

Are 55+ Communities Safe Havens for Sex Offenders

Text and Photo by *CVE REPORTER STAFF*
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Century Village East in Deerfield Beach, like many retirement communities across South Florida, was designed to offer a peaceful, childfree environment for residents aged 55 and older.

These gated communities are often marketed as quiet and secure—a sanctuary for retirees. Yet the exclusion of any child-related amenities raises a difficult and unsettling

question: Are registered sex offenders and predators drawn here precisely because they contain no playgrounds, daycares, schools, or facilities that would place them within restricted zones?

Florida law prohibits sex offenders from living within 1,000 feet of many child-related locations, and a growing body of research suggests this forces them into areas without children, potentially includ-

ing retirement communities. According to information from the Nationwide Insurance Company Risk Management division, See *OFFENDERS*, pg 5

BREAKING NEWS

INSIDE: CVE Reporter Exclusive
First Look at CenClub's New Season of Shows

CVE Reporter Goes Year-Round With First-Ever Summer Edition

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For the first time in its decades of history, the CVE Reporter is proud to announce that we are now publishing 12 months out of the year—marking a major milestone in the evolution of both the paper and the com-

munity it serves. This very issue is our inaugural summer edition for the month of July, and it will be followed by additional summer editions in August and September. Until now, the CVE Reporter traditionally printed from

October through June, taking a break during the summer months when many residents historically returned to their northern homes. But times have changed and so has

See *SUMMER*, pg 6





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3501 West Drive, Suite C
Deerfield Beach, FL 33442
Phone: 954-708-2816

www.cvereporter.com
email: newsroom@cvereporter.com

Hours of operation:

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Please call prior to coming to the Reporter to
schedule an appointment. 954-708-2816

Editor-in-Chief
Elliot Cohen

Graphic Artist
Pamela Morrell

Accounting
Kelly Serkin

Columnists and Regular Contributors

Sid Birns, BSO Sheriff Gregory Tony, Larry Cohen,
CenClub Executive Director Mike Burdman,
Deerfield Beach Mayor Bill Ganz,
Broward County Property Appraiser Marty Kiar,
Commissioner Bernie Parness.

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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.

Editor’s Note: Why We’re Now Printing Year-Round

Text by ELLIOT COHEN, Editor, CVE Reporter



In recent weeks, we’ve become aware of conversations happening throughout Century Village East—on benches, in clubhouses, at community meetings, and even online. The question at the heart of many of those conversations is a simple one: *Is there really a need for the CVE Reporter to publish during the summer?*

The very fact that people are asking this question tells us everything we need to know.

The truth is, there is a demand for year-round coverage. Not just from those who live in the Village full-time—but also from our seasonal residents, many of whom continue reading the CVE Reporter online while they’re away. Whether they’re sitting at home in Upminster or up north in New Jersey, readers still want to stay informed. They want to know what’s being decided at board meetings, what construction projects are moving forward,

and what social events are still happening. In other words, they want to stay connected to the place they call home, even if they’re hundreds of miles away.

Because this conversation was taking place, the Board of Directors of the CVE Reporter considered the matter carefully and made the decision to begin publishing 12 months out of the year. This July edition marks the beginning of something new—summer issues that will now continue in August and September and every summer going forward.

We are excited about this development because we believe it opens a new chapter in the CVE Reporter’s mission. It’s a commitment to transparency. It’s a response to resident engagement. And it’s an opportunity to build a better-informed community, no matter what the calendar says.

Thank you for your continued readership and welcome to the first summer edition of your official village newspaper.

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WHAT YOU NEED TO KNOW



Exclusive First Look at New Show Season

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The CENCLUB team, led by Kim Dove, has compiled a formidable playbill of professional artists to entertain CVE residents in the forthcoming 2025-2026 season in our theater. A diverse roster of 41 shows will include offerings appealing to all residents. A complete schedule will be issued in early September and the launch date for ticket sales

is expected to be on or about October 10, 2025. The first show of the season will be on Sunday, November 16, 2025. The final show in the theater will be on Sunday, March 29, 2026. The following list highlights selected shows by month:

- November 16, 2025: Tones of Enchantment “A Night at the Tonys”

- December 31, 2025: “Jive Talkin USA”, (Bee Gees Tribute)
- December 31, 2025: New Year’s Eve Dance with Derek Mack Band
- January 18, 2026: “The Everly Set”, A Tribute to the Everly Brothers
- February 25, 2026: “Magic Rocks!”, With illusionist Leon Etienne

- March 11, 2026: “Frank Marino’s Divas”, His Farewell Florida Tour

To enhance residents’ comfort and enjoyment, CenClub has made many improvements to the theater’s sound and lighting systems. Our theater continues to be the premier attraction and jewel of our community. Residents should ensure

that they are registered for CENCLUB email so that they can watch for entertainment news updates.

Jack & Diane

From OFFENDERS, pg 1
“these communities also face unique challenges and risks, particularly regarding the safety and well-being of their residents. One significant risk is the possibility of admitting residents who are registered sex offenders without being aware of their criminal history or notifying other residents and staff.”
There are currently three people on sexual offender and predator databases that are listed as living in Century Village East, with a fourth just on the other side of the fence along Tilford Drive.
This is more than Kings Point in Delray Beach, which has two registered sex offenders, and Century Village in Pembroke Pines which also has two. Wynmoor in Coconut Creek has three individuals. But the local leader by far is Century Village in Boca Raton where six registered sex offenders or predators are

living, according to various government databases.
One factor that makes large gated 55-plus retirement communities more accessible to registered sex offenders and sexual predators is their physical and legal separation from the broader neighborhood. Nursing homes and assisted living facilities located in open areas of a city or suburb are far more likely to fall within 1,000 feet of a school, park, playground, daycare, or other child-related location—any one of which would make it illegal for a registered offender to reside there under Florida law.
As a result, many care facilities must automatically reject applicants who are on the registry, regardless of age or medical need. In contrast, large, self-contained gated communities like Century Village East, Wynmoor, and Kings Point span hundreds of acres with no schools or child-related amenities inside their

boundaries. This geographic insulation often puts the entire development outside the legal exclusion zones, making it easier for a registered offender to find a unit for rent or purchase without violating the state’s residency restrictions.
A study in the *American Journal of Criminal Justice* found that residency restrictions do not randomly displace offenders, but rather drive them toward areas with fewer children, less social oversight, and fewer legal barriers.” *Journalist’s Resource* summarized that residency laws are pushing registered offenders into “childfree zones,” warning that such regulations may inadvertently undercut public safety by consolidating offenders in enclaves lacking community supervision.
These findings are prompting closer consideration of whether large retirement developments such as Century Village East, Century Village in

Boca Raton, Wynmoor in Coconut Creek, and Kings Point in Delray Beach are quietly drawing individuals barred from other housing options.
Each of these communities contains no playgrounds or schools, excludes children from residency, and limits access through gated security. While there is no publicly available data confirming a pattern of offenders moving in, the legal framework suggests these communities may be among the few suitable residences left for anyone restricted from living near children.
Responsibility for screening prospective residents lies entirely with the board of directors of each condominium building and their property management company. These entities must approve rental or purchase applications and ensure applicants meet community and legal standards, which ideally includes a criminal background check.
Yet not all boards require

such criminal screenings; some focus only on financial qualifications. A Broward County property management official (who asked to remain anonymous) noted that “if a building does not have a robust screening process or skips background checks, it creates a risk not just for that building, but for the wider community.” Because each building operates independently, screening standards can vary widely, even within the same gated development.
While Florida law does not classify registered sex offenders as a protected class under fair housing provisions, boards must still ensure that any restrictions—such as banning anyone on the registry—are applied fairly, consistently, and with proper legal guidance. Blanket bans may face legal challenges unless grounded in enforceable criteria like documented criminal history, with clear, written policies.

WHAT YOU NEED TO KNOW

New Stop Inside Keswick, But Don't Bench the Old One Yet

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Century Village East residents in the Keswick neighborhood should be aware of updated changes to bus service in their area. The primary bus stop for Keswick has been relocated inside the neighborhood, closer to the buildings. As part of this change, bus route 5 will now enter the neighborhood and be able to offer more convenient pick up and drop off for Keswick residents. The decision to send route 5 inside the

neighborhood increases both safety and convenience. However, the bench along Century Village Boulevard near Keswick will remain in place. While routes 2, 3, and 4 will no longer make regular stops there, residents may still use that location. If you are waiting at the bench and wave down a passing bus from routes 2, 3, or 4, the bus will stop to pick you up. Similarly, if you are riding one of those buses and

wish to be dropped off at the bench on Century Village Boulevard near Keswick, you must inform the driver when you board. This updated arrangement offers residents more convenient access to transportation while preserving flexibility for those who prefer to use the bench along Century Village Boulevard. As always, residents are encouraged to plan accordingly and speak to drivers with any questions.



New Centennial Garden Honors Deerfield Beach's First Century

Text by *CVE REPORTER STAFF*
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The City of Deerfield Beach has officially opened its new Centennial Garden, a public space created to honor the city's 100th anniversary. Located at the corner of SW Martin Luther King Jr. Avenue and SW 2nd Street, the garden was designed as a living tribute to the city's his-

tory, community spirit, and future growth. The Centennial Garden features lush landscaping, winding paths, and a central circular plaza that symbolically represents each of the ten decades since Deerfield Beach was incorporated in 1925. This thoughtful layout allows visitors to reflect on

the city's evolution while enjoying a peaceful and inviting environment. As part of the planning process, the city invited residents to participate in surveys that asked them to share personal stories, milestones, and events that have shaped Deerfield Beach over the last century. Many of those contributions are being incorporated into the garden's identity and future programming. The garden is one of sev-

eral projects being launched as part of Deerfield Beach's centennial celebration. Other initiatives include commemorative coins, keepsake books, community events, and public art installations designed to connect residents with the city's past while looking forward to its future. Officials describe the garden as a space where "a century of memories are taking root," and encourage residents and visitors alike to stop by,

explore, and be part of the ongoing celebration. With the Centennial Garden now open to the public, Deerfield Beach invites the community to visit the new landmark and take part in upcoming centennial events. The garden stands as both a tribute to the past and a welcoming symbol of what's to come for the next hundred years.

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From *SUMMER*, pg 1

Century Village East. Since this is our first summer edition, many residents were not aware we were now printing during the summer and did not submit the usual amount of resident content. We encourage you to continue to send us the latest on your news, your clubs, your buildings, and more! We have been your community newspaper for decades, and our mission remains to make sure your important happenings are printed. The village is a community where more residents are choosing to live year-round. The growing population of full-time residents has led to more activity, more engagement—and more news to

cover—all 12 months of the year. In response to that resident demand and in line with our mission to keep the community informed, the CVE Reporter will now publish every month, without pause. This expansion reflects more than just a shift in publishing. It signals the ongoing transformation of CVE itself. With more residents staying through the summer and a more active calendar of events, governance, and improvements continuing well into the off-season, there is simply no such thing as a "quiet" time of year anymore. We are committed to making sure that you, the residents—whether longtime Floridians or newly year-round—have

access to timely, trustworthy information every single month. The CVE Reporter remains the only official newspaper of Century Village East, recognized by all three organizations that govern life in the village: CVE Master Management, CenClub, and COOCVE. For decades, this paper has been the trusted source of official news, critical updates, and community stories. As we turn the page on this new chapter, we thank you—our readers and neighbors—for your continued support. This summer we remain committed to reporting the stories that matter most to you. Welcome to our July issue, the first of many summer editions to come.

WHAT YOU NEED TO KNOW

Commissioner Pushes Through Red Tape to Restore Powerline Streetlights


Text by *CVE REPORTER STAFF*
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Newly elected City Commissioner Daniel Shanetzky is wasting no time addressing a longstanding safety issue for Century Village East residents — the darkened stretch of Powerline Road between West Drive, the western gate of the Village, and Hillsboro Boulevard. Streetlights along this busy corridor have been out of service, creating a hazardous situation for pedestrians and drivers alike. Now, Shanetzky is pushing hard to cut through layers of bureaucratic red tape and get those lights working again.

The CVE Reporter has exclusively obtained copies of multiple emails from Shanetzky, FPL, and others documenting the complex bureaucratic maze involved in fixing the lights. The issue is complicated by the confusing patchwork of ownership along the road. Some light poles are the responsibility of the City of Deerfield Beach. Others are owned by Florida Power & Light (FPL). Still others may belong to private utility companies like AT&T. Determining who is responsible for which fixtures — and coordinating their repair — has proven frustratingly difficult. “This is something that should have been fixed a long time ago,” Shanetzky wrote in a June 21 email. “Maybe we can get it moving.” Shanetzky has spent the past several weeks in constant communication with city staff, utility representatives, and Century Village East Master Management, trying to untangle the web of accountability. Christine Shaw, External Affairs Manager for FPL, confirmed in a July 1 email that the lights along Powerline Road in this area are city-owned and that the City’s contractor has begun the process of ordering replacement poles and fixtures. However, Shaw warned of delays, stating that “there continues to be a backlog on order poles” and that delivery could take “1–2 months.”

Meanwhile, Shanetzky has committed to pushing the matter from all sides — pressing FPL, coordinating with city engineers, and encouraging community members to speak out. “I think a two-pronged attack, with both you and me going over and over it, might be able to get some movement,” he wrote in an email obtained by the *CVE Reporter*. For now, installation work is expected to begin on the west side of Powerline Road in the coming days. But residents know that full resolution may still be weeks — or even months — away. Shanetzky, however, shows no signs of letting the issue fade. His persistence is bringing much-needed momentum to a problem that had been left in the dark for far too long.

Kokomo



CVE Residents Invited to Shred Private Documents at Free City Event

Text by *CVE REPORTER STAFF*
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Century Village East residents looking for a safe and secure way to dispose of old documents and confidential paperwork will have the perfect opportunity later this month. The City of Deerfield Beach will host its next free shredding event on **Friday, July 19**, from **8:00 a.m. to 12:00 p.m.** at the **Bernard Adams Municipal Complex**, located at **401 SW 4th Street, Deerfield Beach, FL 33441**. This event offers residents a convenient way to protect their personal information and reduce the risk of identity theft by shredding sensitive materials like outdated financial records, tax documents, medical files, or any other paperwork containing private data. Residents of Century Village East and elsewhere in Deerfield Beach are welcome to participate, but they must bring a **valid driver’s license or utility bill** to prove local residency. Each participant may bring up to **two boxes** of documents for shredding. While paperclips, staples, and file folders are allowed, residents are reminded that all **large metal and plastic clips, spiral bindings, and plastic notebook covers must be removed** before dropping off their items. City staff and shredding personnel will be on hand to ensure documents are processed quickly and securely on site. This free service is part of the city’s ongoing efforts to promote environmental responsibility and personal data security. Residents are encouraged to arrive early, as lines can form quickly during these popular events. For Century Village East residents doing summer cleaning or downsizing files, July 19 is the ideal chance to dispose of those old papers—safely and at no cost.

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- Respected for consistent, accurate, and timely coverage of news that truly matters to our Village.

WHAT YOU NEED TO KNOW

Rebuilt East and West Gates Keep CVE Moving During Main Gate Closure

Text and Photo by *CVE REPORTER STAFF*
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With the main gate on Hillsboro Boulevard temporarily closed for reconstruction, Century Village East has seen a massive surge in traffic at its east and west gates — revealing just how vital those alternate entrances have become during the project. In just one week, Village security processed more than 75,000 vehicle movements at the two gates combined, a volume that would have caused

major gridlock if not for recent infrastructure upgrades. At the east gate off Military Trail, security logged 10,353 vehicles entering through the resident lane and another 6,025 vehicles entering through the visitor lane. A total of 10,765 vehicles exited through that same gate in the same week. The numbers were even higher at the west gate off Powerline Road, where 15,970 vehicles entered via the resi-

dent lane and 15,137 visitors came through the visitor lane. The west gate also recorded 17,471 exiting vehicles. That brings the one-week total to **75,721 vehicle movements**, underscoring the importance of recent improvements to both gate facilities. CVE Master Management anticipated this traffic surge well in advance. That’s why the east and west gates were fully reconstructed and

expanded before the closure of the main Hillsboro gate. Those upgrades included the addition of separate resident and visitor lanes — a critical change that has significantly reduced delays by dividing incoming traffic more efficiently. “This is exactly the reason why CVE Master Management rebuilt the east and west gates first,” said Executive Director Vallen Smikle. “We knew that once the main gate

closed for construction, the remaining two gates would have to absorb all traffic. These upgrades made that possible.” The main gate construction remains underway, but thanks to the foresight in sequencing the gate projects, Century Village East has been able to handle the transition with minimal disruption — even under an extraordinary volume of traffic.

The *CVE Reporter*: Keeping it REAL!

Text by *CVE REPORTER STAFF*
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For decades, the *CVE Reporter* has been the only **officially recognized newspaper** of Century Village East. It is the publication trusted by residents, endorsed by the official organizations that manage our community, and respected for its consistent,

accurate, and timely coverage of news that truly matters to the people who live here. Unlike any other publication, the *CVE Reporter* has a proven track record of delivering reliable information directly to every building in the village. We don’t rely

on hearsay or social media rumors. We are not a personal pet project of a single resident. We cover real issues—everything from community development and board decisions to events, transportation, safety updates, and public works projects. And

our newspaper is entirely accountable to our community, with a resident Board of Directors that oversees and directs our operations, ensuring the *CVE Reporter* is both accountable to, and focused on our community. We’ve spent years earning

the trust of residents through transparency, professionalism, and a strong understanding of the unique needs of Century Village East. No other so-called “news” source comes close. We are the only newspaper with editorial accountability, direct access to the community’s leadership, and a responsibility to serve—not mislead—our neighbors. So if you care about staying informed, connected, and protected, remember: **the CVE Reporter is the only newspaper you need inside Century Village East.** Don’t be misled. Don’t trust imitations. Trust the paper that’s been here for you all along.

CVE Water No Longer Has Fluoride

Text by *CVE REPORTER STAFF*
Real Issues. Real Trust. Real Journalism. Real Track Record.

Deerfield Beach has stopped adding fluoride to its public drinking water, in compliance with the newly enacted Florida Farm Bill. Signed by Governor Ron DeSantis earlier this year, the legislation bans water fluo-

ridation at all municipal and county levels statewide, making Florida the second state in the U.S. to adopt such a measure, after Utah. Defending the law, DeSantis said, “Forcing [fluoride] in the water supply is basically forced medication

on people. They don’t have a choice” (AP News). The decision has sparked concern among public health and dental professionals. Dr. Brett Kessler, president of the American Dental Association, warned, “It’s a real

tragedy when policymakers’ decisions hurt vulnerable kids and adults in the long term” (The Guardian). Miami-Dade Mayor Daniella Levine Cava criticized the law for ignoring the overwhelming consensus among

health experts and warned of long-term consequences for low-income families. Opponents of fluoridation, including Florida Surgeon General Joseph Ladapo and U.S. Health Secretary Robert F. Kennedy Jr., argue the policy protects individual freedom and public safety. Kennedy has called fluoride a “dangerous neurotoxin” and praised Florida’s ban (Washington Post). While no immediate changes will be noticeable in the water’s taste or appearance, experts will closely watch for potential increases in dental disease as a result of the policy shift.

WHAT YOU NEED TO KNOW



Century Village East Boards Gain New Tools for Repairs and Owner Voting

Text by *CVE REPORTER STAFF*
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As of July 1, 2025, new Florida condominium laws have gone into effect that significantly change how associations manage financial reserves and conduct voting. The revisions, passed as part of HB 913, are designed to ease financial pressures on condo associations while modernizing community governance. One of the most impactful changes provides greater flexibility in how associations fund mandatory reserves. Previously, Florida law required associations to maintain strict reserve accounts to cover the cost of structural repairs and long-term maintenance—requirements that caused significant financial strain, particularly

after the post-Surfside inspection mandates. Now, associations are allowed to use loans or lines of credit to fund these reserves, offering them an alternative to immediate large assessments. Additionally, the new law allows associations to temporarily pause reserve contributions for up to two years while they address urgent repairs identified during mandated milestone inspections. However, this pause must be approved by a majority of unit owners. These updates are intended to give associations more practical tools to manage safety and structural needs without placing overwhelming financial burdens on residents, many of whom are retirees liv-

ing on fixed incomes. Robert G. Smith, President of the South Region for FirstService Residential, noted that these changes will offer immediate relief to many communities. “The immediate impact is that condo associations now have much more flexibility,” Smith said. “They can prioritize the urgent repairs, especially those flagged during inspections.” His comments reflect the concerns many associations have voiced since state lawmakers began tightening safety regulations in response to the 2021 Surfside condo collapse. In addition to financial relief, the legislation brings Florida’s condo voting

process into the digital age. Associations are now permitted to conduct elections and owner votes using electronic platforms, as long as the systems comply with state security and privacy standards. This move is expected to boost participation, especially among absentee owners and seasonal residents who may not be physically present for meetings. Associations may also now distribute meeting notices and election materials electronically, removing the previous requirement for mailed 14-day notices. While this change is expected to reduce costs and improve efficiency, boards must ensure that all digital communica-

tions and voting systems meet legal requirements for transparency, authentication, and record-keeping. These reforms are seen as a major shift in how Florida’s condominium communities can operate, offering both cost-saving options and technological updates. Association boards are encouraged to update their bylaws, educate residents about the new processes, and implement secure digital infrastructure to comply with the updated laws. As these changes take root, the long-term impact will depend on how effectively each community adopts the tools and safeguards now available to them.

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

Tuesday Bingo at CVE Supports Good Causes All Summer Long

Thanks to JAY BAIMEL 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.

Every Tuesday evening at 7 p.m., Bingo players at Century Village East are doing more than just chasing a win—they're making a difference. Through a special series of 50/50 games held during each session, a portion of the proceeds is set aside and donated to charitable organizations, turning a fun

night into a force for good. In recent months, these contributions have added up. The Israeli Defense Forces (IDF) received \$3,000, Toys for Tots was awarded \$2,000, and The Trevor Project was given \$800. Additional funds have supported local efforts, including St. Nicholas Holy Grill, which uses the donations to provide

food trucks and meals for families in need. The regular Bingo nights, held in the Party Room and attended by anywhere from 150 to 350 players, continue to bring together friends and neighbors in a lively, social atmosphere. But it's the quiet generosity behind the scenes that truly sets these

evenings apart. Much of the credit goes to Susan Giordano, who leads the charitable coordination for CVE Bingo with dedication and heart. She is supported by CenClub President Rita Pickar and Executive Director Mike Burdman, who help identify worthy causes to support.

Volunteers including Susan Dove, Laura Savasta, Jan and Lou Benitez, Gloria Olmsted, Linda Doyle, and Raisa Lebedeva all play a vital role in keeping the operation running smoothly. Thanks to the kindness of the CVE Bingo community, every number called is a chance not just to win—but to give.

Board of Directors

- COOCVE Officers**
President – Macky Bachelor
1st Vice President –
2nd Vice President – Harriet Drandoff
Treasurer – Howard Silverstone
Controller – Rich Wiener
Sergeant-at-Arms – Joe Cummings
Secretary – Judith Stagliano
- CVE Master Management Board of Directors**
President – Eli Okun (term exp. 2027)
1st Vice President – Michael Routburg (term exp. 2026)
2nd Vice President – Les Gerson (term exp. 2026)
Treasurer – Barry Warhoftig (term exp. 2028)
Secretary – Amy Conner (term exp. 2027)
Director – Paul Bourque
Director – Jeff Kohn (term exp. 2028)
Director – Joe Roboz (term exp. 2028)
Director – Steve Wishnack (term exp. 2026)
- CenClub Board of Directors**
President – Rita Pickar
Vice President – Stanley Spitzer
Corporate Secretary – Michael Rackman
Treasurer – Jay Baimel
Director – Susan Dove
Director – Arnold Klein
Director – Sheila Pascar
- CVE Reporter, Inc. Board of Directors**
President – Jay Baimel
Treasurer – Harriet Drandoff
Secretary – Doris Goldman
Director – Jeff Kohn
Director – Mark Leibowitz
Director – Ron Sandler
Director – Judith Stagliano

2025 Area Chairs and Vice Chairs

Chair of Area Chairs				
Vice Chair				
AREA	AREA CHAIR	PHONE	AREA VICE CHAIR	PHONE
Ashby	Joseph Mittelman	613-762-0633	Tom Lacombe	561-583-2817
Berkshire				
Cambridge	Donna Capobianco	cambridgeareachair@gmail.com		
Durham	Josephine Cricchio	631-678-6194	Jim Negele	954-381-0406
Ellesmere	Sheila Pascar	754-264-4404	Angele Lachance	954-482-0666
Farnham				
Grantham			Dorene Shane	954-481-9891
Harwood	Pierre Graveline	450-305-1248	Ron Sandler	754-264-7553
Islewood	Herb Charnitsky	954-427-6941		
Keswick	Ben Mirman	240-421-9896	Judith Stagliano	561-302-3301
Lyndhurst	Jeff Kohn	416-417-4751	Mark Leibowitz	917-453-0123
Markham	Michael Hague	958-337-3700	Patty Manzo	617-212-4008
Newport	Amy Conner	amesconner@aol.com	Cathy Sydlo	631-680-6342
Oakridge	Joseph Cummings	305-465-1877		
Prescott	Doris Falls	954-592-7636	Joel Greenbaum	718-530-3509
Richmond	Stanley Spitzer	845-701-3040	David Feldman	347-395-7096
Swansea	Peter Zambito	954-941-4870		
Tilford	Dalida Tayler	561-222-5617	Blanca Sierra	954-994-7454
Upminster	Michael Routburg	860-997-7762	Harriet Drandoff	917-514-7400
Ventnor				
Westbury				

OFF SEASON BUS SCHEDULE



OFF SEASON

BUS SCHEDULE

Effective June 1st
through August 31st each year*



*Subject to change - Notification of any changes will be published
Revised 6/20/25

WEST ROUTE

ALL WEEK BUS SERVICE

MONDAY TO SATURDAY
9:00 AM - 7:00 PM

SUNDAY
10:00 AM - 7:00 PM

LEAVE CVE CLUBHOUSE	TARGET	DEERFIELD MALL/ DOLLAR STORE	DEERFIELD MALL MARSHALL'S / TJ MAXX	DEERFIELD MALL/PUBLIX	ARRIVE CVE CLUBHOUSE
9:00 AM	9:10	9:15	9:17	9:20	9:30
9:30	9:40	9:45	9:47	9:50	10:00
10:00	10:10	10:15	10:17	10:20	10:30
10:30	10:40	10:45	10:47	10:50	11:00
11:00	11:10	11:15	11:17	11:20	11:30
11:30	11:40	11:45	11:47	11:50	12:00 PM
12:00	12:10	12:15	12:17	12:20	12:30
12:30	12:40	12:45	12:47	12:50	1:00
1:00	1:10	1:15	1:17	1:20	1:30
1:30	1:40	1:45	1:47	1:50	2:00
2:00	2:10	2:15	2:17	2:20	2:30
2:30	2:40	2:45	2:47	2:50	3:00
3:00	3:10	3:15	3:17	3:20	3:30
3:30	3:40	3:45	3:47	3:50	4:00
4:00	4:10	4:15	4:17	4:20	4:30
4:30	4:40	4:45	4:47	4:50	5:00
5:00	5:10	5:15	5:17	5:20	5:30
5:30	5:40	5:45	5:47	5:50	6:00
6:00	6:10	6:15	6:17	6:20	6:30
6:30	6:40	6:45	6:47	6:50	7:00

Bold Times are PM

Final Pickup Times
highlighted in yellow

INTERNAL BUS SERVICE

Leaves every 30 minutes from CVE Clubhouse
STARTING MONDAY - SATURDAY AT 8:30 am
& SUNDAY AT 9:30 am

Mondays, Wednesdays, Tuesdays, Saturdays
Thursdays & Fridays & Sundays
(Non-Show/Activity Nights) (Show/Activity Nights)
INSIDE ROUTE ENDS AT 10:00 pm INSIDE ROUTE ENDS AT 11:00 pm

ROUTE #1

Clubhouse, Berkshire A, B & C, Upminster Pool,
Swansea A, Century Plaza (until 7:30pm), Westbury,
Cambridge, Durham, Parking Lot Depot, Clubhouse.

ROUTE #2

Clubhouse, Berkshire C, Durham A & V on Century Blvd.,
Islewood, Oakridge A & B, Prescott A - E, Newport,
Le Club/Activity Center, The Reporter, Medical Center,
Prescott F - O, Oakridge C & D, Lyndhurst Corner,
the Bus Depot, Clubhouse.

ROUTE #3

Clubhouse, Berkshire A, B & C, Upminster Pool,
Swansea A & B, Upminster A - F, Richmond, Farnham,
Grantham A - E, Harwood, Markham A - K, Lyndhurst,
Parking Lot Depot, Clubhouse.

ROUTE #4

Clubhouse, Berkshire B, C, D, E, Upminster G - M,
Ashby, Farnham, Harwood, Grantham F, Markham S & T,
Oakridge Pool, Oakridge F - V, Markham L - R, Lyndhurst
Corner, Parking Lot Depot, Clubhouse.

ROUTE # 5

Clubhouse, Berkshire C, Ellesmere, Ventnor Drive A-Q,
Tilford A - R, Medical Center, Tilford S-X, M, N, O, Vent-
nor P - M, Ellsmere, Keswick A, B & C, Parking Lot Depot,
Clubhouse.



MASTER MANAGEMENT
Century Village East Community Services

**DO
NOT
WASH
YOUR
CAR**



Village rules
PROHIBIT
car washing with
drinking or hose water
AND...

City rules **PROHIBIT**
mobile car washer businesses

BOTTOM LINE...

**NO CAR WASHNG IN
THE VILLAGE**

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!

Last Month's Landmark Answer:

Canadian National Vimy Memorial, Canada's World War I Memorial Site
Vimy Ridge, 8 km NE of Arras, France

Last Month's Landmark Winners:

Charles Brown – Keswick C
Jaime Echeverri – Newport G
Pete Zambito – Swansea B

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



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:

N. Millet – Farnham O
Pete Zambito – Swansea B

Sudoku

Solution can be found on pg 20

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

READ YOUR REPORTER ONLINE AT

cvereporter.com

OPPOSITES ATTRACT

by Calvin R. & Jackie Mathews

ACROSS

1. Added wings

5. Petty, for one

10. Like peas in ____

14. Bar seat

15. “Don Carlo” and “Otello”

17. Extol

20. Overly talkative baseball players

23. ____, Oklahoma

24. Pollution agcy.

25. Takes care of

26. Clear the board

28. Radon or neon

29. Cauldron

31. Last name for a Beatle

34. Word in a home sale ad

35. Note

36. Singer Janis

39. ____ up; exhaust

40. Look after

41. Hilarious rainstorm

48. Prepared

49. Found the answer to

50. Innocent

54. Precious metal

55. Do’s forerunners

58. “Phooey!”

60. Concepts

61. 90° from NNW

62. Enzyme suffix

63. Woodwind instrument

65. Swears to be true

67. Summer activity for kids

70. Sassier

72. ____ voyage; sets sail

75. Lacking one of the senses

77. Sault ____. Marie

78. In favor of

81. “Cassius... has ____ and hungry look” (“Julius Caesar”)

82. ____ room

84. Recommence

86. Housekeeper

87. Prefix for gram or meter

88. UFO pilots

90. Rich cake

91. Extra-large panties

97. Jagged rock

100. Door opener

101. 2012 British Open champ

102. ____ on; trust in

103. Forbid

104. Foxworthy and Bridges

106. Presidential nickname

107. Playfully shy

108. Moses’ mountain

112. Useless

117. German exclamation

119. Genetic carrier

120. Astonished wise guy

125. Slumbers

126. Actor Chuck ____

127. Escape detection by

128. Pierre’s place: abbr.

129. Cartoonist Thomas and his family

130. Art ____

DOWN

1. Lab burners

2. Piece of wood

3. Actor Rob ____

4. Cinderella’s loss

5. Word with hot or curtain

6. Gibbons and chimps

7. Relinquish

8. Celtic language

9. Stadium cries

10. Likely

11. Old phone button letters

12. Western book or film

13. Christian, for one

14. Ice cream concoction

16. Boozers

18. Black card

19. City in the Ruhr Valley

20. Fail to keep up

21. Wynonna’s mom

22. Domed building

27. Wrap up

30. Additionally

32. Deadly viper

33. Old Olds

35. Prom time, often

36. U-235, to uranium

37. Improvise

38. Calendar abbr.

40. Stock market enthusiast

41. Egg on

42. Lowly laborer

43. Unhealthy lung sound

44. Unconventional

45. UN member

46. Big name in BBQ grills

47. Come together

51. Ending for brown or boot

52. Large tub

53. Ogee’s shape

55. Utters

56. Actor’s award

57. Meadowland

59. Waste maker of proverb

64. Insults

66. At that time

67. Conversation

68. Yearly celebration: abbr.

69. 1651

71. Sixth sense, for short

72. Word from TV’s Emeril

73. Whitney or Wallach

74. Become firm

76. Dizzy

78. Apple pie recipe verb

79. ____ Moreno

80. River in Central Europe

83. “____ you to say!”

85. Univ. in Columbus

86. Do a lawn chore

89. Suffix for idol or character

90. Attempt

92. ____ out a living; get by

93. NFL official

94. Gun rights org.

95. Exclude, in law

96. Voted into office

97. Network letters

98. Sudden attacks

99. Cancel

104. Were in harmony

105. Floor

107. Statement of beliefs

108. In the past

109. Beast of burden

111. Singing brothers

113. Religious artwork

114. Pod veggie

115. Russia & Latvia, once: abbr.

116. Give off

118. Common verb

121. Swirling tub

122. Disapproving click

123. Jenny, for one

124. Fond du ____, WI

			1	2	3	4		5	6	7	8	9		10	11	12	13				
		14						15					16		17				18	19	
20							21							22							
23					24				25								26			27	
28						29		30					31		32	33			34		
					35					36	37	38		39				40			
41	42	43	44					45					46				47				
48								49									50		51	52	53
54						55	56	57					58		59		60				
61						62				63		64			65	66					
					67	68				69			70		71						
72	73	74							75		76			77					78	79	80
81							82	83			84		85					86			
87								88		89							90				
					91		92	93						94	95	96					
97	98	99				100				101				102							
103					104					105				106					107	108	109
110					111				112		113	114	115	116		117		118		119	
		120				121	122							123				124			
		125								126							127				
					128						129						130				

See Solution on pg 20

© Puzzle Features Syndicate



MASTER MANAGEMENT
Century Village East Community Services

Reduce Delays During Main Gate Construction



Use the GateHouse App:

- Register guests directly from your smartphone.
- Avoid delays caused by unregistered guests.
- Ensure faster, hassle-free entry.



- Scan the QR code with your smartphone camera.
- Click link to install app and set up your account.

WHAT YOU NEED TO KNOW:

- Main Gate closed to inbound and outbound car traffic.
- Pedestrians may still enter / exit during construction.
- Extended Hillsboro Plaza exit gate hours 6:30am - 8:00pm.
- Both East & West Gates open 24/7.
- Extra security posted at East & West Gates to ease traffic.
- Emergency vehicles can enter & exit Main Gate during construction.
- County bus route 48 will use West Gate.

WHAT YOU NEED TO DO:

- Alert your visitors, caregivers, etc. to the closure.
- Make sure you have a functioning bar code on your car to avoid delays.
- Be patient and courteous to security personnel at the gates.
- Properly register your guests to ensure rapid entry.

CVE GOVERNMENT

Minutes of the CVE Master Management Company, Inc. Board Meeting – 5/15/25

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 Co., Inc. at 9:30 a.m.

(A sign-up sheet was available in the back of the room for those interested in speaking or sharing comments with the Board at Open Mic. Online Zoom participants may raise their hand at the end of the meeting to be called on or sign-up in chat. Each speaker will have a 3-minute time limit to address the Board.)

Roll Call:

Present – Eli Okun, Michael Routburg, Les Gerson, Barry Warhottig, Amy Conner, Steve Wishnack

Remote – Joe Roboz, Paul Bourque, Jeff Kohn

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: (09:32:16 a.m.)

The Board unanimously approved the Minutes of the April 24, 2025, Board Meeting, and the May 8, 2025, Executive Session as presented.

President's Report – Eli Okun: (09:32:56 a.m.)

Eli thanked everyone for attending the meeting.

1) CVE Master Management Updates –

a. Main Guardhouse – (10:21:47 a.m.)

Eli reported that construction on the new Main Hillsborough Guardhouse began on Monday. Initial efforts are focused on internal work, removing the computer systems, plumbing, and utilities. To manage traffic during construction, the East Gate will remain open 24/7. The exit to Hillsboro Plaza Shopping Center will now open a half hour earlier, from 6:00 a.m. to 8:00 p.m.

b. Security – (10:24:42 a.m.)

Additional security staff have been assigned to both the East and West Gates equipped with handheld tablets to speed up entry into the village. Residents are encouraged to pre-register guests and vendors either by phone or preferably through the Gatehouse Solutions app to minimize delays. With guidance from a traffic engineer, traffic will continue to be closely monitored. So far,

backups have been minimal or nonexistent. Resident feedback has been positive, and any future updates will be shared accordingly.

c. The next CVEMM Public Board Meeting date has been changed from Thursday, June 26, to Thursday, June 19th, at 9:30 AM in Activity Center Room A and via Zoom.

2) Guest Speaker – BSO Captain, Adam Hofstein & Public Safety Director, Sean Gladieux – (9:35:23 a.m.)

Adam Hofstein, District Chief of Police for BSO Law Enforcement, introduced himself and then welcomed Sean Gladieux, the new Director of Public Safety for the City of Deerfield Beach. Sean introduced himself to the Board and residents, expressing gratitude for the warm welcome. Now in Sean's fourth week in the role, he shared his extensive background, including over 26 years in law enforcement with the City of Greensboro, North Carolina, a city of 350,000. Following his retirement, he served as Vice President of Operations for a legal technology firm, where he helped grow the company from \$26 million to \$70 million in just over 3 years. He later served as Director of Safety and Security and Public Information Officer for a school district for 2 years. Sean emphasized he wasn't looking for just another job, but a meaningful role in a strong community, something he found in Deerfield Beach.

He thanked City Manager, Mr. Brimlow, the Commissioners, the Mayor, and residents for the opportunity to serve and pledged to be a responsible steward of public resources. His commitment includes serving all constituents, residents, visitors, staff, and taxpayers.

While acknowledging that progress may cause some inconvenience, Sean reassured the community that every effort will be made to minimize disruptions. He reaffirmed his dedication to transparency, innovation, and maximizing the community's time and financial resources. He remains committed to continued learning and growth. Sean invited residents to say hello if they see him walking along the boardwalk in the early mornings and expressed his

interest in invites to attend community events whenever possible. Sean concluded by thanking everyone for their contributions to the community and reaffirmed that he, his team, and BSO are dedicated to working together to make Deerfield Beach the safest community it can be.

Adam endorsed Sean as a highly skilled subject matter expert and valuable addition to the team. His involvement underscores the strength of Deerfield Beach's public safety infrastructure. City Manager Mr. Brimlow, former Chief and long-time advocate for public safety, particularly in Central Village, the city's largest community. He emphasized the critical role of strong partnerships in public safety. Sean adds an important layer of expertise in collaboration with fire rescue, law enforcement, and the city's Department of Public Safety to keep Deerfield Beach safe.

See Video at Timestamp 10:07:31 a.m. for Detective Austin Budny of the Broward Sheriff's Office, with the Deerfield Beach Crime Prevention Unit, introduced himself, advising one of his primary responsibilities is working with residents and local communities to help deter crime. He commended the community for having a strong security infrastructure that reduces transient activity. However, residents remain vulnerable to scams, especially those targeting individuals aged 55 and older. With the advancement of technology, criminal tactics have also evolved, including the use of artificial intelligence for voice cloning and impersonation scams that use social media content to deceive victims of all ages. He highlighted examples such as fraudulent calls claiming a loved one is in jail and needs bail money. Once money is sent, especially where international connections are involved, it is rarely possible to recover. Residents are encouraged to stay alert, be cautious of unknown phone calls, emails, and messages, and use verification questions and/or key words only that person would know.

Pamphlets with additional information are available. Adam thanked Commissioner Shanetzky, residents and

the Board of Directors. He is available directly via email at adam_hofstein@sheriff.org.

(See Video at Timestamp for Full Discussion.)

Eli thanked Adam for his efforts and said it is a pleasure working with him.

3) Guest Speaker – Seacrest Services President, Steven Harshman – (09:49:14 a.m.)

Steve expressed his appreciation for the opportunity to speak. Steve shared that he has been with Seacrest for approximately 3 years and mentioned the company's 16-year partnership with the Village. Steve emphasized that Seacrest is fully integrated into the community and working closely with Association Boards and residents as part of a true partnership and commitment to the community's success. He expressed special thanks to the volunteer Board members for their dedication.

With several recent changes in the accounting department, the team has expanded to better serve the community, focusing on streamlining processes and providing one-on-one assistance to bring all associations current. Steve assured that they are deeply committed to the community's success and focused on getting things back on track.

To address challenges with Vantaca, the team has invested in additional support at the Deerfield office. Ray Torato now manages the financials, backed by increased resources from the corporate finance team. Steve asked residents with questions for Ray to please call ahead to schedule an appointment to speak to make the best of everyone's time.

A new team member, Lawrence, was also brought on board. He handles administrative work and uploading information to Vantaca to ensure all information is accurate from homeowners and documents perspective.

(See Video at Timestamp for Full Discussions.)

Les asked about the status of Vantaca, expressing his frustration and noting that other Presidents likely share his concerns. He also inquired when regular financial reports would resume. Steve noted that they had been operating on 2 systems, but the

full transition to the Vantaca system, completed on March 1st, has enabled faster updates, improved customer service, and more efficient staff training. Significant investments have been made in staffing to ensure readiness for future changes, and was confident that financial reporting will show significant improvements within the next 30 days.

Joe commended Jackie, Terry Jones' team for doing an excellent job, noting that their efforts may not be fully recognized by residents. He said residents are still receiving limited information and updates and emphasized that this needs to change. Joe questioned the continued use of Strongroom, describing it as an outdated system acquired by AvidXchange, and asked if Seacrest would consider switching to AvidXchange, a more robust platform already used by the Village and Master Management. In response, Steve confirmed that Strongroom was acquired by Avid Exchange, which was itself recently purchased. He explained that the key improvement comes from the integration with Vantaca. Through the API integration between the 2 systems, invoices can now be approved directly within Vantaca, rather than via email, making tracking and accessing historical information much easier. Strongroom and AvidXchange operate similarly to each other. Joe asked if Seacrest could provide comprehensive audio visual training on Vantaca for the 6,000 Village customers. Steve confirmed that Seacrest will provide comprehensive audio visual training on Vantaca, as done previously. With 100% of clients now on Vantaca, they plan to launch a campaign to boost engagement and awareness among homeowners and Board members. The goal is to provide easy access to helpful resources and information whenever needed. "How-to" videos are available on the Vantaca website after logging in.

Amy serves on 4 Board Associations of Seacrest and raised concerns about poor communication, noting that emails have gone unan-

CVE GOVERNMENT

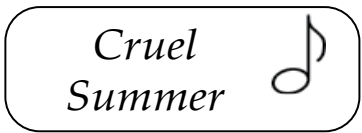
From CVE MM, pg 19

swered and others have also struggled to get responses on behalf of the residents. She emphasized that tenants would be more patient if communication improved. Steve acknowledged the concern and stated that efforts are underway to address the issue, and requested continued patience. Secondly, Amy raised concerns that 2 of her 4 associations are not receiving their regular reserve funds transfers, which used to arrive consistently around the 15th of each month but are now delayed, and similar issues have been reported by other building Associations. It is important to have timely transfers, as the funds are invested in money market accounts and CDs that generate interest. She stated that the need to repeatedly request reserve fund transfers is unacceptable and needs to be addressed. Steve agreed the communication needs improvement, noting that the team is actively working on solutions and will announce some new things regarding communication once finalized.

Eli looked forward to the seminar.

2) (Continued from President's Report – Guest Speaker, BSO Captain, Adam Hofstein)

Detective Austin Budny of the Broward Sheriff's Office, with the Deerfield Beach Crime Prevention Unit, introduced himself.



(See Timestamp 09:35:23 a.m. for Discussion)

Treasurer's Report – Barry Warhoftig: (10:11:49 a.m.)

For the month ending April 30, 2025, the Revenue was \$1,488,089 and Expenses were \$1,998,201. The Net Expenses exceeded Revenue by \$510,111. YTD Revenue was \$5,979,977 and YTD Expenses were \$6,320,390. YTD Expenses exceeded Revenue by \$340,413.

The balance sheet shows Cash Equivalent of \$5,175,528. The Assessments Receivable on uncollected items were \$111,096. Total Assets were \$6,848,829 with Total Liabilities of \$4,008,555 and Total Equity of \$2,840,274.

Executive Director's Report – Vallen Smikle: (10:13:26 a.m.)

Val welcomed everyone in person and online, thanking them for attending to learn more about what's happening in the community. Val expressed his excitement reaching a significant milestone he had anticipated since joining Master Management 8 years ago. He began his career at the Clubhouse before joining MM to lead major community projects and beautification under the mantra created with the PR Guru, "Keeping CVE Beautiful." His plans started with the Guardhouse reconstructions, perimeter walls, landscaping, etc. Although some projects such as the Guardhouse took longer than expected, he emphasized that successful development requires great patience and perseverance.

1) Projects Update (10:15:05 A.M.)

a. Gatehouse Construction – Val played a video filmed yesterday highlighting the ongoing construction progress and the Main Guardhouse. A dedicated lane is being cleared for emergency personnel access and then tear down the other side this afternoon and middle of the building tomorrow. The crew will be working 7 days a week, including weekends and holidays, to ensure the Guardhouse becomes operational as soon as possible.

b. Storm Drains & Sink-hole Prevention – Drainage work is currently underway throughout the community to improve stormwater abate-ments. Two months ago, proactive repairs were made to potential sinkholes at the Grantham entrance, as well as a few months ago, Swansea A and B. Additionally, reported areas of concern continue to be inspected and repaired promptly. New drains are also being installed in the Markham area to further improve drainage.

c. Perimeter Wall – The original fence was taken down and replaced with a temporary one, and the landscaping was cleared to prepare for the new perimeter wall along Hillsboro Blvd. Vendor USIC, a survey and location company, is inspecting the area to identify all utility lines to avoid any issues.

d. Beautification – Today, the trees will be lifted out of the water in the area between Ellesmere and Durham followed by mulching for additional beautification. MM cares for the entire community, including the lakes. Les

asked if there was a timeline re. the utility line things. Val said this may take approximately another 2 weeks to complete as it is such a long stretch of road. Once completed, it will be full steam ahead with the wall, which should take 2 ½ to 3 weeks, weather pending, to complete. The video should be available on line for everyone to see. In June there will be additional updates as to what is being done, leading up to the summer, which will be Central Park related.

Val thanked Denis Bareto and Jeff Graves for putting the video together.

Jeff Kohn asked whether directional signs were in place during the construction. Val confirmed they are, although they were not visible in the video.

e. FPL – (10:20:30 a.m.)

Val reported his team has been working with FPL to complete several tasks. All of the lights paid for by Master Management have been repaired throughout the community. Next, meter cans will be installed on Parcel 2, Phase 1 of the park, located on the 1-acre lot located at the Ellesmere Bridge to power the lights and fountain. He was very pleased to share that the recent electrical work in the area passed inspection last week. Val thanked Commissioner Shanetzky for helping coordinate efforts between the city and the community regarding approximately 34 city-owned lights in the Harwood, Farnham, Newport, and Tilford Drive areas. The city will repair any malfunctioning lights and

move forward with a previously approved upgrade to LED fixtures, matching those already installed along the boulevard owned by Master Management.

f. Announcement – (10:21:40 a.m.)

Val announced that the next Board meeting has been rescheduled to June 19th (from June 26th), where he will provide additional exciting updates.

g. Annual Report – (10:21:49 a.m.)

The Annual Report is now available at centuryvillagee-ast.com or in our office, where residents can also pick up a free tote bag. Staff are available Monday through Friday, from 8:00 a.m. to 4:00 p.m., to assist with any questions. Les thanked Val, Denis, and their teams for their work on the completed 1-acre lot in the Ellesmere area, highlighting the beautiful landscaping. Val agreed, noting that the project offers a glimpse of future plans to transform the former golf course into a passive park. Val emphasized the Board's commitment, partnering with CenClub, to enhancing the community and expressed pride in the progress achieved over the past 8 years.

h. Comcast – (10:23:05 a.m.)

Val reported a productive meeting with Comcast last week and acknowledged concerns raised by some Canadian residents. One major issue discussed was the increased fee from \$8 to \$20 when accounts are placed on hold. Comcast has agreed to reduce the fee to \$8 when there are

See CVE MM, pg 21

Crossword Solution

Opposites Attract

		E	L	L	S		R	A	C	E	R		A	P	O	D					
	S	T	O	O	L		O	P	E	R	A	S		P	R	A	I	S	E		
L	O	N	G	W	I	N	D	E	D	S	H	O	R	T	S	T	O	P	S		
A	D	A		E	P	A		S	E	E	S	T	O			E	R	A	S	E	
G	A	S			P	O	T					S	T	A	R	R		D	E	N	
				M	E	M	O		I	A	N		U	S	E		T	E	N	D	
U	P	R	O	A	R	I	O	U	S	D	O	W	N	P	O	U	R				
R	E	A	D	Y				S	O	L	V	E	D			N	A	I	V	E	
G	O	L	D		S	O	L	A	T	I		B	A	H		I	D	E	A	S	
E	N	E			A	S	E		O	B	O	E		A	T	T	E	S	T	S	
				D	A	Y	C	A	M	P		F	R	E	S	H	E	R			
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A	L	E	A	N		R	E	C		R	E	O	P	E	N		M	A	I	D	
M	I	L	L	I			A	L	I	E	N	S				T	O	R	T	E	
				O	V	E	R	S	I	Z	E	D	U	N	D	E	R	W	E	A	R
C	R	A	G		K	E	Y		E	L	S		R	E	L	Y					
B	A	N		J	E	F	F	S					A	B	E			C	O	Y	
S	I	N	A	I			O	T	I	O	S	E		A	C	H		R	N	A	
	D	U	M	B	S	T	R	U	C	K	S	M	A	R	T	A	L	E	C	K	
	S	L	E	E	P	S		N	O	R	R	I	S		E	V	A	D	E		
		S	D	A	K			N	A	S	T	S		D	E	C	O				

Sudoku Solution

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

CVE GOVERNMENT

From CVE MM, pg 20

no data services, such as Ring cameras or smart thermostat controls, etc., in use. However, if any data is being used, the standard \$20 fee will still apply. Comcast is actively working to resolve issues affecting many international callers re. the SMS system , particularly Canadian customers, who are unable to receive verification texts when calling the 800 number. Val noted approximately 13,000 complaints have been submitted, and Comcast is aware of the issue and working to resolve it.

Paul shared he recently switched his cell phone service to Comcast/Xfinity through a promotional offer, anticipating a smooth experience. However, he encountered issues using his eSIM card while in Canada and noted that customer service has been difficult to navigate, as most support is based overseas. He asked if others have faced similar challenges. Val thanked him for sharing the information, and offered to help spread the word.

Steve inquired about the target completion date for the perimeter wall being around July 4th. Val responded there was no confirmed date available at this time. He will provide an update on the progress of the wall at the next meeting on June 19th.

Michael asked whether the remaining section of the wall on Military Trail would be repaired at the same time. Val confirmed that it would, explaining the decision was made to reduce mobilization costs and avoid having the contractor to return for a separate visit.

Transdev Services, Inc.

– General Manager – Craig Garcia: (10:26:43 a.m.)

Craig thanked Eli, the Board, Master Management, and the community for the opportunity to serve. He emphasized that Transdev’s commitment goes beyond transportation services, taking pride in being a part of the CVE community. He expressed his respect for all residents and described CVE as a beautiful and welcoming place to live. Transdev will continue promoting CVE as a great place to call home.

1) Transportation Report –

a. Bus Maintenance – Craig reported good news that bus services are fully operational, with 3 spare buses available on the lot. Passio will be installing new technology, including the Passio GO passenger counting system, on 2 of the newer buses and apply uniform wraps to ensure a consistent appearance across the fleet.

b. Bus Schedule – Despite the Main Gate closure, bus services are running on schedule. Route adjustments have been made to offer nonstop service. Craig was hopeful the new schedule will be completed this week. The updated schedule will be distributed shortly reflecting the recent changes along the Coconut Creek route, ensuring continued accessibility and convenience for residents.

c. Bus Safety – Residents are reminded to be patient with drivers as they secure mobility devices and ensure that all items on the bus are safely stowed.

He recommended using bungee cords to secure equipment, luggage, and personal belongings, as unsecured items can pose serious safety

risks. All passengers and drivers must wear seatbelts. Riders are also required to present valid ID upon boarding, regardless of familiarity with the driver. No exceptions will be made. Craig will be meeting with his Safety Manager to discuss additional measures to ensure all riders carry proper identification. Appreciation was given to Amy for highlighting these concerns. Overall, transportation services remain on schedule, with a continued focus on safe operations and timely pickups. He thanked Leonard for the email complimenting a driver and will pass along the positive feedback. He noted that they have been receiving more compliments than complaints, which is the direction they aim to maintain, and expressed appreciation for the continued support.

Val mentioned Leonard Dixel, a retired security guard and community member, serves as an unofficial neighborhood watch. He appreciated Leonard’s regular emails, which keep the team well-informed about community events and feedback, emphasizing that staying informed helps identify opportunities for improvement.

Allied Universal Security – Security Director – Christopher Kelley: (10:32:18 a.m.)

1) Village Security Report –

a. Community Safety Update – As the new gate reconstruction continues, it’s important to ensure only authorized individuals enter the community. Master Management has installed new red-lettered signs at both the East and West Gates, stating that all visitors, including guests, family members, and contractors, must present

a valid driver’s license for entry. Residents are encouraged to use the GateHouse Solutions App to pre-register guests. This allows the gate officer to quickly scan the guest’s barcode, automatically raising the gate arm to speed up entry.

b. BSO Report – A total of 19 citations were issued for the month of May; 11 for failure to stop at stop signs, 1 for unlawful speeding in a residential community, 1 for driving with a suspended license without knowledge, 1 for failure to display vehicle registration, 1 for improper right-hand turn, 1 for improper backing, 1 for failure to use due care, 1 for improper stopping/standing/parking, and 1 DUI.

Val acknowledged the notable improvement in enforcement activity within the Village and expressed appreciation that the officers are taking their responsibilities seriously.

Les praised the gate guards’ for effectively managing traffic and ensuring smooth entry and exit from the community and hoped it continues. He also noted the use of tablets have been effective during busy times and commended the team’s efforts. Chris thanked Eduardo and his team for their dedication to keeping operations running smoothly and efficiently.

Steve expressed his appreciation to Chris for effectively managing traffic at both the East and West Gates, noting a clear improvement, particularly in the owner’s lane, which he described as the best pattern he could have hoped for.

Barry echoed fellow members’ comments and com-

mended Allied for being well staffed, assigning multiple officers to the East and West gates, which has significantly improved efficiency. He expressed hope that this level of service would continue. Chris assured that it will, especially as the community’s population increases during the season.

Joe expressed frustration with Seacrest’s handling of collections and suggested that Master Management handle billing for all 8,508 units using their existing AvidXchange system. He recommended a feasibility study with Master Management, CenClub, and COOCVE to explore a centralized billing system like those used by the city, other municipalities, and collections. Eli agreed to have a follow-up discussion on this topic at an upcoming work session.

Business: (10:37:28 a.m.)

Old – N/A

New – N/A

Announcement: (10:37:37 a.m.)

The next CVE Master Management Public Board Meeting was rescheduled for Thursday, June 19, 2025, at 9:30 a.m. in the Activity Center Room A and via Zoom.

Adjourn: (10:40:45 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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Senior Driving

Know the warning signs of unsafe driving

Issues with health

Health problems don't always mean that driving needs to be stopped, but they do require extra vigilance, awareness, and willingness to correct them. Some health problems include:

- **Conflicting medications.** Certain medications or combinations of medications can affect senses and reflexes. Always check the label on medications and double check with your healthcare team if you are taking several medications or notice a difference after starting a new medication.
- **Eyesight problems.** Some eye conditions or medications can interfere with your ability to focus your peripheral vision, or cause you to experience extra sensitivity to light, trouble seeing in the dark, or blurred vision. Can you easily see traffic lights and street signs? Or do you find yourself driving closer and closer, slowing by a sign to see it? Can you react appropriately to drivers coming from behind or to the side?
- **Hearing problems.** If your hearing is decreasing, you may not realize you're missing out on important cues to drive safely. Can you hear emergency sirens, or if someone is accelerating next to you, or honking the horn?
- **Problems with reflexes and range of motion.** Can you react quickly enough if you need to brake suddenly or quickly look back? Have you confused the gas and brake pedals? Do you find yourself getting more flustered while driving, or quick to anger? Is it comfortable to look back over your shoulder or does it take extra effort?
- **Problems with memory.** Do you find yourself missing exits that used to be second nature, or find yourself getting lost frequently? While everyone has an occasional lapse, if there's a pattern that is increasing, it's time to get evaluated by a doctor.

Issues on the road

- **Trouble with the nuts and bolts of driving.** Do you see yourself making sudden lane changes, drifting into other lanes, braking, or accelerating suddenly without reason? How about failing to use the turn signal, or keeping the signal on without changing lanes?
- **Close calls and increased citations.** Red flags include frequent "close calls" (i.e., almost crashing), dents and scrapes on the car or on fences, mailboxes, garage doors, and curbs. Increased traffic tickets or "warnings" by traffic or law enforcement officers.

Reminder of Pools Rules

- Please use the restrooms. A contaminated pool means a closed pool.
- Reservations are required when having a gathering at the pools. Reservations help CenClub know who to contact if there is an issue and keep the team organized.
- Please have your ID card on you at pools and any CenClub area (pictures are not accepted).
- Food is allowed. Glass is not permitted.
- Please be courteous to your neighbors, do not play loud music, no ball playing or jumping in the pools.
- Bikes, electric bikes, and scooters are prohibited on the pool deck. Please keep them at the bike racks.
- Security officers are patrolling all areas.

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- NAME CHANGE
- NOTARY AND MORE
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321.258.5871


Mariyana is a licensed real estate agent with Signature Paradise Real Estate, LLC



Pablo Villalba

954.600.3888


Pablo is a licensed real estate agent with Signature International Real Estate, LLC



Toni Zaks

516.924.3332

Toni is a licensed real estate agent with Signature International Real Estate, LLC




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ACTIVE LISTINGS			ACTIVE LISTINGS		
NEWPORT G	2BR / 1.5BA	\$269,500.00	TILFORD R	1BR / 1BA	\$97,000.00
BERKSHIRE A	2BR / 2BA	\$250,000.00	UPMINSTER I	1BR / 1.5BA	\$96,900.00
TILFORD A	2BR / 1.5BA	\$239,500.00	FARNHAM K	1BR / 1BA	\$95,900.00
LYNDHURST K	2BR / 2BA	\$219,500.00	NEWPORT U	1BR / 1.5BA	\$89,000.00
GRANTHAM F	2BR / 1.5BA	\$190,000.00	DURHAM D	1BR / 1BA	\$79,900.00
OAKRIDGE V	2BR / 2BA	\$189,900.00	TILFORD R	1BR / 1.5BA	\$75,000.00
VENTNOR G	2BR / 2BA	\$189,000.00	NEWPORT U	2BR / 1.5BA	\$75,000.00
ISLEWOOD B	2BR / 1.5BA	\$169,900.00	CAMBRIDGE G	1BR / 1.5BA	\$74,500.00
CAMBRIDGE E	2BR / 1.5BA	\$165,000.00	NEWPORT S	1BR / 1.5BA	\$73,000.00
OAKRIDGE E	2BR / 2BA	\$164,900.00	MARKHAM P	1BR / 1BA	\$72,000.00
DURHAM A	1BR / 1.5BA	\$164,500.00	OAKRIDGE M	1BR / 1BA	\$65,000.00
RICHMOND D	2BR / 1.5BA	\$160,118.00	TILFORD U	1BR / 1BA	\$64,900.00
NEWPORT N	2BR / 1.5BA	\$155,000.00	VENTNOR I	1BR / 1BA	\$57,000.00
FARNHAM K	2BR / 1.5BA	\$155,000.00	PENDING		
CAMBRIDGE G	1BR / 1.5BA	\$149,000.00	OCHARWOOD E	2BR / 2BA	\$145,000.00
TILFORD X	2BR / 1.5BA	\$147,000.00	RICHMOND F	2BR / 2BA	\$129,900.00
HARWOOD E	2BR / 1.5BA	\$140,000.00	WESTBURY E	1BR / 1.5BA	\$125,000.00
SWANSEA B	2BR / 1.5BA	\$139,000.00	CAMBRIDGE A	1BR / 1.5BA	\$120,000.00
NEWPORT H	2BR / 1.5BA	\$133,000.00	HARWOOD D	1BR / 1.5BA	\$99,900.00
HARWOOD D	1BR / 1.5BA	\$132,500.00	UPMINSTER L	2BR / 1.5BA	\$89,000.00
NEWPORT J	2BR / 1.5BA	\$129,500.00	TILFORD M	1BR / 1.5BA	\$99,000.00
CAMBRIDGE G	1BR / 1.5BA	\$128,000.00	WESTBURY F	1BR / 1.5BA	\$84,900.00
ISLEWOOD C	1BR / 1.5BA	\$124,900.00	SOLD		
NEWPORT J	2BR / 1.5BA	\$124,000.00	CAMBRIDGE C	2BR / 1.5BA	\$205,000
TILFORD M	2BR / 1.5BA	\$120,000.00			
NEWPORT H	1BR / 1.5BA	\$119,000.00			
MARKHAM Q	2BR / 1.5BA	\$116,500.00			
DURHAM Q	2BR / 1.5BA	\$115,000.00			
ELLESMERE B	1BR / 1.5BA	\$114,900.00			
FARNHAM F	2BR / 1.5BA	\$110,000.00			
FARNHAM L	1BR / 1BA	\$105,000.00			
NEWPORT S	2BR / 1.5BA	\$99,000.00			

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