adam emphasized that scammers are not only hacking computers but hacking minds, exploiting emotions, trust, and most vulnerable human quality. He warned that criminals operate virtually through phones, emails, and the internet, and even the safest communities cannot block them at the gate. The only effective defense is through education and awareness.

He urged residents to remain vigilant, verify unexpected

contacts or requests. Never send money or valuables (cash, crypto, gold, or otherwise) to unknown parties which has happened within the Village. These are not uneducated people. He reminded residents that scams often rely on greed or fear, and once victims are drawn in, recovery is extremely difficult and in many cases impossible. If it sounds too good to be true, it's not true.

Eli inquired about the possibility of installing speed detection cameras in the Village and raised questions regarding long-term out-of-state vehicle registrations and license plates. Captain Hofstein deferred issues related to license plates and registration to the DMV.

The police department is not targeting out-of-state vehicles for technicalities in the Village unless instructed to do so. Residents may reach out to Captain Hofstein for guidance if any problems arise from the police department. Under Florida law, automated speed cameras are permitted only in school zones, where they operate during school hours and issue \$100 administrative fines for drivers exceeding the speed limit by 11 mph or more. These programs are city-run, not managed by the police department, and citations only affect a driver's record if unpaid. Speed cameras cannot legally be installed within the village.

Captain Hofstein left his contact information with the Board and in the back of the room and includes his personal email address, and noted information will be shared via Zoom for any future questions. He recognized Commissioner Daniel Shanetzky for attending, thanked him for his partnership in keeping the community safe. Captain Hofstein emphasized his vested interest in the community, that the Village remains a priority, and encouraged residents to reach out with questions or concerns. He expressed appreciation to the Board for their continued support.

(Refer to Video at Time Stamp to view full discussion and information.)

Treasurer's Report – Barry Warhoftig: (10:11:07 a.m.)

June - August 2025 Financial Reports -

For the 3-month period ending August 31, 2025, the Revenue was \$4,523,035 and Expenses were \$5,278,427. The Net Expenses exceeded Revenue by \$755,392. The YTD Revenue was \$11,991,318 and YTD Expenses were \$13,520,708. YTD Expenses exceeded Revenue by \$1,529,390.

The balance sheet shows Cash Equivalent of \$3,899,505. The Assessments Receivable on uncollected items were \$120,815. Total Assets were \$6,194,676 with Total Liabilities of \$4,656,180 and Total Equity of \$1,538,497. In June through August, Master Management spent \$1.3 million on planned projects. This amount includes \$730,000 on the Main Guardhouse and \$425,000 on the Central Park project.

Eli explained that expenditures currently exceed income because payments are being made for projects funded prior to the start of certain projects. He emphasized that the finances remain balanced and assured residents that funds are not being hoarded.

Executive Director's Report – Vallen Smikle: (10:13:32 a.m.)

Val thanked the residents who joined both in person and online to learn more about the community and expressed appreciation for their time, noting it is of great value. He welcomed everyone back from the summer and reiterated a few topics that Eli had mentioned in greater detail.

1) CVE Master Management Active Projects Update –

a. Guardhouse & Fountain –

Val reported that rain has slightly delayed progress on the Guardhouse, with stucco work running behind schedule, though the project is moving forward. He shared that former MM President, Ira Somerset, recalled a fountain once stood in front of the Guardhouse prior to Hurricane Wilma. Val said Master Management believed it was introducing a new idea by adding one. Project Manager, Denis Barreto, later discovered a plaque at the Main Gate flagpole dedicated by the Garden Club who originally installed the fountain. Val expressed appreciation to the Garden Club for their foresight, noting that the fountain was deactivated after

Wilma due to maintenance challenges, and added that the new fountain will be a beautiful addition.

b. Roadwork –

Val reported roadwork is planned from Hillsboro Boulevard to the Westbury entrance. A video was played as Val reviewed completed and ongoing summer projects in a segment he called "Show and Tell." He reminded residents that a full catalog of project videos, including work not covered in the meeting, is available on the community website – www.centuryvillageeast.com.

c. Main Gate Construction –

Scaffolding has been installed at the Main Gate to allow construction workers to begin stucco work.

d. Westbury Drainage & Turnaround –

Val also reported that new drainage is being installed at the entrance of Westbury in response to resident complaints about pooling water. Video showed the wall from Westbury A wrapping around to Ventnor K. He thanked Westbury A and B for their cooperation with the new turnaround project, which will allow trash collection and buses to circulate without disrupting service. While not yet complete, he noted it will be a valuable improvement once finished.

e. Perimeter Wall –

Val reported that irrigation at the Main Gate has been completed. Beginning next Monday, weather permitting, painting will start on both sides of the perimeter wall and is expected to take about 2 weeks to complete. After painting, beautification will follow with Ivy planted on the smooth-textured surfaces and Calusa hedges with irrigation installed along the perimeter walls. The new wall provides significant noise reduction and enhanced safety, as its absorbent materials dampen sound and act as a protective buffer as proven during a recent vehicle impact near Upminster. It is a major improvement over the former fence. Val explained the variations in wall height at the main entrance are due to natural land grading.

Val demonstrated how to access videos on the village

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website. By clicking the "CVE Master Management" tab at the top of the page, residents then select "Recent Videos" to view a full catalog of projects and past meetings. Historical videos are also available. On the main page, a live construction feed from the Gatehouse project runs 6 to 7 days a week from 7:00 a.m. to 7:00 p.m. Val noted it is a great way to stay informed and even a source of motivation, as it shows the hard work being done throughout the community.

f. Storm Drains / Swales –

MM, together with Director of Operations, Robert Streather, oversaw the installation of 5 new drains at the entrances of Markham L, S, F, and G Associations. Additionally, 1 drain was installed at the Grantham entrance, and 3 drains were modified at the Oakridge S and Century Boulevard entrances. Three swales were remediated, resulting in a significant improvement in water retention.

g. Roadway Striping & Crosswalks –

Val reported that roadway striping is refreshed every 3 to 5 years, including yellow markings and white lines, crosswalk hash marks, and blue fire hydrant markers. The process begins with yellow striping, followed by white, and then the markers; roadway and fire markers so the blue tabs can be seen to locate where the fire hydrant is. Weather has caused some delays, but approximately 95% of the yellow striping has been completed, with white striping and marker replacement to follow.

h. Le Club Building –

Val reported, per suggestion from Les Gerson, a handrail was installed at the stage area in Le Club to improve safety.

Due to heavy traffic in Activity Center Rooms A, B, and C, the carpet has been removed and replaced with a more durable wood flooring. Residents and guests are asked to be mindful of food and spills when using the space, as cleaning and replacement has been burdensome. Everyone was reminded to be considerate in helping maintain the area in good condition.

i. New Fountain Installed –

A new fountain was installed in May by Newport G and West Drive and MM intends to do more next year; we plan to add 1 more and the following year another one. Locations will be disclosed at a later time; but Harwood is one of those locations.

j. Employee Recognition –

Val thanked employee Jai-ro, Maintenance Technician,

reporting to Robert Streather for his time and hard work. He has done a fantastic job and has painted all the fire hydrants within the community; there are hundreds of fire hydrants on this property. This is kind of like one of our "Beyond the Gates" program but within the gates. We wanted to ensure we beautified those locations.

k. Bus Stops –

Val thanked Craig Garcia, General Manager of Transdev, and reported that bus routes and stops are being reevaluated with the Board to maximize safety and efficiency. He noted that ridership counts are under review and that concerns from a Tilford resident are being taken into account to ensure the best outcome. Val emphasized that although the process may be slow, like the wheels of government, it is steady with the best intentions.

Val recognized the presence of Deerfield Beach Mayor, Todd Drosky and thanked him for attending.

l. Tilford Courts & Pool –

Val reported significant drainage improvements were completed near the Tilford tennis courts to better serve the athletic residents. He highlighted the community's active lifestyle, adding it was wonderful to see residents enjoying the walkways and amenities. Master Management currently offers 3 on-site amenities on their property; pickleball and tennis courts, and pool. The pool has reopened today following routine maintenance, and residents were encouraged to enjoy it.

Val reminded residents that the community website is active and provides a lot of useful information. He noted that the community app, available on Google Play (Android) and the Apple Store (iPhone), includes features such as bus tracking and access to meeting videos (including from Canada). Val thanked attendees for their participation, expressed appreciation for their time, and extended holiday wishes to the Jewish community.

More details on the park project will be shared at the October 16th meeting. The project is currently in the Development Review Committee (DRC) planning and zoning process for permitting and the team is responding to comments.

Transdev Services, Inc.

– General Manager – Craig Garcia: (10:54.25 a.m.)

Craig thanked the Board for giving Transdev the opportunity to serve the community and welcomed back returning residents as well as all residents and the Board for these meetings.

1) Transportation Report –

a. Bus Schedule Updates –

The new season began on September 1st. Updated bus schedules are posted, with printed copies available at the Clubhouse and in Craig's office. Residents may contact Craig at (954) 203-1312 until 11:00 p.m., 7 days a week, with any schedule-related questions. Full route service has resumed in the Westbury area, due wall reconstruction and irrigation work currently underway. Craig thanked Dennis Barreto for his assistance in maximizing coverage in the area and announced that full route service has resumed as of today. Craig reported that he will be meeting with Val to review the turnabout and its potential impact on bus routes. He also addressed concerns in the Tilford area, noting that adjustments are being considered to ensure passengers board and exit at designated stops rather than in the street, reducing traffic-related risks. Ridership and scheduling are under review to improve efficiency, as some buses operate below capacity at certain times. Possible schedule adjustments are being evaluated with the Board, and updates will be provided once decisions are finalized.

b. Bus Locator App –

The live bus locator is now active, and residents are encouraged to use this tool to track buses in real time, particularly during inclement weather to avoid waiting at uncovered stops. For those without smartphones, printed schedules are available at the Clubhouse or Craig's office. Schedule-related questions may be directed to Craig at (954) 203-1312.

c. Bus Technology –

Craig reported that as of September, a new drive cam system has been implemented that alerts drivers instantly to infractions such as speeding, hard braking, running stop signs, or not wearing seatbelts. This proactive system notifies the driver in real time, rather than waiting for Craig to review incidents later, though drivers will still be brought in for follow-up as needed.

Craig noted a challenge in the Newport area, where 2 long straight roadways often lead to speeding. During his observation, he saw 1 of his drivers exceeding the speed limit and emphasized that many other vehicles in the area also speed, raising broader safety concerns. He assured residents that he will continue to work with his drivers to ensure compliance and address the issue as a community.

Val noted that Bus 48 schedules, along with all CVE bus schedules, are available on the community website under the "Buses" tab.

Les requested clarification on the rules for passing a stopped bus. Craig explained

that vehicles may not cross a solid double line to go around a bus and emphasized that this is a matter for MM and the community to address. Traffic engineer and Board Member, Barry, added that state law prohibits crossing a double yellow line except when directed by a flagman or official personnel with proper safety gear. He cautioned that attempting to pass poses significant risks, including unseen pedestrians or oncoming vehicles, and noted that the responsible party in an accident would be the one who crossed the line. Barry stressed that patience is the safest approach, particularly in a retirement community. Les recommended including a reminder in The Reporter to clarify the rules for passing a stopped bus and raise resident awareness.

Allied Universal Security – Assistant Director of Security, Robert "Bob" Cicerchi: 10:38:31 a.m.)

1) Village Security Report – a. Safety in the Community –

Bob reminded residents to be courteous on the walking paths and sidewalks by stepping aside when stopping to talk and yielding to joggers and bikers. This courtesy helps prevent arguments, accidents, and injuries and promotes community safety.

b. Call-In Line –

Residents are reminded to use the correct phone number when calling in guests, friends, or vendors: (833) 773-0808. Each call-in is valid for 24 hours. If prompted for a PIN, this means the calling number is not registered. To register your number, call the Security Line at (954) 708-2818. New residents must register in person at the Security Office, open Monday-Friday from 8:00 a.m. to 4:00 p.m.

c. BSO Report –

In June, July, and August, 66 citations were issued to residents and guests, including 1 for a license issue, a few for improper display of licenses, and several for failure to yield at stop signs. Stop sign violations remain the biggest issue, with 44 citations issued in August alone.

Additional citations were given for speeding and crossing double yellow lines, along with 5 warnings. BSO is increasing coverage, residents were reminded to drive carefully to help prevent accidents and injuries.

d. Gate Arms –

Bob reported that gate arms are frequently being struck and damaged. He reminded residents to be patient when entering, not to piggyback vehicles, and to allow the arm to lower and rise fully between each car. He assured residents that the arm will go up once the preceding vehicle has passed. Bob thanked the

community for their patience and continued support of Allied and his team.

Bob confirmed if a resident calls security and receive a recording asking for their PIN, the correct number for guest call-ins is (954) 708-2818. The old number, (954) 421-2556, does not always work and should no longer be used.

Les thanked the security staff and Val's team for their efforts at the gates during a challenging period but noted recurring issues, including both gate arms occasionally rising at the same time and the visitor arm sometimes being left open. He suggested these be used as teaching opportunities. Bob explained that such issues are regularly addressed with staff, emphasizing that safety is the priority. Bob reminded residents to be patient at the gates, as officers must log licenses before entry, which is required for entry. Drivers without a valid driver's license will be turned away.

Steve raised concerns about safety at the gate arms, noting vehicles tailgating through without waiting for the gates to operate properly. Bob confirmed that protocol requires the gates to come down between each vehicle and suggested considering administrative fines for repeat offenders, citing both damage and security risks, particularly from unauthorized entries. Val acknowledged the concern and stated the issue will be addressed with the Board in a Workshop.

Michael asked if guards are trained to replace damaged gate arms. Bob confirmed they are, adding that replacements are typically handled by himself or supervisors with the proper tools so that security staff can remain at their posts, especially during busy times. Maintenance also assists when needed.

Business: (11:06:05 a.m.)

Old – N/A

New – N/A

Announcement:

(11:06:45 a.m.)

The next CVE Master Management Public Board Meeting scheduled for Thursday, October 16, 2025, at 9:30 a.m. in Activity Center Room A and via Zoom.

Adjourn: (11:07:05 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

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Minutes of the CVE Master Management Company, Inc. Board Meeting – 10/16/25

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, Steve Wishnack

Remote – Joe Roboz, Paul Bourque Jeff Kohn

Absent –

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 September 18th, 2025, Board Meeting and the September 15, 2025, Executive Session as presented.

President's Report – Eli Okun: (09:32:41 a.m.)

1) Proposed 2026 Budget Review and Approval –

Eli informed the Board that the 2026 budget will be voted on under New Business. Master Management acknowledged that residents continue to face rising monthly costs from multiple sources, including within their buildings. MM's professional team and the Board of Directors have worked diligently to manage expenses and minimize the 2026 coupon increase as much as possible. The 2026 budget includes the following increases: water and sewer by 6%, garbage collection by 6%, transportation by 10%, security by 4%, primarily due

to contractual salary increases and cable TV by 4%. The 2026 monthly coupon will increase by \$13, bringing it to \$185 per month. These funds support the essential services that keep the community operating safely and smoothly, as well as the ongoing maintenance and repair of the Village's infrastructure. Eli commended Val and his team for effectively planning and scheduling capital improvement projects to avoid massive expenses. The construction of the main guardhouse, for example, is being funded through prior-years' budgets.

Eli explained Master Management is a non-profit organization, meaning every dollar collected from residents' monthly coupons goes directly toward operating expenses and community services. He acknowledged residents' frustrations over rising costs, emphasizing that the modest coupon increase is the only responsible way to ensure CVE continues to operate effectively, while maintaining both quality of life and property values. Slides were presented outlining how each dollar is spent, featuring a detailed breakdown and a pie chart depicting the allocation of funds within the operating budget. Eli clarified Master Management is a not-for-profit organization (not a non-profit organization).

Val added the financial breakdown and pie chart are always available at the Master Management office, on the Village website, and will be included in the upcoming annual report, underscoring MM's commitment to transparency.

2) American Red Cross – (Continued following Treasurer's Report at Time Stamp 09:51:08 a.m.)

Treasurer's Report – Barry Warhoftig: (09:36:39 a.m.)

September 2025 Financial Report –

For the month ending September 30, 2025, the Revenue was \$1,501,635 and Expenses were \$2,166,196.

The Net Expenses exceeded Revenue by \$664,561. The YTD Revenue was \$13,492,953 and YTD Expenses were \$15,671,437. YTD Expenses exceeded Revenue by \$2,178,484.

The balance sheet shows Cash Equivalent of \$3,358,095. The Assessments Receivable on uncollected items were \$126,854. Total Assets were \$5,602,959 with Total Liabilities of \$4,713,590 and Total Equity of \$889,369.

Executive Director's Report – Vallen Smikle: (09:38:12 a.m.)

Val welcomed both in-person and online attendees and thanked everyone for taking the time to stay informed about the community. He encouraged residents to share the meeting updates with their neighbors.

1) CVE Master Management Active Projects Update –

a. Xfinity –

Val informed residents that Xfinity has sent out a survey to gather input on preferred dates and times for its upcoming annual Retention Marketing Event at Le Club. He encouraged residents to participate, explaining that although Xfinity services are included under the community's bulk contract, the event also offers an opportunity for residents to meet directly with company representatives to discuss or negotiate individual service upgrades. Val reminded residents to check their email for the Xfinity survey and advised those not currently receiving community emails to contact customer service to be added to the distribution list.

b. Roadways – (09:39:30 a.m.)

Val reported that all Village roadways have been re-striped, including the yellow markings on common-area roads owned by CVE Master Management. White striping was also refreshed in areas where needed. The final step, delayed due to weather, involves installing reflective markers, yellow on the roadways and blue to indicate fire hydrant locations. Val noted that once the installation is complete, an update will be shared in the CVE Insider.

c. Landscaping / Proposal – (09:40:09 a.m.)

Val discussed the annual tree trimming, which will be voted on under New Business. Master Management performs 2 scheduled trimmings each year, along with emergency tree-cutting services throughout the Village. There has been an increase in fallen branches this year along the common and swale areas owned by MM on Century Boulevard. Denis Barreto and his team have responded promptly at any hour to remove large branches mostly caused by the declining health of certain trees, ensuring that roadways remain clear and accessible for residents and emergency vehicles. Val referenced 3 bids in front of the Board, and advised he is choosing, would like to choose Clearlake Property Services to tackle the service we need. It is a 2-step process; 1. the annual process done twice per year; 2. taking down a diseased tree located on West Drive across from the Prescott L Association.

This is a beautiful tree in Val's opinion, but it was identified by a professional arborist who came out to examine all of MM trees due safety concerns about all the branches so we wanted to ensure all trees along Century Boulevard would not be a future detri-

ment. This year we have experienced 5 large tree branches. Fortunately, they fell in the middle of the evening, so there were no accidents due to this reason. Once Security alerts us to these incidents, our team comes out at whatever time to clear these so that residents or emergency vehicles trying to get to you are not impeded.

The 2 proposals you received is the annual 2-time tree cutting. This tree cutting service is much better, Val believes, than the current ones we have. The current process was always thinning out trees. This one is not only thinning out but crowning the tops so that the tree does not get so heavy and weighed down. The arborist discovered the tree Val is asking to be removed he described earlier – is the large tree near the West Gate, the first large tree on the left when entering, as a safety concern. Although it appears healthy from the top, the base is rotted. A second opinion from the City of Deerfield Beach arborist confirmed these findings. The tree will be removed after completion of the main guardhouse to minimize traffic disruption. Val requested the Board's approval of the proposal under New Business.

Jeff Kohn asked if the tree removal would require a city permit. Val confirmed a permit will be required and noted the work will be completed after the main guardhouse opens.

d. Main Guardhouse Project – (09:44:03 a.m.)

Denis reported work on the main guardhouse roadways is currently underway and will continue until completion. This week, crews will begin construction of the water feature, starting with forming

See MM 10/16/25, pg 48

Please DO NOT Feed the Ducks at the Pool Areas

It's so tempting to want to feed the wildlife.

The reality is the ducks come looking for a free meal at the pool areas. They are making a mess in the pools as well as on the decks. This is a health hazard and an inconvenience to everyone as the pool and/or pool areas have to be closed and cleaned and the pool treated for the feces that has gotten into the pool.

Remember – food IN equals something unpleasant OUT!

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the base and proceeding until finished. Once that phase is complete, landscaping will follow, including sod installation and final site details prior to inspections. Power has been connected, and the account setup is in progress to enable air conditioning and climate control in preparation for interior furnishings. The project continues to progress as planned.

Michael asked about the project's expected completion date and final inspection timeline, noting the recent weather delays.

Denis estimated completion by mid-November, explaining that the schedule depends on the city's inspection process. Val added that the guardhouse will not open immediately after construction, as additional exterior work in the front will follow. The guardhouse cannot open until the final inspection is passed.

e. Perimeter Wall –

Denis reported that irrigation has been completed and crews are installing the exterior trellis' to support vines and landscaping on both sides of the wall. The project is expected to be finished within the next 2 to 3 weeks.

Amy asked about small gaps at the bottom of the Westbury A, B, and C areas. Denis explained the gaps will be filled once the planned plants and trees are installed in that section.

f. Central Park –

Denis reported the deadline for DRC to respond to MM's submitted comments is tomorrow. He explained that all questions have been addressed and expected to be approved. Once the final landscaping response is received, MM will proceed next week with applications for building permits covering landscaping, irrigation, and electrical work, and related final approvals.

Val explained that DRC stands for the Development Review Committee under the Planning and Zoning Department. Once Master Management receives approval from that department, the project moves to the Building Department for the next stage of review. He noted that the Building Department has recently undergone changes in management. Val and Denis plan to attend a protest at City Hall this afternoon at 1:00 p.m. regarding changes within the city's Building Department and the results. The transition involves Calvin Giordano & Associates, the current firm, is not wanting to leave; however, they were advised they need to leave and Commissioner Shanetzky will speak about this later. C.A.P. Government, Inc., is sched-

uled to assume operations on October 1st but requested a 90-day extension, as they were not ready, and asked Calvin Giordano to stay on. Val explained that this delay benefits Master Management, as we have a strong relationship with the current department head, who has agreed to expedite permit review once transferred. He added that they are attending the protest in support of Calvin Giordano, recognizing the firm's continued support and cooperation with the Village.

Steve said he has observed remotely a few residents entering the front gate construction area to speak with contractors and emphasized the importance of avoiding active work zones to allow crews to perform their duties safely and without interruption. Denis agreed, explaining that any questions are directed to Master Management or to him to respond.

Paul asked if the Commissioner would be participating in the afternoon meeting. Denis replied that the Commissioner had indicated he would attend.

Val clarified their attendance at the City Hall protest was not to participate but simply to observe the proceedings. He reiterated support for the current head of the Building Department, noting that she has been a strong partner to the Village and instrumental in advancing multiple projects. Val added that a few steps remain before progress continues on the new park project at Parcel 2, located at Century Boulevard and Ellesmere, and noted that the Ellesmere Bridge has already been completed as a preview of future improvements.

President's Report (Continued) – Eli Okun: (09:51:08 a.m.)

2) American Red Cross – a. Hurricane Preparedness –

Nancy Dzoba, volunteer with the American Red Cross, spoke about hurricane preparedness and distributed planning guides and checklists.

She emphasized the importance of residents, particularly those in 55-plus communities with special needs registering with Broward County Emergency Management. This registration helps local agencies, including the City of Deerfield Beach, the Red Cross, and Broward County Emergency Management, coordinate assistance more effectively. Nancy explained that residents registered on the special needs list who require evacuation assistance to a shelter will be provided transportation by the county. She emphasized the importance of residents creating a personal emergency plan during what public safety

officials refer to as "blue sky" periods—times of calm before any storms occur. She explained that preparing in advance helps prevent panic when severe weather arises and ensures residents know how to respond. Nancy noted that, given the large number of residents in the community, neither the Board nor the City of Deerfield Beach can assist everyone simultaneously during an emergency, making individual preparedness essential. She encouraged all residents to review the 2-sided hurricane planning guides provided, which outline step-by-step actions for developing a personal plan.

Nancy asked if the Board has an emergency plan for residents. Val replied MM does not, adding its responsibilities are limited to infrastructure matters. Nancy noted MM maintains a plan for essential facilities and roadways but emphasized that residents must also prepare personally. She encouraged everyone to review the hurricane planning guides provided and to assist neighbors who may need help registering for the county's special needs program, reminding residents that "it takes a Village" to ensure everyone's safety.

b. Sound the Alarm Program –

Nancy introduced the Sound the Alarm program, a partnership between the Red Cross and the management company that provides free smoke detector installations in residents' homes. She explained that Red Cross volunteers will visit on scheduled days to install 2 or 3 smoke alarms per unit, depending on size, and will also provide fire safety education during the visit. The alarms include extended-life batteries lasting up to 10 years. Nancy encouraged residents to sign up if you do not have smoke detectors at the present time to take advantage of this no-cost safety initiative.

Val informed the Red Cross was set up across the street at the COOCVE office, located at 3500 West Drive, where representatives were distributing fire detectors and assisting residents with sign-ups during the meeting. He noted they will remain there throughout the meeting and encouraged anyone who missed them to contact the COOCVE office for information on where to go.

Amy explained that Broward County requires each residential unit to have a smoke detector in the living area, in the hallway between bathrooms on the ceiling, and now inside each bedroom. She noted that a 1-bedroom unit must have at least 2 smoke detectors minimum, while a 2-bedroom unit

requires at least 3 minimum. Amy emphasized that the Red Cross program is an excellent resource, particularly for older residents who may have difficulty installing detectors, as volunteers provide free installation and ensure proper placement. She encouraged residents to contact COOCVE for assistance in connecting with the Red Cross program.

Val stated that the information from the Red Cross presentation, including pamphlets and related materials, will be displayed in the meeting video so residents can view and pause it as needed. He asked Jeff to ensure the information remains visible long enough for viewers to read, both midway through and at the end of the recording.

Transdev Services, Inc. – General Manager – Craig Garcia: (10:38:34 a.m.)

Craig thanked the Board for hiring Transdev to provide transportation services for Century Village, expressed appreciation for the partnership, and they give their best every single day.

1) Transportation Report – a. Staff –

Craig reported that Transdev is currently interviewing new drivers, noting the ongoing challenges in hiring. He said 3 candidates are scheduled to begin training on Monday and explained that continual hiring efforts are necessary to maintain staffing levels as drivers transition in and out of the team.

b. Schedules –

Craig reported the in-season bus schedule is now in effect and available at his office, the Clubhouse at security or the box office. The Broward County Bus 48 current schedule is available at the clubhouse, as well. Residents were encouraged to pick up a copy of the current schedule to review routes and use city buses for destinations not served by the Village transportation system.

Val thanked Craig for assisting the clubhouse and security staff in ensuring the correct Broward County Bus 48 schedule was posted and running smoothly. He also acknowledged Craig's coordination with Broward County Transit, which allowed Val to have the bus rerouted and continue serving the community while the main guardhouse remains closed. A round of applause followed. Craig said there have been discussions about possible changes to the Bus 48 route but no details are confirmed at this time. He assured residents that any adjustments affecting service will be announced.

c. Maintenance –

Craig explained that all

buses undergo maintenance every 5,000 miles to ensure the safety of passengers, drivers, and the community. Each preventive maintenance service (PM) includes a detailed inspection and any necessary repairs. Before a bus is returned to service, a separate technician conducts a second inspection, referred to as a quality control check (QCC), to confirm that nothing was overlooked during the initial maintenance. Despite these efforts, occasional mechanical issues may still occur due to the thousands of components involved. Craig asked for residents' patience and understanding, emphasizing that every effort is made to keep the buses safe, well-maintained, and dependable.

d. Conduct & Safety –

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.

Les reported that a resident from Durham was unable to reach the Activity Center after a bus broke down and became inoperable. A replacement bus arrived after a good deal of time and transported passengers only to the Clubhouse, where they had to wait for another bus to reach Le Club, causing them to miss most of their meeting. Les asked what the protocol is in such cases and suggested that, with extra buses available, another vehicle should be sent to continue the normal route and minimize delays. Craig explained that when a bus breaks down, another bus is rerouted directly to the disabled vehicle to assist, continuing service from that point back toward the Clubhouse rather than restarting the route, and said wait time will increase based on that.

Les clarified that the concern was not the response time but the handling after the transfer, as passengers were taken back to the Clubhouse instead of continuing toward their destination.

Craig confirmed that is not standard protocol, service should resume from the point of breakdown and continue the route, and Craig will review the incident and ensure proper procedures are followed.

Michael asked if the original driver takes over the new

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bus to finish the route when a replacement bus is sent out. Craig confirmed that is typically the case, as a supervisor usually delivers the replacement bus.

When asked if the supervisor remains with the disabled bus, Craig explained that if the vehicle can be driven, it will be returned. If towing is required, a tow company handles it. Both the supervisor and the original driver return to the Clubhouse on the replacement bus, where the supervisor resumes regular duties. Michael clarified that the route continues before returning to the Clubhouse, and Craig agreed.

Allied Universal Security – Director of Security, Christopher Kelley: (10:08:24 a.m.)

1) Village Security Report –

a. Safety in the Community –

Chris thanked residents for their patience during the main gatehouse closure and for their cooperation in using the 2 open gates. He noted that most drivers have been patient and cautious, which his officers appreciate. Chris reminded residents not to move forward if the gate does not open immediately, as the new gate arms could cause vehicle damage. He added that the recently installed gate arms are functioning well and that driver cooperation has improved.

b. Staff –

Chris reported that Mr. Bob

Cicerchi, who spoke at last month's meeting, is no longer assigned to Century Village after accepting another position within the company. A replacement has not yet been announced, but Chris said the new representative will be introduced once appointed and added that it was a pleasure working with Bob.

c. BSO Report –

Chris informed BSO did not submit a report for last month and stated that the update will be included in next month's meeting.

Amy congratulated Chris on his anniversary and inquired if the officers are being trained to reset the new gate arms when damaged by a vehicle, so MM staff are not called for simple fixes. Chris replied there has only been 1 incident with the new gate arms, when Bus 48 stuck the arm bar. He explained that the team learned from the experience after initially missing a small step in the reset process. Once properly secured, the gate automatically resets within 5 seconds. Chris added this has been the only issue since the new gates were installed.

Les thanked Chris and his team for effectively managing traffic during the main gate closure, noting that operations have been running smoothly, particularly at the West Gate, with only minimal delays. Les mentioned noticing that both gates occasion-

ally open at the same time. Chris clarified that the issue is mechanical rather than operator error, explaining that at times the gates open automatically without manual activation. Val confirmed that the problem was caused by a circuit-board malfunction and noted that a technician was on-site addressing it. Chris added although the issue is mechanical, gate officers continue to receive regular retraining. Les thanked the team for their efforts and commended the team for doing a great job. Les also asked about the exit arm gates being left open. Chris explained there was a major mechanical malfunction at the West Gate exit which has been fixed.

Jeff congratulated Chris on his anniversary. He noted that operations at the front gate have been running smoothly during construction and asked if a plan is in place to manage increased traffic when seasonal residents return, particularly if the main gate remains closed until early December pending permit approval. He also inquired whether additional staff will be brought in to assist with traffic flow.

Chris responded that the team is well prepared, explaining that up to 3 vehicles can be processed at a time and that visitors may be redirected to the resident lane when possible to reduce congestion. He added that the gate cur-

rently handles approximately 60,000 vehicle movements per month and confirmed that contingency plans are in place to accommodate the expected increase in seasonal traffic.

Amy commended the security team's traffic preparedness, noting that when she arrived that morning, 3 officers were stationed at the West Gate using tablets to check in vehicles in the visitor lane.

She noted this demonstrated the staff were well-trained during the off-season and expressed confidence that traffic operations will continue to run smoothly as seasonal residents return.

Business: (10:15:04 a.m.)

Old – N/A

New –

a. 2026 Budget Approval –

Eli introduced the 2026 operating budget for approval as previously mentioned, noting that the Board carefully reviewed each line item, reduced expenses where possible, and deferred some costs to future years. He emphasized that the remaining budget increases are due to factors beyond the Board's control.

Eli made a motion to approve the CVE Master Management Co., Inc. 2026 operating budget of \$19,391,920, resulting in a monthly coupon of \$185 per unit. The motion was seconded by Michael Routburg. The motion passed unanimously.

b. Approve Annual

Tree Trimming Services 2025/2026 –

Eli referenced Val's earlier remarks about the tree trimming and removal project and noted that the Board members had already been provided with copies of the proposals for review.

Eli made a motion to approve the expenditure not to exceed \$70,000 for tree trimming and removal of an infected tree in accordance with the estimate from Clearlake Property Services dated September 9th and September 23rd, 2025. The motion was seconded by Barry Warhoftig. The motion passed unanimously.

Announcement: (10:17:35 a.m.)

The next CVE Master Management Public Board Meeting scheduled for Thursday, November 20, 2025, at 9:30 a.m. in Activity Center Room A and via Zoom.

Adjourn: (11:07:05 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

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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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What is Elder Abuse?

Each year hundreds of thousands of older persons are abused, neglected, and exploited. Many victims are people who are older, frail, and vulnerable and cannot help themselves and depend on others to meet their most basic needs. Abusers of older adults are both women and men, and may be family members, friends, or "trusted others."

In general, elder abuse is a term referring to any knowing, intentional, or negligent act by a caregiver or any other person that causes harm or a serious risk of harm to a vulnerable adult. Legislatures in all 50 states have passed some form of elder abuse prevention laws. Laws and definitions of terms vary considerably from one state to another, but broadly defined, abuse may be:

- Physical Abuse – inflicting physical pain or injury on a senior, e.g. slapping, bruising, or restraining by physical or chemical means.
- Sexual Abuse – non-consensual sexual contact of any kind.
- Neglect – the failure by those responsible to provide food, shelter, health care, or protection for a vulnerable elder.
- Exploitation – the illegal taking, misuse, or concealment of funds, property, or assets of a senior for someone else's benefit.
- Emotional Abuse – inflicting mental pain, anguish, or distress on an elder person through verbal or nonverbal acts, e.g. humiliating, intimidating, or threatening.
- Abandonment – desertion of a vulnerable elder by anyone who has assumed the responsibility for care or custody of that person.
- Self-neglect – characterized as the failure of a person to perform essential, self-care tasks and that such failure threatens his/her own health or safety.

What are the warning signs of elder abuse?

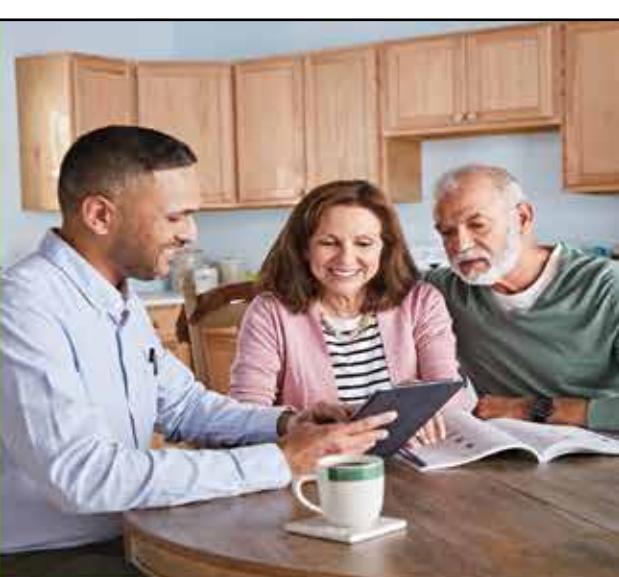
While one sign does not necessarily indicate abuse, some tell-tale signs that there could be a problem are:

- Bruises, pressure marks, broken bones, abrasions, and burns.
- Unexplained withdrawal from normal activities.
- Sudden changes in financial situations may be the result of exploitation.
- Bedsores, unattended medical needs, poor hygiene, and unusual weight loss are indicators of possible neglect.

Most importantly, be alert. The suffering is often in silence. If you notice changes in a senior's personality or behavior, you should start to question what is going on.

Remember, it is not your role to verify that abuse is occurring, only to alert others of your suspicions.

To report elder abuse 24/7 call 1-800-962-2873.
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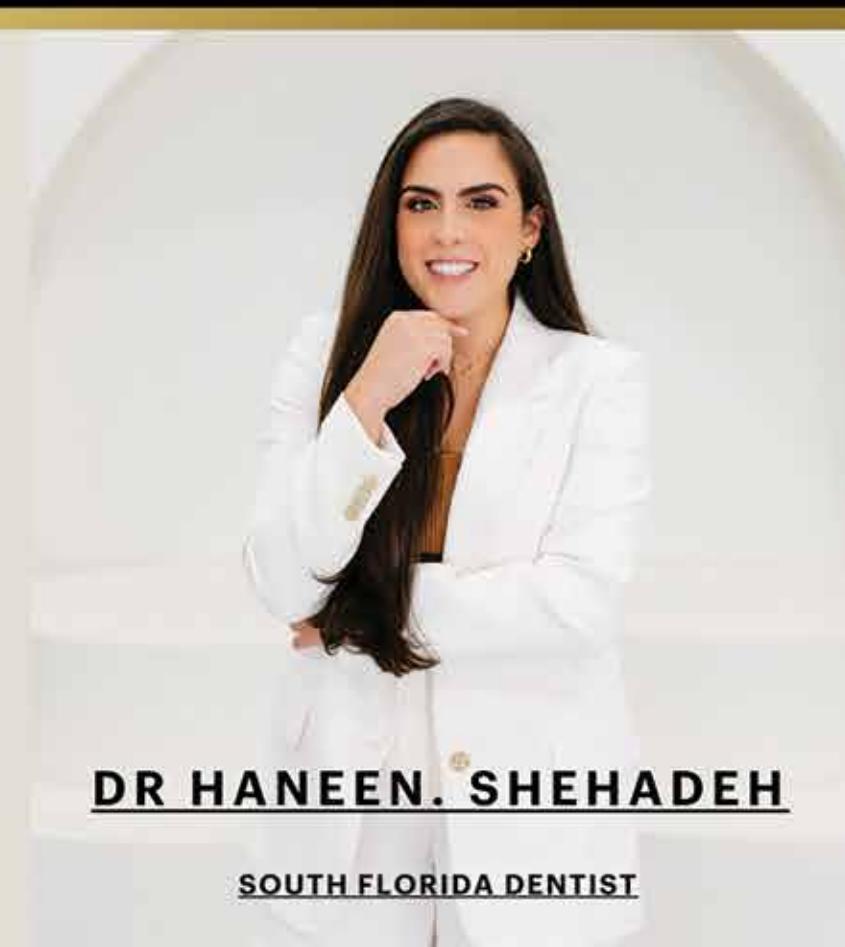
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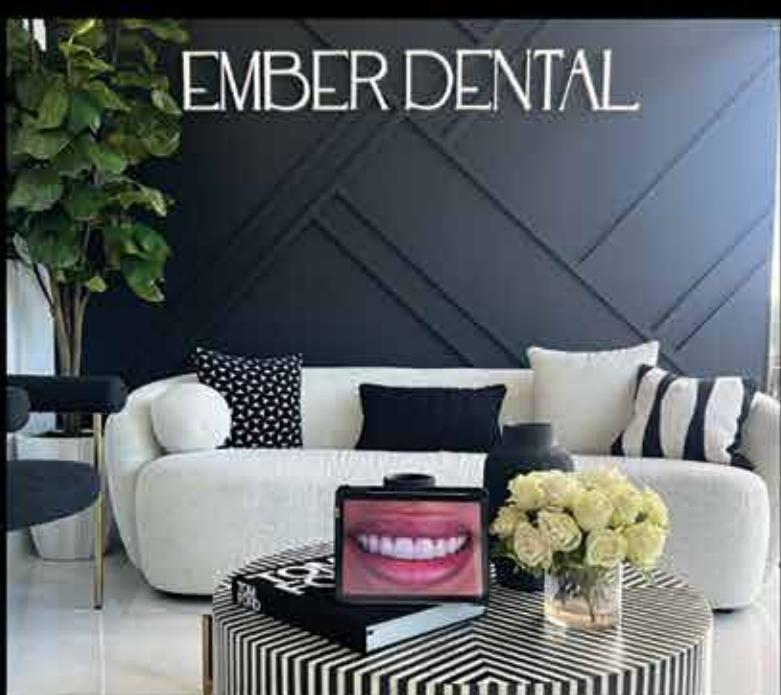
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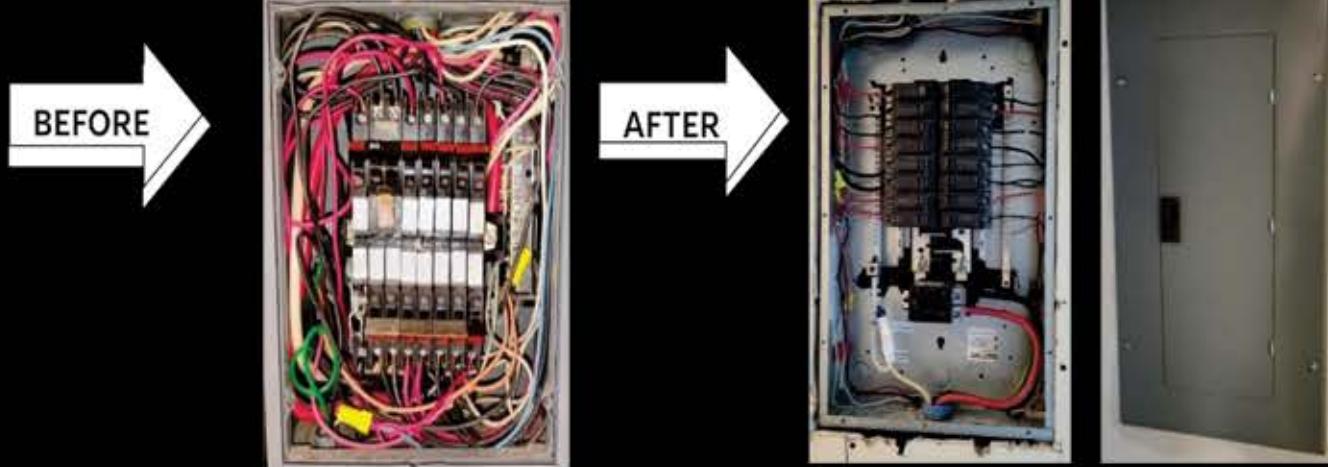


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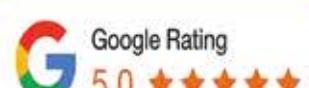


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