

Minutes of CVE CenClub Board of Directors Meeting Via Zoom

November 10, 2020

In attendance: Jay Baimel, Beverly D'Amico, Susan Dove, Rita Pickar, Michael Rackman, Phil Raymond and Stanley Spitzer; Executive Director, Mike Burdman; Director Property Management, Norma Taylor

Minutes:

Jay moved and Susan seconded to waive the reading and approve the October minutes as posted on the CenClub website and printed in the *Reporter*. Motion carried unanimously.

Chairperson Comments:

Rita welcomed everyone to the meeting. This month, CVE hosted the first virtual paint and sip activity; which was quite successful. The staff is trying very hard to come up with innovative ways of keeping the residents entertained and healthy at the same time. Beginning at 4:30 p.m. for one hour, on November 18 in the Gazebo, Kelly and Rick DiLorenzo (Kelly has been the host for the CVE talent show for many years) will be entertaining the residents for everyone's enjoyment. Rita stated that guests will be allowed to join residents at the outdoor movie on December 28 (as long as you social distance). An update to the CenClub documents on the real estate purchase has been posted on the website. Residents who have been submitting questions should check the website to find out the latest information. Elections are coming up; CenClub has two openings and Master Management has four. Residents are urged to submit their applications as soon as possible; applications can be obtained online, in the *Reporter* or at the Master Management and Staff offices.

Treasurer's Report: Jay Baimel

At the end of September, the checking account balance was \$561,942; in the month of October, \$905,085 was received and \$786,280 was disbursed (which included a loan payment of \$388,518) for an October checking account balance of \$680,747. There are some petty cash accounts and another checking account in the amount

of \$748,686. There is currently \$900,921 in the money market account. Payment #10 in the amount of \$388,518 was made on October 1 to the sellers of the Recreation property. As of October 31, the balance on the loan payable is \$777,036; the original balance was almost \$4.7M. Payment #11 was made on November 1 in the amount of \$388,518. 11 of the 12 installments have been paid; the final payment is scheduled for December 1.

October 31 accounts receivable decreased from \$333,409 to \$329,421. There were small reductions in the current and 60 days past due balances. The over 90 days remain unchanged since September.

Accounts receivable is down 19% from the \$406,383 to the current \$329,421. New liens are foreclosures that are being processed as the collections team works diligently on this effort. Total Assets is at \$6,620,500 down from \$6,885,123; total liabilities at \$1,425,950 which includes the \$777,036 due at the end of October representing two months payment on the loan. CenClub members equity is \$5,194,550 down slightly from \$5,224,569.

Stanley moved and Phil seconded that the Treasurer's report is accepted. Motion carried unanimously.

Management Reports: Mike Burdman, Executive Director

CoronaVirus Update

Mike stated that no changes have been made regarding the rules and operations during the COVID-19 Pandemic. He will continue to remind residents of the current protocol on operations at the Clubhouse and recreation facilities. The clubhouse is open for normal operating hours with all offices open. Only residents are permitted in the Clubhouse at this time. Guests are not permitted into any recreation facilities including swimming pools until further notice. We are always closely monitoring the latest news alerts from the city, county and state and act accordingly as they phase in new rules and restrictions for our area.

The Clubhouse swimming pool remains open for residents only. Monitored swimming and cleaning of the pool deck and equipment are completed between each session. Residents can sign up at the Clubhouse Staff office or online at www.CenClub.com.

Hours at the satellite pools have been increased. Satellite pools will now be open for residents only daily from 8 a.m. – 7 p.m. Furniture has been returned to the pool decks on a limited basis as per county orders. Both security and CenClub employees are monitoring the swimming pools throughout the day. Please remember masks are required when not in the pool. Please remember that swimming pools are open for residents only; guests and children are not permitted. If you bring a guest, you will be asked to leave; if it happens more than once, your ID will be revoked. Please follow the rules and be respectful of the residents that live here.

The Clubhouse fitness center is open for residents with reservations. 1-hour sessions continue to be in place so that the janitorial staff can clean and disinfect the machines after each use. Group fitness classes have been moved to the online Zoom platform; great feedback has been received with thousands of residents participating from home.

The Clubhouse art studios are open for resident use with a capacity limit for social distancing. To use the art facilities, stop by the staff office and exchange your CVE ID card for a studio pass. Space is limited to the room size and is on a first come first serve basis.

The billiards room and ping pong room are open for play with restrictions. Equipment and tables in both rooms are being kept to a minimum and residents are asked to use their own sticks and paddles; masks are required when playing.

Clubhouse movies are continuing to play on schedule in the party room! The room is set for socially distanced seating and cleaned before and after each use. The newest movie schedule is on the website or at the staff office. There is limited seating capacity, and residents will be let in on a first-come, first-serve basis. No food or drink will be allowed in the party room. Bottled water only. Only current residents will be allowed to attend movies.

Please make sure to have your CVE ID card with you, as the staff will be checking for them. Face coverings must always be worn while in the Clubhouse and during the movies; the room is disinfected between each show.

Clubhouse/Recreation Updates and Improvements

Restaurant - Mike welcomed the newest restaurant to Century Village East, Old Florida Cafe'. Randy and Barbara had a terrific opening day on November 1. Thanksgiving dinner is available for \$19.99; delivery and pickup. In preparation for the restaurant opening, the audio system was repaired so residents can enjoy music while they eat, a security camera was installed to cover the outdoor patio and north end of the Clubhouse pool and pressure wash the patio and outdoor furniture.

Badminton - After receiving several requests from residents for badminton, the Staff office is now offering a foldout, portable badminton set for residents to enjoy. If the popularity continues, the team will look to explore options for a permanent net on CVE property.

Carpeting - The carpeting in several areas of the Clubhouse, including the stairwells, has been steam cleaned.

Communication - As a reminder, it's extremely important to be a part of our email list. Important updates, information about events, classes, activities, and our monthly happenings are sent out to every resident on our list. You can join our mailing from the comfort of your home by visiting www.cenclub.com. You can also sign up in person at the staff office.

Fitness Classes - During the pandemic, classes were moved to online learning so our residents can enjoy time with their instructors from home! To sign up for our online classes stop by the staff office or visit cenclub.com/classes.

General Maintenance

206 work orders completed in October. The CenClub maintenance team replaced an exterior storage room door frame as well as the door next to the ID entrance door; they were rotted. All interior doors were repainted and the flat roof above the west side of the Clubhouse was repaired. The lights in card room B have been upgraded to LED to provide better lighting for residents. The current volleyball net dry rotted and was replaced. The handicap sink at the Westbury Pool was repaired; it was detached. All plumbing fixtures at the pools have been serviced and re-caulked. Mirrors were repaired at the Berkshire and Lyndhurst South pools. Two faucets at the Richmond pool were found to be broken and replaced, and hooks that were missing at the Newport Pool were replaced. After a leak was found in the windows at the east staircase, the wall was repaired, and the windows were resealed.

Upcoming Maintenance Projects

Fence posts and rails at all pool houses will be serviced, repaired or painted. Due to the recent tropical storm, the windscreens have not been installed and will be installed shortly on all courts. In preparation for the upcoming season, annual maintenance will be performed at the bocce and petanque courts. Gutters will be repaired at the Richmond pool and lighting upgrades will continue in GPG and GPF.

Pools

63 work orders have been completed in the month of October. The CenClub pool team assembled and installed new area lighting at Markham, Grantham, and the Westbury pools. Per City order on the Covid-19 pandemic, the team returned 10 loungers and eight chairs to each pool deck. Due to damage by the landscapers, the team repaired a water main which feeds to the Grantham pool house. Preventative maintenance was performed on the Newport pool; a leak was addressed, and the surface was acid washed. Using a spare that was in storage, the pool team replaced a faulty heat pump at the Oakridge pool. The team installed a 6-step rolling ladder for the chlorine tank; final plumbing was performed, inspections were passed and the tank is fully operational. The team addressed all issues with the heat pumps; two circuit boards were replaced along with four H2O sensors for

the water temperature. A leak was found and sealed in the main drain at the Berkshire pool and by the heat pumps.

Upcoming Pool Projects

The pool team will continue pressure washing all pool decks and canopies. Water shut off for the pump rooms will be installed at the Ashby and Lyndhurst North pools.

Fitness

Fitness equipment parts were replaced on October 23. Televisions and speakers were installed in the group exercise rooms & spin rooms.

Group Exercise

61 classes were taught per week – Zoom will be on-going during the pandemic and continue after so that residents can have the option. Top 3 Classes for October were low impact aerobics w/ Shon-30 students; Low Impact Aerobics w/ Cleide-29 students; body toning & weights w/ Cleide- 32 students. Daily, there have been 85 residents who have enjoyed the fitness center (increase by 4 from last month). On the weekend, the daily average is 65 residents (increased by 10 from last month).

Announcements and Events

Mike reminded everyone to remind everyone once again to sign up for our email list at www.CenClub.com.

Keep up to date on happenings, schedule changes, events and more!

CVE will be collecting toys again this year for Toys for Tots. Please drop off new unopened toys in the box outside the Staff office by December 6.

Meals for Thanksgiving will be delivered by Old Florida Catering; contact Barbara at the diner for additional information. Flyers are on Channel 98 and the website. For \$19.99 you can get a complete Thanksgiving meal at the Cafe or delivered to your home; please call Barbara at the Cafe' to make a reservation.

Upcoming Events

Cook-Along with Chef Alice - This was held on Thursday, Oct 15; the menu was seasonal soup and salad.

There were 27 participants who joined the class.

Acoustic Show - On Wednesday, November 18 from 4:30 pm-5:30 pm an Acoustic Show will be held in the Gazebo featuring Kelly & Rick DiLorenzo. In case of inclement weather, the rain date will be Wednesday, December 2.

Outdoor Movie - On Monday, December 28 in the bus depot parking lot, The Greatest Showman will be played.

BJ's Wholesale - BJ's Wholesale has returned and will be in the clubhouse on the last Wednesday of each month. This month, they are here on October 28 and November 18.

The "Paint and Sip" with April DuBois "DooBwa" took place on November 5. April is the instructor who painted the mural at the indoor pool as well as teaches art classes. If you missed this event, it is being played back on Ch 98 and on www.cenclub.com. The next "Paint and Sip" with April will be held on December 9. Art kits are still available for purchase online or in the Staff Office.

Mike mentioned that the Broward Health North Talk went well. This month's topic was "How to read food labels and reduce your sodium". The recording of this virtual event is available on Channel 98 at noon daily.

Old Business: None

New Business:

Landscape repairs - Paving Project

Rita explained that during the paving project a median and sidewalks were added which now require landscaping. An estimate was received by the current landscaper, Maximum Landscaping Services to add various plants, palm trees and sod along the sidewalk at a cost of \$3,060. Phil moved and Susan seconded to accept the estimate and for it not to exceed \$3,200. Michael asked if it was in the budget. Norma stated that this is in the paving budget. He then stated that a motion is not needed. Rita replied that they will continue with the motion. Motion carried unanimously.

Phil Raymond thanked the CenClub Board, Andy Hacket, Mike Burdman and Norma Taylor for their effort in establishing a new application process. The new process will streamline the entire background investigation and approval process by establishing uniform documents and procedures for all individuals. In addition, a new procedure has been implemented within this application to curtail the lack of control regarding the acceptability of service and emotional support animals throughout the Village. The new approval process will allow the buildings to eliminate independent background investigations for new residents; both owners and renters. CenClub administration will be performing the background and credit checks previously performed by these service management companies. This new process will take effect on December 1. CenClub will require all new residents and renters to complete this new ID application. The application has been designed to provide more up-to-date information with less paperwork to the building BOD so that they can make their decisions easier. Building Association BOD's will continue to receive a copy of the ID application and Certification of Approval direct from CenClub the certification of approval has been simplified; notarization is no longer required as the building seal will solidify. Resident emergency information will also be updated during this time as well and building associations will receive a copy for their records. Our goal is to simplify procedures and reduce the necessary travel. All document forms will be available at the ID and Staff offices as well as the website. All local real estate offices will be informed of this new application process. All Building BOD's will receive a sample packet of all the new documents.

Rita mentioned that on December 10 the Menorah Lighting will take place in the parking lot. Holiday lights will be going up shortly.

Susan moved and Phil seconded a motion to adjourn at 10:10 a.m.

Respectfully submitted by,

Rita Pickar

CenClub Board