

Minutes of CVE CenClub Board of Directors Meeting Via Zoom

March 9, 2021

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

Minutes:

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

President's Comments: Rita Pickar

Rita welcomed everyone to the March CenClub meeting and thanked everyone who took the time to stop or write to the Board to thank them for their efforts in providing the various activities during this difficult year.

The Board often gets negative comments, but the positive ones are very much appreciated. Beginning Monday,

March 15, the pools will be open until 8 p.m. The large cardroom will reopen on March 15. Residents who have been vaccinated and are socially distancing at the pools, do not need to wear a mask on the pool deck.

Residents will be able to snack, under the canopies, at the satellite pools; please make sure that you clean up after yourselves. Visitors are still not permitted to use the pools; please make sure you have your ID card with

you. If you bring a non-resident to the pools, you are subject to having your ID card confiscated. Rita urged residents to monitor their emails for upcoming activities including the special St. Patrick's Day show at the

Gazebo. On April 7 there will be an encore presentation of Jozay & Patti who have performed several times in the theatre and were well received. Rita wished everyone a Happy Passover and Happy Easter.

Treasurer's Report: Jay Baimel

At the beginning of February, the checking account balance was \$407,742. In February, \$924,378 was received and \$485,985 was disbursed and transferred to the reserve account \$106,161 for a February operating checking account balance of \$739,974. The reserves increased from the prior month as we are funding the hurricane insurance deductible of \$73,000/month which will continue through September 2021 to reach the targeted budget of \$875,000. The other \$33,161 that was transferred to the reserve account was in anticipation of upcoming projects. At the end of February there was \$739,974 in the operating checking account; \$104,559 in a lockbox account and \$7,274 in petty cash giving us working cash of \$851,807. The reserve account at the end of February totaled \$1,646, 421. The total aggregate cash at the end of February is \$2,498,228. The audited financial statements for the year ending September 30, 2020, have been issued by an outside independent CPA firm. The financial statements are available to CenClub members on the website under documents at www.cenclub.com. The report has been issued with a clean, unqualified opinion, meaning that the financial statements fairly state without exception, CenClubs financial situation at the end of September 2020 and the results of operations are in conformity with generally accepted accounting principles in the United States of America. This is the highest level of professional reporting and CentClub is extremely pleased with this conclusion.

Accounts receivable is down to \$313,631 from \$322,044. Although the total reduction in January was about \$8,400 a very significant decline was achieved in the over 90 days past due category by more than \$20,000 as longer delinquent owners paid up in the face of impending lien or foreclosure actions by the collection attorney. Their payments, in most cases also reimburse CenClub for attorney's fees expended to collect their past due delinquent balances. Those volunteers in CenClub and are working accounts receivable management take the time to address each debtor's situation but serve first and foremost to protect the financial interests of CVE. Remember, these are our neighbors who are not paying their required obligations and should be held accountable for their non-compliance since their delinquencies affect all of us. CenClub has filed liens on more than 60 units and is a party to more than 20 foreclosure proceedings. Total Assets at the end of February of CenClub Recreation Management Inc were \$7,978,145 up from \$7,500,909 total liabilities were \$1,263,891, up from \$830,236. CenClub members equity is \$6,714,254 up from \$6,670,673.

Management Reports: Mike Burdman, Executive Director

Mike welcomed our new CenClub Staff Member – Ryan DiPentima. Ryan will be filling a role that has been vacant for a while; Night and Weekend Operations Manager. Will be at the Clubhouse on nights and weekends providing support for events and helping residents with Customer Service through the Staff Office and with building operations while Mike and Andy are not on site.

CoronaVirus Update

The current rules have not changed however food is now once again permitted under the canopies pending residents continue to be sanitary and clean up after themselves. Beginning March 15th, Pool hours will be extended until 8 p.m. Masks are not required for vaccinated residents. If you have not been vaccinated, please be mindful of your fellow residents, we do live in an at-risk community. The pools are only open for residents; if you do not have a blue or purple ID card you are not permitted at the pools. If you knowingly bring a guest to the pool and break this rule, your ID card will be revoked for 30 days. This week they will be working on opening the large upstairs card room and setting it up for social distancing; an email will be sent when it is open. Food is now allowed at the pools under the canopies only; please remember to clean up after yourselves. 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, channel 99 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. Although some residents are vaccinated, face coverings are still required while in the Clubhouse (exception is while on the machines in the fitness center) and during the movies; the room is disinfected between each show.

Clubhouse/Recreation Updates and Improvements

Petanque/Bocce: Work is continuing on our new Petanque and Bocce cantilever canopies. All the posts have been installed as of today, March 9 and the project should be completed shortly.

BBQ Grills - Our BBQ Grills received new covers to protect them from the elements; the old covers were three years old and began to rip and tear.

Waste Container - A biohazardous waste container was added to the custodial operations. This will aid when cleaning up medical waste and spills

Cornhole - A permanently mounted cornhole set has been ordered and will be installed in the coming weeks near our horseshoe area. This will enhance the outdoor activities and residents will not have to carry the wooden sets outdoors to play.

Badminton - The addition of a full-size badminton facility will be a big improvement to the outdoor amenities. This new court was recently approved by the BOD and will be installed on the grass area behind the Clubhouse pickleball courts. The badminton court will feature artificial turf with white lines, a full-size net and a seating area.

Horseshoes - Our horseshoes area was updated with new scoreboards, and pit sides to help keep sand in.

Security Cameras - For safety additional security cameras are being installed at each satellite pool, they will be replacing the current outdated equipment. This will allow clearer images and more successful monitoring of the areas. The project will be completed by the end of April and each pool will receive this update. We have

completed 6 of the 13 pools, recently finishing Newport, Ventnor, Upminster, and Westbury. We are moving on to Oakridge and Lyndhurst North and South over the next few weeks.

Communication - As a reminder, it is 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 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. Classes for Winter Session #2 began on March 1. Registration for the Spring Session of online classes will open on March 19. Spanish classes, Art Classes, and more are available for residents.

General Maintenance

201 work orders completed in February. A lighting survey was completed for all pool houses - All Lights were checked and replaced at each pool as needed. Perimeter lights were replaced on the roof of our chiller room. Eight-floor outlet boxes were replaced in the fitness center. Six fluorescent lights at the tennis courts were replaced with energy-efficient LED lights. The T-line strainer was replaced and re-plumbed on the chiller tower. Painting continues around the interior of the Clubhouse. During February, all emergency stairwells were painted; this is the primary area that services the Party Room. The former international library building was

repainted in preparation for COOCVE moving into the area. The old fluorescent lights in the GPF Room were replaced with LED lighting. An outlet was added to the Upminster canopy to provide power for our future camera upgrade at the pool.

Upcoming Maintenance projects:

We will continue to replace the floor outlets in the fitness center. Outlets will be added by the Clubhouse library for residents to be able to plug in devices at the tables. Outlets and internet network cable will be wired to the GPN room in preparation for the international library occupying the space.

Pools

45 work orders have been completed in February. The pool team poured new floors at the Ventnor and Markham pits to slope and drain them to reduce the filter cleaning time. Mike explained that there are pits located inside the pool houses which look like small holding pools. The bottom of these pools are flat so when they need to be cleaned and emptied, they had to be squeegeed. The team poured material in them to create a slope so that when they are emptied, the water drains out. Dead trees were replaced by the landscape contractors at the Grantham and Richmond pools. Pavers were repaired at the Ventnor, Berkshire and Richmond pool decks where inconsistencies in the levels and potential trip hazards were found; the pool team will be looking at all the pools and replacing pavers where there are trip hazards. Pool lighting issues were addressed and repaired at the Durham pool. Pressure washing was conducted in all pool house bathrooms. The

Westbury pool pump was replaced upon failure. All pool safety equipment was inspected and cleared for use.

This is completed every month and no problems were noted. All heat pumps were inspected and are working properly through the cooler weather.

Upcoming Pool Projects

Pressure washing will continue at Grantham and Newport pool decks. The last of the damaged gates will be removed, rewelded and then painted. We will continue to address issues with pavers on our pool decks.

Fitness Update

Two rowing machines have been purchased for the fitness center. These new state-of-the-art pieces of equipment will be installed in the coming weeks and will provide years of use by our residents. As a reminder – “no-shows” for aquacise classes are being recorded. If you cannot attend a class, please cancel your reservation as soon as possible to make room for another resident. Please don’t lose your ability to register!

Group Exercise

69 Classes are being taught per week – Zoom will be on-going during the pandemic and continue after so that residents can have the option. The top three classes for February were Cardio Sculpt with Nancy - 41 attendees; low impact aerobics w/Shon-38 attendees; low impact aerobics w/Cleide-34 attendees. The top in-person/onsite classes were: Chair Yoga-36 attendees out of 48 available spots; Cardio Sculpt-20 attendees out of 24 available spots; Easy Stretch-56 attendees out of 60 available spots; Indoor Spin-79 attendees out of

125 available spots; Core Yoga-20 attendees out of 24 available spots; Pickleball- 97 attendees out of 120 available spots. Total fitness center attendance for February was 3,155 residents. Weekday daily average-121 residents; weekend daily average-86 residents.

Announcements and Events

Bingo: Virtual Bingo will be held every Tuesday in February. For more information visit CenClub.com/bingo.

Trivia Night: Trivia Night is back on March 11 at 7:00 p.m. Compete against fellow CVE residents for bragging rights in this pub-style trivia event. Visit cenclub.com/trivia for event information.

BJ's Wholesale: BJ's Wholesale will be here on March 17 from 11 a.m.- 2 p.m. on the 3rd floor of the clubhouse to offer residents discounted memberships. Elizabeth has been great serving our residents. She is here on the third Wednesday each month.

Hearing Center & HearUSA: We are excited to welcome back The Center for Hearing and Communication, along with HearUSA, to the Clubhouse to help residents order and use amplified telephones. This service will be available every other month, beginning April 1. Visit the Staff office or go onto the website for the complete schedule.

Restaurant: The Old Florida Café is offering daily specials all week long! Please stop by the restaurant to check out the latest menu and specials! Old Florida Café is offering a Passover Special that can be for take-out or delivery on March 27. Each meal is \$28.95 and includes a FREE box of Matzo. Call 954.540.0530 or stop in to place your order.

Communication: Mike reminded everyone once again that they may sign up for CenClub's email list by visiting cenclub.com. This will enable you to keep up with the happenings and schedule changes around the Village.

Class Registration: The class registration is now open for Winter Session II. The 6-week classes begin on March 1. Classes include computers, Spanish language, publishing your book, cooking classes, posture perfect, introduction into drawing, introduction into acrylic painting which can be all done from the comfort of your home. The showcase video is available to view at cenclub.com/classes.

Gazebo Shows: Wednesday, March 17– Special St. Patrick's Day Show with Lane Braden with a 90-minute show from 4:00 p.m.-5:30 p.m. Wednesday, April 7-Jozay & Patti-American Graffiti-Reimagined from 4:00 p.m.-5:30 p.m. (90-minute show); Rain Date is Wednesday, April 14. Wednesday, April 21 - Jazz Survivors Quartet from 4:00 p.m.-5:30 p.m. (90-minute show); Rain Date is Wednesday, April 28

Outdoor Dances: The Socially Distant Dances will be every Sunday in March. Join us on March 14, March 21 and March 28 from 3 p.m. to 5 p.m. – If there is inclement weather, on that day, the dance will be canceled.

Rita asked Mike how many pool pumps were replaced this year. Mike replied that the team replaced only one pump; the Westbury pump in February. The other pump that was replaced was an irrigation pump for the sprinkler system. The issue at Markham was an electrical issue; the pool was shut down to be sure there was no damage while the team researched the issue. Mike stated that the pump that was replaced at Westbury was from the reserve; the replaced pump will not be sent out for service and then will be placed in inventory in the event

of a pump failure at another pool. Because it can take time for a pump to be serviced or a new one to come in, the team keeps a pump in reserve so that the pool is not shut down for an extended period of time.

Old Business: None

New Business: None

Susan Dove moved and Phyllis seconded to adjourn the meeting at 10:05 a.m. Motion carried unanimously

Respectfully submitted by,

Rita Pickar

President, CenClub Board