

A YEAR OF *growth*



CenClub

2023

**ANNUAL
REPORT**



WWW.CENCLUB.COM

a message from CenClub

Here at CenClub, we have had another astounding year in Century Village East, and our amenities, services, and facilities continue to expand community wide. From new courts and pools, to new online services, CenClub has had an amazing year of growth.

In 2023, our dedicated Board of Directors and staff has given considerable effort to enhance the overall lifestyle for residents across the village. We constantly safeguard the wellbeing of our residents, improve services, and build for the future of our beloved community. Year after year, we use these components as a blueprint to grow our facilities and services.

Sincerely,

CenClub
Board of Directors



safeguarding well-being

CenClub's top priority is the safety and well-being of our residents.

CenClub's top priority is the safety and well-being of our residents. As our building operations continue to grow, the safety and security of the recreation properties becomes more imperative. Our focus is on the residents, and securing the future of CVE.

This past year, our biggest addition to the security infrastructure of the recreation properties has been the new contracted services through Allied Universal. We have improved standards at all security checkpoints, in addition to paramedic treatment and response time.

Along with the security contract, we have implemented a rover, to police the satellite pools, courts, and parking lots of the recreation properties. This officer is tasked with regulating pool and court rules, in addition to reporting on disturbances and parking violations.



safeguarding well-being

With hundreds of acres of property to manage, we have made a significant effort to grow our surveillance footprint year after year.

This year we added rooftop High definition PTZ cameras on the roof of the clubhouse to capture high traffic areas around the building and sporting complex. We also have added cameras around the perimeter of the diner, Richmond Tennis courts, and the parking lot pickleball courts. These additions are a great extension of our surveillance system, and are ensuring the safety and security of the community.

We are excited to report that Re-Validation has been completed with a grand total of just under 16,000 ID's Re-validated since the beginning of this campaign. Now that residents are using these newly issued IDs, we have been able to prevent unauthorized individuals from accessing the clubhouse, ensuring that residents and their guests are safe. Custom prompts have been added to "Revoked" and "Invalid" IDs, alerting security guards of potential issues.



safeguarding well-being



To keep residents safe during projects and maintenance, CenClub has purchased safety rope stanchions. These keep job sites clean without the use of unattractive caution tape. These weighted stanchions are lockable and compliment the aesthetic of our beautiful facilities.

This year, CenClub purchased a new Paramedic case, and upgraded its contents to include more first aid equipment. This case is organized with dividers and provides easier access during emergencies. The case is also extremely durable and weather proof, eliminating the need to replace bags from the wear and tear of daily patrol.



Near the parking lot pickleball complex, we have installed a new speed table and paver crosswalk to offer a safer passage for pedestrians to and from these facilities. In addition to the added safety of this roadwork, it makes the area more appealing, connecting the parking lot courts to the rest of the clubhouse amenities.



improving SERVICE



We understand the importance of service

Here at CenClub we understand the importance of Service. As a pinnacle part of your active lifestyle, the clubhouse supplies many services and amenities that residents rely on. Our quality of service that we provide to the community continues to grow, as we expand the resident experiences offered through CenClub.

The offices at the Clubhouse serve the entire community in many ways. This past summer, the administration, ticket, and staff offices received new carpet and baseboards. In addition to the new flooring, the offices underwent improvements in function and organization. We are always excited to help residents, providing quality service within all of the CenClub offices.

improving service

Every year we take part in Toys-for-Tots as a way to serve our wonderful community. The holiday spirit this past year has grown, and residents continue to take part in this impactful campaign. We are excited to announce that we have officially beat the record from years past. Residents have been very generous, and this year the US Marine Corp. picked up 525 toys! CenClub is proud to be a part of such a grand gesture of community service.

This year the restaurant on property received a face lift. Old Florida Café is now the Century Diner, a welcoming and fun retro-themed diner. Along with a colorful paint pallet, and new décor, the diner received brand new tables and booths to fit the theme and increase capacity. In addition to aesthetic upgrades, the menu has grown with some amazing specials and extras.



525 toys collected for
Toys-For-Tots campaign



building for the future

Always improving your amenities

After a year of planning and engineering, the control upgrades in the Party Room and GP-A are complete. Residents will find it much easier to control the audio and video equipment in these spaces. Touch panels have been added with DVD player controls, and an HDMI input makes it easy for residents to display their own presentations. Microphone and input volume controls are simple, allowing residents to easily manage their events.



For years, the drainage in the back parking lot area has been problematic. The slope of the old golf course causes runoff to accumulate near a strip of parking spaces. This was very inconvenient for residents who park in these spaces, forcing them to walk through large puddles during or after a rain shower. This year we have installed a drain system in this area to allow water to properly drain into the city storm sewer. This has already helped residents in keeping them safe and dry while walking through the parking lot.

building for the future



Billiards has always been a popular activity at the Clubhouse, and this past year we have upgraded the entire space. New wall paneling and tables have been added, tailored to help players hold cues and belongings while playing! Light fixtures have been upgraded, and cue lockers were custom built for the billiards club. A very special thank you to our in house master carpenter and resident, Jerry Moll, for his amazing talents and efforts to transform this space.

The landscaping has been improved throughout the recreation property. We have replaced thinning hedges and declining shrubbery with lush, native plants that thrive in the South Florida elements. Areas like the Ashby pool, outdoor pool, restaurant patio, and the walking path behind the clubhouse are now flourishing with updated plant beds and trees that will continue to grow year after year.



facility operations

CenClub is continuing to transform around the needs of our residents

We have improved the flood lights for the Sylvester Palms lining Century Blvd in front of the clubhouse parking lot, along with replacing the Wifi Color changing LED lights on the cupola, and around the putting course. These new lights are durable and add great ambiance to these areas.



The Clay Studio is a popular amenity and is especially busy during our scheduled class sessions. Our kilns have been well maintained for more than 20 years. Custom made elements have been replaced in the kilns this year, and electrical connections have been upgraded.

The Singing Pumpkins returned this year with a new set of smash hits including the Sanderson Sisters from Hocus Pocus. This display has become a CVE tradition and the playlist continues to grow year after year.



facility operations



More is being added to the building operations, and residents are more active than ever before

Our class and events schedule fills our meeting spaces each year, and the need for equipment is growing. This past year we mounted whiteboards in our small meeting rooms, to eliminate the need of additional setup. These boards are glass and magnetic, providing the spaces with functionality and a clean look.

We have made improvements to our online portal to help residents streamline their point-of-sale process. More How To videos have been made for residents to reference, and tips have been posted on the checkout pages.

lifestyle and entertainment



CenClub continues to offer outstanding entertainment and special events that everyone can enjoy

In 2023 our entertainment lineup grew to include new and diverse shows. The season show schedule included exotic performances, new tributes, and even a one man play, in addition to your returning favorites! The summer shows were back in the Party Room, and residents had a blast!



We also scheduled bus trips to the Lauderhill Performing Arts Center for a lineup of wonderful Broadway acts.

Outside of theater entertainment, “outdoor movies” and “shows in the gazebo” continued to keep residents entertained throughout the year.

Dinner on the town has also returned, with our first stop at Tanger Outlets in West Palm Beach.



By popular demand, residents took nature trips to Flamingo Gardens and Shark Valley in the Everglades.

classes and events

Residents' interests continue to grow, and we are supporting their needs every step of the way

We are thrilled for the class schedule to expand here at the Clubhouse, offering engaging activities for everyone. From captivating acting classes to hands-on woodworking sessions, there's a class tailored to suit every resident's growing interests! This year, we featured an impressive lineup of 217 diverse classes, ensuring there's something for everyone.

As the community has become more active, residents are expressing more and more interests. New clubs have been added- such as the belly dance club, year-round tennis club and the new quilting club- and more are being added weekly. We continued our relations with the many municipal services our residents utilize. Broward County Property Appraisers were available in the Clubhouse to assist residents with Homestead and BJs Wholesale is back to offer more discounts to residents. Comcast continues to meet with residents on Tuesdays, and the AARP Defensive Driving Course returned, offering classes to residents monthly. Reservation request forms, online and in the office, have been updated to help residents book rooms with more ease. Icons depicting the features and contents of each room were added as a tool to provide information about each venue. We want to make booking spaces easy and fun for our residents.

After almost 3 years, the Valentine's Dance and Halloween Party finally returned, and both events were a great success. We invite you to join the fun, and explore all the activities, classes, and services offered here at CenClub.



fitness and athletics



The Fitness Center remains a vibrant cornerstone of flourishing activity within the village

We hosted community competitions for residents, including putting, stickball, pickleball, and billiards. We even hosted a free throw event that residents really enjoyed. Congrats to our champions!

Personal Training signups are more popular than ever, and residents are really enjoying our trainers. Signing up for personal training is easier than ever on the CenClub portal.

We have added new strength training equipment to the gym floor. An abdominal machine, smith machine, free weights and a new multi-use cable tower are new and available for residents to train.

Our Athletic Class schedule is growing with more interesting classes, in addition to more advanced classes. Ballet, Advanced Spin, and Yoyalates are just a few examples of the transformed class schedule.

We have added cable boxes to each of the new treadmills. Residents can now enjoy their own tv shows while exercising.

Here at the fitness center, we will continue to grow our amenities around the needs of our active community.



theater and production

Shows in the theater are an important branch of entertainment here at the Clubhouse

A brand new laser projector was installed and calibrated to offer residents sharp, clear images while watching movies. New stage lighting equipment was purchased and installed allowing us more lighting capability than before.



We have added automated announcements to the lobby before shows, letting residents that the show is about to begin. Outside of the theater, we have upgraded the zoom systems in the Fitness Center MPR, as well as GP-A for CenClub Board Meetings.

This coming year we are ready to provide first-rate entertainment in our state of the art theater!



maintenance and improvements



The maintenance team has had another busy year.

The year brought many improvements and repairs. Here are some notable accomplishments from 2023.

The pool house at Markham has received a new roof.



Lighting panels were upgraded to LED fixtures throughout the clubhouse. A total of 76 panels were replaced.

New exhaust fans were installed in the indoor pool. Noise was reduced and circulation was improved.



A major improvement this year has been the replacing of the Billiards and Art Studio A/C Units. These units were nearly original to the building.

community pools

An oasis around every corner.

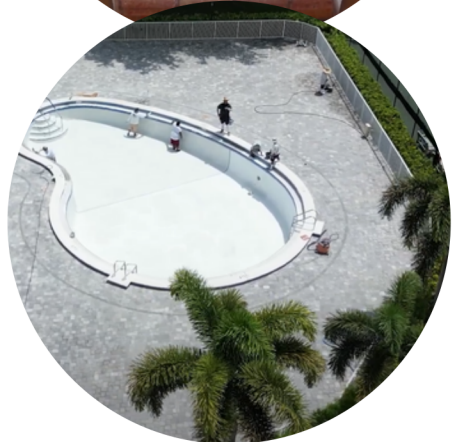
The pools at CVE continue to grow in popularity as an amenity within the village.

Preventative maintenance and pressure cleaning were performed across the satellite pools.

All pool decks were resealed to protect the pavers from the elements, helping preserve their color and reduce erosion.

New ladder treads were installed on all pools throughout the community, making it easier to grip the steps while exiting the water.

The Berkshire and Newport Pools were completely resurfaced, and brand new pavers were laid on the Newport and Westbury pool decks.



major projects



Richmond Pool Renovation

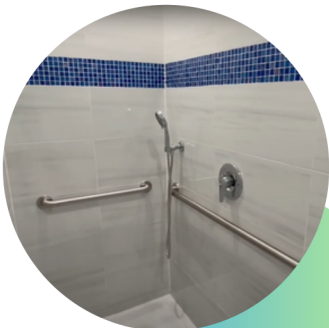
Progress for the Richmond pool renovation is complete. The pool has been completely redesigned with residents in mind. A zero-point entrance has been added to the design for ease of access for residents that may need it. Junior Olympic lap lanes were incorporated on one side of the pool for residents to exercise, and a lounging area with seating and jets have been added to the middle.

In addition to the exciting new outline and features of the pool itself, the pool deck has also been reimaged. New pavers were installed to compliment the modern aesthetic, and pool furniture added throughout the deck. Three beautiful Sylvester palms have been incorporated into the pool deck design, providing natural shade to the surrounding chairs and tables. The canopy was replaced with a Hurricane rated shelter complete with recessed lighting and fans for cooling off.



Finally, the bathrooms were completely remodeled to complete the new design, and incorporates the pool and pool deck designs tying everything together.

As our community's needs continue to grow, this pool has something for everyone!



major projects



Clubhouse Paver Pathway

This summer, the roadway running through the sports complex in the back of the clubhouse was replaced with a beautiful paver pathway and promenade. These pavers connect all areas of the complex, and add beauty to the property. Centering the pavers are newly planted Sylvester Palms and triple foxtail palms to add greenery to the area. These trees are lit at night to add even more aesthetic appeal.

Additional Pickleball Courts

Our residents are always active, and our facilities are growing to meet their needs. After a year of planning and permitting, CenClub is breaking ground on the Parking lot pickleball complex, bringing the total pickleball courts in the village to 18 courts. This project is an exciting addition to the amenities here, providing our resident athletes with more time to play during the busy season.



New Ballet Barres

Residents are excited that we have added ballet barres to the Multipurpose room in the Fitness Center. Ballet classes have become popular through the staff office, and are now offered through the fitness schedule allowing even more residents to partake.

other projects

Here are some more ways we've helped CVE grow in 2023.

Added Air Hockey Table to Game Room

Parking Lot Seal Coated

Added Custom Quilting Table to Sewing Room

Added Woodshop Display Case

Automated Blackout Blinds added to Party Room

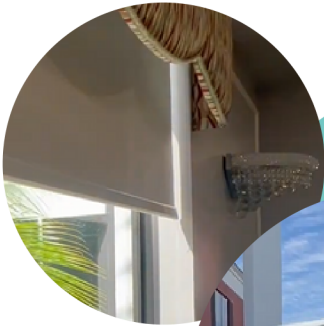
Paving Repairs Made to Parking Lots

New Maintenance Storage Area

Tennis Court Maintenance and Repairs

2658 Pool and Maintenance

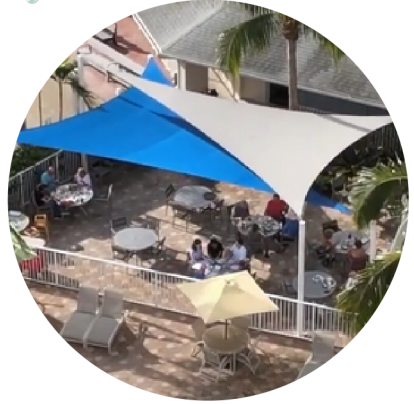
Work Orders Completed



continuing to grow

Richmond Sail Shades

Next year we plan to continue the growing needs of our residents at the Richmond pool, adding more shaded area to the pool deck. Sail shades will be added to the corner adjacent to the tennis courts similar to the new ones on the patio at Century Diner. This will bring even more convenience and comfort to this brand-new amenity.



Building Automation

Over the next year, we plan to complete the entirety of the building automation systems throughout the recreation properties. Through GulfStream controls and AutomatedLogic, the CenClub facilities will be fully automated and controllable. Lighting circuits to new areas such as the Putting Course area will be added to this project, all regulated online and via text notification. We are excited to complete this huge project, adding efficiency and control to the rest of the property.



continuing to grow



Clubhouse Roof

The roof of the clubhouse has been repaired in countless areas over the years. Even with these repairs, water still finds a way into our beloved building. This year the Clubhouse will be receiving a new roof to fortify the protection against the storms and weather the South Florida climate brings. Combined with the new windows from last year, this new improvement will significantly help preserve our facilities for years to come.

Clubhouse Outdoor Pool

Just like Richmond, the clubhouse pool will be undergoing renovations next year. The pool will be transformed to a resort-style amenity, with new features and a beautiful pool deck. We are excited to start this project, and continue the growing improvements of the village.

Handball and Racquetball Area

This year we will be finishing the construction of the new Handball and Racquetball Area. Residents will be able to check out equipment from the staff office for this facility, adding even more to the growing list of activities at the Clubhouse. We have already broken ground on this new facility, and we can't wait to open up the court for residents to use.

2023-2024 budget

At CenClub, we prioritize the responsibility of allocating your monthly recreation payments. Our goal is always to enhance and grow amenities for our residents. We keep our focus on introducing new facilities and amenities, elevating the quality of life, and fortifying reserves for the future of CVE. Here's a look at the CenClub Recreation Management Budget for the fiscal year 2023-2024.

Income

CenClub's income is comprised of monthly recreation fees, and activity revenue such as classes and ticket sales. We are proud to say that the CenClub coupon hasn't changed, and remains the lowest of the three payments required by owners. Next year, just under \$11 million will be allocated towards maintaining the beauty of the recreation facilities, and growing the amenities and services offered through CenClub.



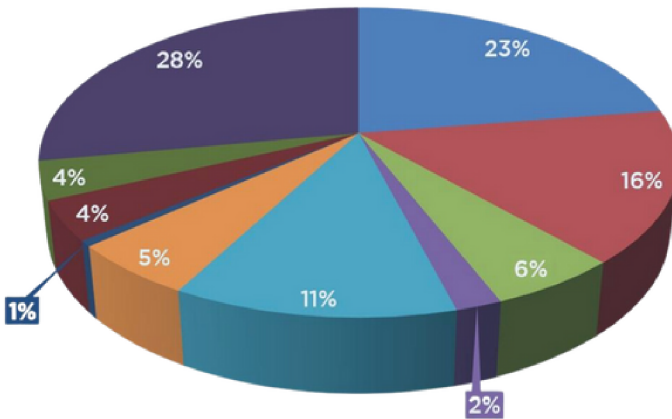
| | |
|---|------------------------|
| COUPON INCOME | \$10,669,224.00 |
| OTHER INCOME - Classes, I.D., and Ticket Sales | \$815,525.00 |
| REPLACEMENT RESERVE DRAWS | \$1,133,301.00 |
| TOTAL INCOME | \$12,618,050.00 |



2023-2024 budget

Expenses

As a branch of such a large community, CenClub has many expenses involved in sustaining the recreation amenities. Our annual operating budget provides a detailed breakdown of how the income is spent.



- GENERAL AND ADMINISTRATIVE (23%)
- TAXES/FEES/INSURANCE (16%)
- ID AND SECURITY (6%)
- LEGAL AND PROFESSIONAL SERVICES (2%)
- ELECTRIC/TRASH/JANITORIAL (11%)
- THEATER/ENTERTAINMENT/DANCES (5%)
- ATHLETIC/INSTRUCTORS/SPORTS/GAMES (1%)
- POOLS/COURTS/GROUNDS (4%)
- FACILITIES/EQUIPMENT/HVAC (4%)
- SCHEDULED PROJECTS (28%)

| | |
|-----------------------------------|------------------------|
| GENERAL AND ADMINISTRATIVE | \$2,858,686.00 |
| TAXES/FEES/INSURANCE | \$2,003,168.00 |
| ID AND SECURITY | \$707,300.00 |
| LEGAL AND PROFESSIONAL SERVICES | \$250,010.00 |
| ELECTRIC/TRASH/JANITORIAL | \$1,528,316.00 |
| THEATER/ENTERTAINMENT/DANCES | \$704,470.00 |
| ATHLETIC/INSTRUCTORS/SPORTS/GAMES | \$74,000.00 |
| POOLS/COURTS/GROUNDS | \$519,600.00 |
| FACILITIES/EQUIPMENT/HVAC | \$503,500.00 |
| SCHEDULED PROJECTS | \$3,469,000.00 |
| TOTAL EXPENSES | \$12,618,050.00 |

A copy of our annual operating budget is available for residents to reference online at cenclub.com/documents or in the Staff Office at the clubhouse.

a special thank you
to our
2023 Board of Directors

Rita Pickar

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Vice President

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