



**MASTER MANAGEMENT**  
*Century Village East Community Services*

Mr. Daniel Shanetzky  
District 3 Commissioner  
City of Deerfield Beach  
150 N.E. 2<sup>nd</sup> Avenue  
Deerfield Beach, Florida 33441

June 26, 2026

Dear Commissioner Shanetzky,

The CVE Master Management Board of Directors is writing to address several concerns regarding recent conduct as it relates to CVE Master Management's public board meetings, its projects, and operations.

As you are aware, CVE Master Management is a private organization responsible for the operation and management of Century Village East. While Century Village East is located within your commission district, CVE Master Management remains a private entity with its own elected Board of Directors, professional staff, policies, procedures, and decision-making authority. As such, its operations, projects, and business decisions are governed exclusively by its Board of Directors and management team.

Over time, a pattern of conduct has developed that has created confusion and concern. Accordingly, the Board believes it is necessary to clearly communicate its expectations moving forward.

First, CVE Master Management public Board meetings are official business meetings of the CVE Master Management Board of Directors. They are not public forums sponsored by the City of Deerfield Beach, nor are they platforms for outside individuals to be introduced or invited to address the Board or residents without prior coordination and approval by the Board of Directors.

It has become increasingly common for you to invite outside individuals to attend Board meetings and then utilize your public comment period to introduce them or facilitate their participation. This practice is inappropriate and inconsistent with the intended purpose of Board meetings. Going forward, any request for an outside individual to attend or address a CVE Master Management meeting must be directed to CVE Master Management Executive Director, Vallen Smikle, in advance for review and approval. Unilateral invitations extended by individual residents or elected officials are not appropriate.



Second, the Board wishes to clarify the purpose of the public comment period.

Residents are provided three minutes to address matters related to CVE Master Management business, Board agenda items, policies, services, operations, and issues affecting the management of Century Village East. The public comment period is not an open microphone session for discussion of unrelated matters, city projects, city services, personal initiatives, political matters, or topics outside the jurisdiction of CVE Master Management.

When participating in a CVE Master Management Board meeting, you are participating as a resident of Century Village East. Your comments should therefore be limited to matters that are relevant to CVE Master Management business and should not be presented in your capacity as a City Commissioner discussing matters unrelated to the Board's agenda or responsibilities.

The Board expects that future comments made during the public comment period will remain focused on legitimate CVE Master Management matters.

Third, the Board is concerned by your repeated public discussions of CVE Master Management projects, operations, and business matters in forums outside of CVE Master Management.

You are not a representative, spokesperson, employee, consultant, director, or authorized agent of CVE Master Management. As such, you are not authorized to speak on behalf of CVE Master Management, characterize its activities, explain its projects, or represent your views as reflecting the position of the organization.

The Board has become particularly concerned because several public statements regarding CVE Master Management projects have contained inaccurate, incomplete, or misleading information. Regardless of intent, such statements create confusion among residents and the public and can undermine ongoing projects and initiatives.

It is important to remember that CVE Master Management is a private organization that happens to be located within your commission district. The Board is unaware of any circumstance in which a City Commissioner would routinely comment on, characterize, or publicly discuss the internal projects, operations, business decisions, negotiations, or activities of any private company simply because that company is located within his district.

It would be inappropriate for you to publicly discuss the business affairs of a homeowners association, condominium association, nonprofit organization, country club, retail business, professional office, or any other private entity located within District 3 without first obtaining information directly from that organization and receiving its permission to speak on its behalf. CVE Master Management deserves the same respect and consideration.

The Board is particularly concerned because your public comments have, on multiple occasions, created the impression that you possess knowledge of or involvement in CVE Master Management



projects and operations when, in fact, you have no official role in the management, administration, planning, or execution of those matters. This has resulted in confusion among residents and, at times, the dissemination of inaccurate information regarding ongoing projects and initiatives.

The Board respectfully but firmly requests that you refrain from publicly discussing, characterizing, promoting, criticizing, or otherwise commenting on CVE Master Management business unless you have first obtained accurate information directly from CVE Master Management and have been specifically authorized to speak regarding the matter.

The Board values professional and respectful relationships with all elected officials and remains committed to maintaining a productive working relationship with the City of Deerfield Beach. However, that relationship must be grounded in mutual respect, clearly defined roles, and recognition of the distinction between municipal government and the independent governance of CVE Master Management Co., Inc.

We trust that these concerns regarding what has become a pattern of conduct will be taken seriously and that future interactions will reflect the expectations outlined in this letter.

Sincerely,

Eli Okun  
President, CVE Master Management Board of Directors