

Minutes of CVE CenClub Board of Directors

February 10, 2026

Present: Rita Pickar, Stanley Spitzer, Jay Baimel, Michael Rackman, Michele Conte, and Sheila Pascar. Absent: Susan Dove

Also present were: Mike Burdman, the Executive Director of CenClub, and Norma Taylor of Bay Management. Rita welcomed the newest member, Michele Conte, to the CenClub Board.

Minutes:

Jay Baimel moved, and Michael Rackman seconded the motion to waive the reading and approve the January minutes as posted on the CenClub website and printed in the *Reporter*.

Motion carried unanimously.

Treasurer's Report: Jay Baimel

Jay presented the January 2026 financial update. The operating account began the month with a balance of \$94,591. During January, CenClub collected \$1,156,214 in revenue and incurred \$823,122 in expenses. An additional \$277,184 was transferred to the reserve account, bringing the ending operating balance to \$150,499 as of January 31, 2026.

The reserve account started the month with \$2,405,788. After receiving the monthly transfer and \$3,258 in accrued interest, the reserve balance increased to \$2,686,230 as of January 31, 2026. Total cash on hand at month-end was \$2,842,744.

Sweep reserve fund balances are maintained below \$250,000 per account to ensure full FDIC insurance coverage. During this period, CenClub disbursed \$57,000 for Board-approved capital projects, including \$37,000 for additional design plans for the Central Park bathhouse and amphitheater and \$20,000 toward the ongoing project to replace fencing at all satellite pools.

CenClub earned approximately \$3,300 in interest income in January, bringing total interest income for the current fiscal year (beginning in October) to over \$15,000.

As of January 31, net receivables totaled \$135,351, an increase from \$123,462 in December. The \$11,889 rise reflects the first month of the updated assessment rate, which increased by \$10 to a uniform \$120 per owner. This adjustment resulted in an additional \$85,080 in monthly billing. The Accounts Receivable team is increasing collection efforts to help ensure owners remain current under the new regular monthly obligation.

Total assets increased to \$12,304,107, up from \$12,151,045 the previous month, while liabilities remained stable at \$749,043. As a result, members' equity increased to \$11,563,470, up from \$11,402,002 in December.

A motion was made by Stanley Spitzer and seconded by Sheila Pascar to accept the Treasurer's Report. Motion carried unanimously.

Executive Director Report: Mike Burdman, Executive Director

Mike addressed concerns about card play in the pool area. As Executive Director, he emphasized his responsibility to serve all residents equally and ensure fair access to amenities. He noted that management has received numerous reports from residents who were unable to find available tables at the pool because they had been reserved early in the morning with blankets and Mahjong sets, sometimes hours before actual use.

It was clarified that reserving tables at 7:00 a.m. for card games later in the day is not permitted, as it limits access for swimmers who arrive midday and need space for personal belongings or to have lunch. The Board's intention is not to exclude residents from playing Mahjong or other card games, but to ensure that the pool—primarily a recreational swimming area—remains accessible and enjoyable for everyone.

Recent confusion stemmed from a misinterpretation of the updated guidelines. The purpose of the rule is to prevent table "saving" and to allow staff to reassign tables when needed to accommodate swimmers. If tables are open and not in demand, residents may continue playing cards without interruption. However, unattended items left to reserve tables for extended periods will be removed and may be retrieved from the staff office.

Residents were also reminded that there are multiple alternative locations within the Clubhouse, as well as outdoor picnic areas, suitable for card play. Satellite pool areas have limited table space, and fair usage is necessary to accommodate all residents.

CenClub Meeting Minutes – Facility & Community Updates

CenClub is pleased to share that the fence improvement project at the Lyndhurst North Pool is complete. A new 6-foot bronze fence has been installed, enhancing both the appearance and security of the pool area. During the closure, routine maintenance was also performed on the pool equipment and facility. The pool is now open for residents, and the next pool fence replacement project will be announced soon.

Residents are reminded that pool heaters may be temporarily shut down during colder weather. The electric heat pumps are set to 86 degrees, but can be damaged if operated below 60 degrees. For equipment protection, staff turn off heaters during significant temperature drops and resumes operation once conditions improve.

Concrete and stucco restoration at the Clubhouse will begin this month as part of preventative maintenance. Work areas include:

- Emergency staircases near the Clubhouse pool
- Exterior building corners
- Downstairs tunnel entrance
- Bus depot areas

These repairs address typical South Florida rebar expansion issues and are preventative only. The building remains in a no-risk condition.

The recent CPR Certification class sold out, and another session is planned for March. Dates and registration details will be announced soon.

Maintenance and Pool Updates

In January, the Maintenance Team completed 210 work orders and the Pool Team completed 65, continuing proactive efforts to maintain and enhance community facilities.

A property-wide lighting survey was conducted, with fixtures replaced or ordered as needed. In the men's locker room and shower area, 12 fixtures were replaced, and all 4x2 fluorescent lights were upgraded to LED panels to improve efficiency and appearance. The tunnel floor was repainted gray with an anti-slip additive, and 10 broken locker locks were replaced.

Clubhouse restroom upgrades included replacing all countertop soap dispensers and faucets to create a uniform, consistent appearance and improve functionality. Additional plumbing work included replacing a leaking sink and faucet in the theater backstage and replacing two men's and one women's restroom faucets at the Westbury pool.

Recreational and exterior improvements included installing padding on the tennis wall, applying a protective silicone coating to the Richmond tennis court canopy, repairing badminton court benches (with evaluation underway for more durable replacements), and replacing two pickleball nets and one tennis net at the clubhouse. Three posts were installed and restaurant parking signage was replaced. Parking bumpers at the Upminster, Westbury, and Berkshire pools were repainted for improved visibility.

Additional projects included replacing deteriorated storage doors and frames in the Shuffleboard area, repairing and painting party room columns, painting all doors in the Upminster, Westbury, and Berkshire pool areas, and repairing the automatic door opener in Card Room B.

Bike Safety and Courtesy Reminder

Residents are asked to use the designated bike racks at all recreation areas. Bicycles are not permitted on pool decks, as this is a health code violation. Bikes left in restricted areas or appearing abandoned may be booted by security or removed by management after repeated violations.

For everyone's safety, biking is not permitted on recreation sidewalks, in maintenance areas, or through the Clubhouse tunnel entrance. These are active work zones with moving equipment and materials. Residents should ride around the Clubhouse or walk their bikes through restricted areas when necessary.

Thank you for helping maintain a safe and respectful community environment.

Pool & Recreation Area Reminders

To help keep our facilities safe, organized, and enjoyable for everyone, please keep the following guidelines in mind:

- **Use the Restrooms:** Pool contamination results in immediate pool closure.
- **Pool Gatherings:** All gatherings require prior approval to prevent scheduling conflicts and allow proper coordination.
- **ID Cards:** Residents must carry their ID at all pools and CenClub facilities, including courts. Failure to present ID upon request may result in suspension of privileges.
- **Food & Beverages:** Please follow all posted rules. Glass is not permitted in pool areas.
- **Pool Conduct:** No horseplay or ball playing. Large floats, inner tubes, and loungers are not permitted; pool noodles are allowed.
- **Card Playing:** Pools are designated for swimming. Residents wishing to play cards should use the Clubhouse card rooms or outdoor clubhouse tables. Food at the pools is permitted only under the canopy.
- **Table Reservations:** Reserving pool tables for later use is not permitted. Please be courteous and share seating to ensure fair access for all.

Thank you for helping us maintain a respectful and welcoming environment for everyone.

Upcoming Events & Fitness Highlights

Fitness Center:

A new instructional basketball practice is now offered Wednesdays at 3:30 p.m. with Cindy. Participation is limited to 10 players per week; residents may join by contacting Cindy through the Fitness Center.

The seasonal fitness schedule—featuring 133 classes and additional specialty events—is available online, at the Fitness Center, and in the Staff Office. Personal training is also available at competitive rates, with complimentary consultations offered.

Tennis:

Coach Ron's classes are held Monday through Friday beginning at 8:30 a.m. on Clubhouse Court #4. A complete class schedule is available in the Staff Office.

Pickleball:

Coach Cleo is offering pickleball workshops at the Tilford Pickleball Courts on Tuesdays, Wednesdays, and Thursdays. Session times are as follows:

- 7:30 a.m. – Beginner
- 8:30 a.m. – Intermediate/Advanced
- 9:30 a.m. – Intermediate/Advanced
- 10:30 a.m. – Beginner

For registration and additional details, residents may contact the Fitness Center or Staff Office.

Personal Training Available

Looking for extra motivation for your New Year's goals? Personal training is available in the Fitness Center at a fantastic rate! Stop by for more information and a free consultation with our staff.

Lifestyle & Entertainment

CenClub's February entertainment lineup continues to deliver an outstanding season of performances in the Theater at 8:00 p.m. Featured shows include:

- **Wednesday, February 11: *Carpenters Legacy*** – A celebration of the music and legacy of the iconic brother-sister duo.
- **Thursday, February 12: *From Italy to Broadway*** – Internationally acclaimed singer and entertainer Anthony Nunziatta performs Italian arias, classic pop standards, and original music.
- **Sunday, February 15: *SixtiesMania*** – A high-energy tribute to the music of the 1960s, featuring authentic costumes, vintage instruments, and classic hits.
- **Wednesday, February 18: *Steve Diamond Presents Bocelli and Friends***
- **Sunday, February 22: *Bette Midler: Bathhouse to Broadway*** – A tribute celebrating the legendary career of Bette Midler.

Tickets are \$18 and available online or at the Box Office (9:00 a.m. – 4:30 p.m.). Please note: shorts are not permitted for ticketed theater performances. Guests must have a ticket, valid photo ID, and be accompanied by a resident. All guests must check in at the security desk.

Saturday Night Dances: Every Saturday at 7:30 p.m. in the Party Room (no shorts permitted; guests must be accompanied and signed in).

Sunday Pool Parties: Sundays from 1:00 p.m. – 4:00 p.m. under the Outdoor Pool Canopy (weather permitting; moved to the MPR if needed), featuring DJs, karaoke, and dancing.

Stay Connected! Join our email list to receive updates on events, classes, and monthly activities. Sign up anytime at CenClub.com or visit the Staff or Administration Office.

CenClub Announcements and Events

The Winter 2 session begins February 16 and runs for six weeks. Registration is open and classes are filling quickly. Residents may register online at CenClub.com or visit the Staff Office for assistance.

Property Appraiser: The Broward County Property Appraiser's Office will be at the Clubhouse on Thursday, February 19, from 9:30 a.m. to 12:00 p.m. in the second-floor lobby. Appointments are required through the Staff Office. Future visits will occur on the third Thursday of each month.

Supervisor of Elections: Representatives will also be onsite Thursday, February 19, from 9:30 a.m. to 12:00 p.m. in the Theater Alcove to assist with voter registration updates. No appointment is required. This service will now be offered on the third Thursday of each month.

CPR Certification Class: An additional CPR Certification class will be held March 9 from 10:00–11:30 a.m. in Room GPE. The hands-on Heartsaver course, led by Jack Van Volkenburg, covers adult and child CPR, AED use, and safety procedures. Certification is provided upon completion. Register at CenClub.com or through the Staff Office.

Bingo: Bingo is every Tuesday at 7:00 p.m. in the Party Room (doors open at 5:30 p.m.). Guests are welcome, food and beverages are permitted. All players must be present by 7:00 p.m. for the first game.

Green Market Success: Thank you to all who supported the Green Market. The event continues bi-weekly through April on the first and third Fridays from 9:00 a.m. to 1:00 p.m. The next market is February 20. A full schedule is available in the Staff Office

Employee of the Month: Congratulations to Francisco Osorio, Maintenance Director, for his exceptional leadership and dedication. His proactive management, strong communication, and oversight of repairs and costs continue to enhance the quality and safety of our community facilities.

A video was played showering the highlights and accomplishments from 2025

New Business: None

Old Business: None

The next **CenClub meeting** will be on March 10 at 9:30 a.m. in GP-A.

Jay Baimel moved to adjourn, and was seconded by Stanley Spitzer at 10:35 a.m. The motion carried unanimously.