

Minutes of CVE CenClub Board of Directors Meeting Via Zoom

December 9, 2020

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

Minutes:

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

Chairperson Comments:

Rita announced that Beverly D'Amico has resigned from the CenClub Board. Beverly recently took a paid position with COOCVE. Rita also shared that CenClub has finished paying off the debt that was incurred by purchasing the Recreation facility. The ID application that was being used was designed by the service providers; not by the residents. An application that a resident received, was dependent upon which service provider they used; therefore there were three different applications. Background checks were also being waived by Building Presidents; this led to children under 18, illegal pets and residents with questionable backgrounds living in CVE. Because of this, CenClub took much-needed action. A Committee of residents, who are or were building officers, was formed. One application was developed for all prospective buyers to use. The background checks were kept with the service providers and building Presidents were able to add questions to the CenClub application; CenClub did not want to decide who was to live in each building. Rita reminded everyone that the coupon for CenClub will remain the same for the year 2021. A long-range study

was prepared and it was recommended that CenClub develop a reserve fund. Before CenClub becoming a corporation, Recreation was not allowed by law to have reserves. Beginning next month, CenClub will put over \$345,000 in a monthly designated account. The Board and Staff have been working very diligently to come up with creative ways to replace activities that have been canceled due to social distancing. A group of residents has organized a weekly stickball club, there is also a cornhole group. Via zoom, there is art & sip and the Clubhouse will host a trivia night on December 15. On December 16 there will be a show at the gazebo; masks and chairs are required and on December 17 a cooking class is being offered. If residents have any ideas, suggestions or comments, please contact Rita at the CenClub office.

Treasurer's Report: Jay Baimel

At the end of October, the checking account balance was \$680,747; in November, \$943,586 was received and \$1,099,695 was disbursed for a November checking account balance of \$524,638. There are some petty cash accounts and another checking account in the amount of \$569,505; the reserve account at the end of October totaled \$1,046,936; providing total cash of \$1,616,441. The reserves increased about \$146,000 from the prior month as we are funding the hurricane insurance deductible of \$73,000/month which will continue through September 2021.

Payment #11 of \$388,518 was made on November 1 to the sellers of the Recreation property. As of November 30, the balance on the loan payable is \$388,518; the original balance was almost \$4.7M. Payment #11 was made on November 1 for \$388,518. The final payment of \$388,518 was made on December 1; the balance on the loan is now zero. The related legal documents are being updated by the attorneys to reflect this transaction.

Rita Pickar, President of CenClub represented the entire community at the closing last December 31, 2019,

should be awarded special Kudos for leading this historic effort. This has provided the framework and foundation to build the long-term stability of these Recreational Facilities.

Accounts receivable is down from \$329,421 to the current \$312,279; a reduction of more than \$16,000 in the more than 90 days past due. Jay mentioned that it is very difficult to collect older delinquent accounts receivables due to chronic non-payment or the death of owners. Accounts receivable are down 23% from March 2020 to November 2020. Collection efforts are continuing; new liens are foreclosures are processed and the collection team is working diligently on this effort. Total Assets is at \$6,955,635 up from \$6,620,500; total liabilities are \$937,178 down from \$1,425,950. CenClub members equity is \$6,018,457 up from \$5,194,550.

Management Reports: Mike Burdman, Executive Director

CoronaVirus Update

Mike stated that temperature checks are now being taken at all Clubhouse entrances. This is being done due to many residents traveling during the holiday season. All CenClub staff will have their temperature checked as well. This is the only change made since last month regarding the rules and operations during the COVID-19 Pandemic. Mike 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. To provide a safe and secure place for residents to go swimming, we ask that all residents who want to swim, sign up at the Clubhouse Staff office or online at www.CenClub.com. This is being done to provide a safe and secured place for residents to go swimming.

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 at 75% of their normal amounts to allow more space between chairs and lounges. 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. As a reminder, three sessions of water aerobics are being held at the Clubhouse pool Monday through Saturday; sign-up online or in the Staff Office.

The Clubhouse art studios are open for residents to use with a capacity limit for social distancing. To use the art studio, 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 sticks and paddles; masks are required when playing.

Clubhouse movies are continuing to play on schedule in the party room; for December, it's the Robert DeNiro theme. 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

Petanque/Bocce: Permitting is complete for our new Petanque and Bocce cantilever canopies. These new canopies will be delivered to the property this week and installed shortly thereafter; this is a great new edition to the facilities.

Stand-by Generator - Permitting for our new standby emergency generator is complete and work is underway. This project should be completed in the coming weeks. As a note, this generator does not operate the full Clubhouse on a power failure. The device will only operate the emergency systems and lights as well as the sprinkler pumps.

Backlot Paving - The Clubhouse backlot paving project is now complete with new landscaping being installed by Maximum Services. Beautiful new trees and decorative plants have enhanced the look of the back-Clubhouse entrances.

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. A virtual showcase will be coming shortly so that residents can learn about the classes and meet the instructors before signing up.

Holiday Lights - The Clubhouse has been decorated for the Holiday Season! Please stop by and enjoy the beautiful decorations and lights.

Pools - A bicycle rack has been added at the Ventnor pool.

Clubhouse - Two additional cameras have been added to the clubhouse to improve our safety and security. As a reminder temperature checks are being conducted for entry into the Clubhouse.

General Maintenance

257 work orders completed in November. Pressure washing was done to the exterior walls of the Clubhouse pool deck to remove black and green algae build up. The canopies were also cleaned and painted as needed.

Four light fixtures were replaced that illuminate our Clubhouse flagpole. Annual maintenance was completed on the lobby fountain; this included removing, cleaning and repainting the fixture, draining and sealing the fountain and replacing the lights. Toilet flush valves were replaced at the Ventnor pool bathrooms. The main irrigation pump was repaired and reinstalled; for extra protection, inline surge suppression was added to the circuit that runs to the pump. Annual painting of the bocce court perimeter wood was completed and several areas were replaced with new 2x6 pressure treated boards. Annual Maintenance was performed on Petanque Courts; this included replacing springs, stones and posts were repainted to a new color scheme, two 14” stones were replaced, the surrounding wood border was repainted and the area was sprayed for weeds and leveled with the machines. The Westbury pool canopy was re-sealed with silicone; the windscreens and sound barriers were reinstalled at all tennis and pickleball courts as well as all other equipment such as clocks and bulletin boards. A 12 x 12” junction box was replaced at the Upminster pool, several damaged ceiling tiles were replaced in the Clubhouse, the door handles for the Ventnor, Lyndhurst South and Oakridge pool pump rooms were replaced and hand dryers in the Ashby woman’s bathroom were replaced.

Upcoming Maintenance Projects

Fence posts and rails at all pool houses will be serviced, repaired or painted as needed. All gutters will be repaired at the Richmond pool and lighting upgrades will continue in GPG and GPF as well as other areas around CenClub property.

Pools

50 work orders have been completed in November. Our pool team met with the new Deerfield Beach health inspector and went over updated compliance expectations. Pressure washing was done at Westbury, Upminster

and Durham pool decks. New batteries were installed in all pool deck clocks and damaged clocks were replaced; the summer in Florida is very hard on plastics. Faulty relays were replaced, these control area lightning at Westbury, Upminster, and Ashby; they were all stuck in the ON position. Sanitary lines were cleaned at Upminster; the mainline was jet washed and seven drains were snaked out. The pool team addressed all issues with heat pumps; they have all been inspected for the season and weekly checks are being conducted.

Upcoming Pool Projects

The pool team will continue pressure washing all pool decks and canopies; damaged gates will be removed and re-welded and water shut off for the pump rooms will be installed at the Ashby and Lyndhurst North pools.

Group Exercise

A 7:15 a.m. session Monday through Friday has been added to the fitness reservations. Six aquacise classes have been added at 11 a.m Monday through Saturday. The top day for group exercise attendance was Thursday, 11/16 with 211 attendees. 67 classes were taught per week – Zoom will be on-going during the pandemic and continue after so that residents can have the option. The increase from 61 to 67 is from adding an 11 a.m. water aerobics class. Top 3 classes for November were low impact aerobics w/ Cleide-42 students; low impact aerobics w/ Shon-36 students; body toning & weights w/ Cleide- 33 students. Daily, there have been 100 residents who have enjoyed the fitness center (increase by 15 from last month). On the weekend, the daily average is 65 residents (no change 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! The Old Florida Café is offering holiday meals! Check out our website for more information. You can also order by calling or stopping by the diner. The Happy Chanukah special is \$9.95/dine-in, takeout, or delivery. Christmas dinner for \$24.95 delivered; orders must be in by December 16. Contact Barbara at 954540-0530 for further information. Wednesday's at the diner is burger day; \$5 burgers with the purchase of a beverage.

Toys for Tots was a huge success and the residents of CVE should be proud of what they have accomplished this year. Close to 350 toys for families in need were collected this holiday season; this doubles last year's numbers! The toys were picked up by the United State Marines yesterday, December 7th.

Class registration for the Winter 1 Session is open through December 28. Classes will begin on January 4.

Classes: computers, Spanish language, publishing your book, cooking classes, posture perfect, intro to drawing.

Take advantage of these classes, the class showcase video is available to view on www.cenclub.com/classes where you can hear explanations and details of the available classes from the instructors themselves.

Broward Health North Talk went well. This month's topic was "Fall Prevention During the Holidays". If you missed the event, the recording is available on www.cenclub.com.

Upcoming Events

Trivia night - On Tuesday, December 14, trivia night will be held; this will be via zoom - visit

www.cenclub.com/trivia for more information.

Acoustic Show - On Wednesday, December 16, 2020, from 4:00 p.m.-5:00 p.m. will be the next “Show in The Gazebo” with acoustic artist Lane Braden. The rain date is Wednesday, December 23, 2020

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 will be here on December 30.

CenClub hosted a virtual event “Paint and Sip” with April DuBois “DooBwa” on December 9th, at 3 p.m. If you missed this event, you can view it on Ch 98 and www.cenclub.com. Art kits are still available for purchase online or in the Staff Office.

Jay asked Mike since we increased the chairs to 75%, how will the team handle residents bringing their chairs to the pool and making sure we don't go over that number. Mike replied that during the beginning of the pandemic, CenClub allowed residents to bring their chairs if they felt more comfortable; it wasn't an issue.

Mike does not see an issue with allowing their chairs and will monitor the capacity to be sure it does not exceed 75%

Old Business:

Rita asked Mike for an update on the ID process. Mike mentioned that they have been receiving lots of feedback since the announcement. Mike mentioned that they have heard from many building presidents and area managers voice their concerns as well as the management companies. They have come up with a solution where the management companies will continue to be responsible for the background checks and moving the package to CenClub for certificates of approval and then to the Building Associations on whether the applicant

is approved. CenClub does not want to deny or approve an applicant from living in CVE. The purpose of the application was to collect better information for the ID office and to separate the applicants from a couple to separate individuals for an ID system and to ensure that residents are getting background checks and they are not circumvented by management companies or building presidents. The process will remain the same; it's just a different piece of paper.

New Business:

Rita stated the agreement with MM on the charging stations is complete. There will be two charging stations and four parking stations in the parking lot just west of the pickleball court.

Rita mentioned that there is a large mature tree on the pool deck of the Ventnor pool. The roots are becoming invasive and migrating towards the pool; therefore the tree will need to be removed. Rita asked Mike and the team to look at removing this tree and replacing it with perhaps a palm tree or another less invasive rooting tree.

Stanley moved and Susan seconded a motion to adjourn at 10:05 a.m.

Respectfully submitted by,

Rita Pickar

CenClub Board