

## Board of Director Meeting Minutes 2-17-26

- **Ron Sandler called the meeting to order at 9:30 a.m. and proceeded to give his President's Report:**
  - He acknowledged and thanked Macky Bachelor for her leadership, dedication and for guiding COOCVE through an important period of transition and progress;
  - Ron also extended COOCVE's sincere appreciation to outgoing Sargeant-at-Arms Joe Cummings for his service and contribution to the organization;
  - Further, Ron wished to acknowledge and thank everyone whose dedication and service contributed to COOCVE's continued success.
  
- **Ron then introduced COOCVE's 2026 Officers:**
  - **PRESIDENT:** Ron Sandler
  - **VICE PRESIDENT:** Howard Silverstone
  - **TREASURER:** Joe Coppola (new to COOCVE)
  - **SECRETARY:** Judith Stagliano
  - **OFFICER:** Mark Leibowitz (new to COOCVE)
  - **OFFICER:** Dominic Piso (new to COOCVE)
  - **OFFICER:** Richard Wiener
  
- **Ron then proceeded to inform the Directors of the five major initiatives of focus which will be COOCVE's objectives in 2026:**
  - **50th Anniversary & Organizational Rebranding:**
    - Better communicate who we are
    - What we do
    - How we assist associations while respecting their independent governance authority
    - Mark will discuss this later in the meeting
  - **Strengthening the Standard Document Package (SDP) Initiative**
    - The SDP Project has demonstrated that associations can obtain significantly improved documents at a fraction of what it would cost to do so independently
    - In 2026, build on success, refine product offering
    - Judith will discuss this later in the meeting
  - **Developing a Formal Governance Education Curriculum**
    - Education remains central to COOCVE's mission

- Begin to create a structured curriculum to support board members and owners that
      - Provides practical governance training
      - Reinforces fiduciary responsibility; and
      - Encourages transparency and best practices
    - We will always recognize that governance decisions remain with each individual board
    - Domenic will discuss this later in the meeting
  - Piloting an Owner/Association Dispute Assistance Program
    - We will pilot a structured program designed to provide guidance and resources that encourage constructive resolution to support associations facing internal conflicts.
    - Our program is designed to provide assistance without interfering in the independent authority of any association's board.
    - Howard will discuss this later in the meeting
  - Strategic Collaboration with the CVE Reporter
    - We will explore opportunities to share resources with our subsidiary *The CVE REPORTER*, strengthening both organizations while respecting their distinct roles and responsibilities.
- Subsequent to describing his five major initiatives and the board member assigned to accomplish each of them, Ron made the following announcements:
  1. Meet the Commissioner: Daniel Shanetsky will be available to meet with CVE Residents the 1st & 3rd Wednesday of each month at the COOCVE office. See the COOCVE Website for more details.
  2. REMINDER: NEW BOARD MEMBER CERTIFICATION COURSE: COOCVE will host an in person 4-hour board certification class on 3/11/26 10:00 a.m. - 2:30 p.m. in the Clubhouse Party Room. See the COOCVE Website for more details.
  3. Next Board Meeting: Tuesday, March 17 @ 9:30 a.m.  
NOTE: Beginning with this meeting, the Agenda will be revised to focus
    - Solely on COOCVE activities;
    - Governance issues;
    - Topics to better support boards and residents.
- Commissioner Daniel Shanetsky relayed the following information:

- The pier is free to Deerfield Beach residents;
  - The city is meeting concerning the storage of methane and sludge and its transport by truck over city streets.
- **Val Smikle gave the report for Master Management:**
    - The Annual Meeting is 2/19/26 at 9:30 a.m. and everyone should plan to attend;
    - There is a new Senior Director of Building Security. Mr. Kelly has moved to the Clubhouse and he will be in charge of Security there;
    - The new 3 ft. fence at the Durham Canal @ Hillborough has been planted on both sides.
- **Mike Burdman gave the report for CenClub:**
    - Reserving of tables at the pool for cards is not allowed;
    - The 6 ft fence at Lyndhurst N pool has been completed;
    - Concrete restoration work is beginning at the Clubhouse this week. It is preventive maintenance;
    - The next CenClub meeting is 3/10 @ 9:30 a.m. Mike relayed CenClub's hope for a large attendance.
- **James spoke on behalf of East Coast:**
    - They are not accepting new contracts;
    - They are working on O&D's.
- **Barbara spoke on behalf of Seacrest:**
    - Associations need to notify Sunbiz if they have changed attorneys;
    - The annual pest control for their associations will begin this week;
    - The 4-hour class for new board members will take place on Monday.
- **Joe Coppola gave the Treasurer's Report**
    - As of 1-1-26, the opening balance in the operating checking account was \$132, 164
    - Expenses in the month of January totaled \$5,432
    - The ending balance on 1-31-26 was \$126,732
    - Major expense: \$3,000 paid to CPA for 2024 financial statement audit and 2024 income tax return
    - As of 1-1-26, the opening balance in the emergency fund for the insurance deductible was \$36,320
    - Interest income for January was \$124
    - The ending balance on 1-31-26 was \$36,444

- **TOTAL CASH, ALL SOURCES: \$163,176**
- **Judith Stagliano gave the SDP report**
  - **As of 2-15-26, 15 associations have completed the adoption of the SDP documents;**
  - **An additional 19 associations have submitted minutes and are in the process of adoption;**
  - **A new SDP product will be available within the next few months:**
    - **Ron Sandler spent over a year developing the documents for Harwood C;**
    - **Will be used as a template for SDP2;**
    - **Will be offered as open source documents on our website;**
    - **The documents are current with legal requirements;**
    - **Any association may download and take to their attorney for personalization or for any changes they may wish to make.**
- **Mark Liebowitz spoke about his efforts in creating a COOCVE Slogan.**
  - **The finalist is: KNOWLEDGE FOR OWNERS & SUPPORT FOR BOARD MEMBERS.**
- **Howard Silverstone will be responsible for adjudicating association disputes.**
  - **Howard plans to make fundamental improvements in this process;**
  - **Meetings among the parties should take place in the COOCVE office which is both neutral and secure.**
- **Domenic Piso spoke about education:**
  - **Plans are to revise and enhance the current educational offerings;**
  - **Governance classes will be offered;**
  - **Classes on effective board meetings are planned.**
- **Macky Bachelor spoke about the Property Management Roundtable**
  - **The next meeting will be scheduled in March**
  - **The focus is to streamline the application process.**

**Howard made the motion to adjourn the meeting at 11:00 a.m., seconded by Judith, with all in favor.**

**Respectfully submitted by Judith Stagliano, Secretary**