

Minutes – Area Chairs Meeting – Jan. 10, 2024

President's Report: Carol Freedman, President thanked Amy Conner and Terri Press for their service as Chair and Vice Chair of Area Chairs

Vice President's Report: Macky Bachelor announced upcoming Area Meetings and Board Certification classes.

<u>Treasurer's Report:</u>	Balance on Dec. 1	\$116,430
	Dec. Expenses	\$ 5,592
	Balance on Jan. 1	\$110,477
	YTD Expenses	\$ 69,625
	YTD Income	\$ 70,000
	Emergency CD	\$ 54,990

Chair of Area Chairs: Amy Conner

Master Management Report: Eli Okun, President reported that the Master Management coupon increased to \$168 for 2024. There is a new contract starting Jan. 1 with Comcast. They will go building by building to give each unit two new boxes and voice activated remotes. They will send an e-mail to each building when it is their turn. Comcast is at the Clubhouse on Tuesday 8:00 – Noon, but that is only for appointments to repair units.

CVE is testing electric busses on Rt. #5 and East and West external routes. Feedback is appreciated

S.W. 10th St. Update: FDOT is removing trees on SW 10th St, getting ready to put up a wall. FPL will be moving some poles. Construction will begin on the roadway in 2025. In response to a question, Eli said that those busses will be fast charged at WaWa at night.

CenClub Report: Mike Burdman reported the Richmond pool is completed, but waiting on some final permits. CenClub is working on the Handball Practice Wall. Automatic door openers were installed in Card Rooms A & B.

Mike reviewed pool rules, emphasizing no horseplay, no ball playing or jumping, and no glass on the pool deck.

Bingo has had huge crowds. CenClub will have to limit or stop guests so all residents can attend.

Someone complimented Mike on the new pickleball instructor, Cleo.

Reminder that Owners must surrender their ID when renting to someone else. There was a discussion about CenClub checking to see if background checks were being done on renters and new owners.

Vandalizing Upminster and Westbury shower heads and toilets has abated. Cenclub may be able to turn showers back on.

Busses are overcrowded. Mike reminded people that guests should only be allowed if they have a guest pass.

A question was asked about broadcasting live city meetings, and Mike responded that CenClub does not have that capacity.

Buying Group—Allan Schlar

A new vendor : Filterbuy is a complete HVAC solution. There is a new flyer on the COOCVE website. They have filters for those who are environmentally challenged. They offer to store filters for a building and offer a good deal for Air Conditioners if you get a group to order 50+.

Allan cautioned people to look carefully when installing water heaters from Home Depot. They may require extra work by an electrician and installers may not be as well trained. In order to get the credits from Home Depot, use your Building name as the Project Name, and use the COOCVE phone number. Points begin to accumulate again for the new year.

Property Management Reports – Seacrest: n/a

East Coast Management: n/a

Wright Community Management: n/a

Tri-County Property Management: n/a

Election Committee: Ron Sandler assured people that anyone registered to vote will be able to vote. Everyone who consented to vote electronically should have received a voting e-mail from Get Quorum. He shared his screen to show what the e-mail looks like and how to vote. If not received, people can notify the Election Committee or COOCVE. Ron will be in the COOCVE office this Wed.-Fri. to help people.

Area Reports:

Ashby - n/a

Berkshire – Terri Press reported their Area Meeting on Jan. 9 was cancelled due to the high winds. She is looking for a new Area Chair.

Cambridge: n/a Donna Capobianco volunteered to become Area Chair for Cambridge.

Durham - n/a

Ellesmere – n/a

Farnham – Toni Millet reported she is looking for a new Area Chair or Vice Chair

Harwood – Pierre Graveline reported that there was an Area Chair meeting in December, held in LeClub. They discussed bulk trash, garden building soffits, and animals.

Islewood – Herb Charnitsky – no report

Keswick – Judith Stagliano reported Keswick C will have it's Annual Meeting on Feb. 21

Lyndhurst – Jeff Kohn reported their Area Meeting will be Jan. 15.

Markham – n/a

Newport – Amy Connor said their Area Meeting will be Feb. 8. She reported that the elevator in their high rise had a problem caused by the seal failing in the high winds.

Oakridge – Rita Pickar reported their Area Meeting is Jan. 15

Prescott – Doris Falls reported Prescott is concerned with security issues at the entrance gates. Also, thieves are taking packages that were delivered. She asked how to get that information reported to the village residents. Prescott has 6 buildings that are working together to replace roofs. The next Area Meeting is Jan. 25

Richmond – n/a

Swansea – Pete Zambito – no report

Tilford – n/a

Upminster – Harriet Drandoff reported that teenagers jumped the fence from Sandpiper Point. They were caught and Toll Brothers sent out a notice to Sandpiper residents.

Ventnor – N/A (new area chair is needed)

Westbury -- Terri Press reported that she takes notes on all the CVE general meetings and sends them out to her mailing list. Westbury needs a new Area Chair. Amy Conner reported that Westbury C has a problem with termites. She warned people that some companies will try to convince associations that the building needs to be tented when it is not necessary.

Open Mike:

Doris Falls thanked Bill Isen for all his hard work on the election committee.

Ray Riker thanked COOCVE and Carol Freedman for all their work.

Amy Conner reminded Area Chairs that she and COOCVE will help them by printing flyers, attending their meetings, and by offering the Area Chair Handbook.

Meeting Adjourned at 11:30 (??)am.

Next Meeting – Feb. 14, 2024