

# MAKING WAVES



*CenClub*

2025

# ANNUAL REPORT



[www.CenClub.com](http://www.CenClub.com)

# A MESSAGE FROM CENCLUB



At CenClub, 2025 has been an exceptional year in Century Village East –and our voyage continues. Our community is thriving, with more amenities and services, upgraded facilities, and engaging experiences that enrich every part of life. With new and improved resources on the horizon, we're excited to share what lies ahead as we set course into next year.

Throughout 2025, our dedicated Board of Directors and staff have worked hard as one crew, enhancing the lifestyle of residents across the village. Guided by safety and security, setting industry standards, and expanding on our services and amenities, we continue to strengthen our foundation while charting a course toward future opportunities. Year after year, these guiding principles help us navigate growth and offers a promising path ahead for the entire community.

Sincerely,

***CenClub***  
***Board of Directors***

# SAFETY-FOCUSED

## *Maintaining a steady course*

CenClub remains committed to creating a safe and secure environment for all residents. With our community expanding, the protection of our recreational areas takes on even greater importance. By maintaining a steady course, we ensure that everyone can explore, connect, and enjoy each chapter of community life with confidence.

Over time the pavement markings and safety lines wear away from UV exposure, continuous traffic abrasion, and heavy moisture from our South Florida summers. To maintain safety and a steady flow of traffic behind the Clubhouse, we have re-striped the back parking lot directional indicators, crosswalks and parking spots. Markings will stay visible for several years and residents can navigate the back parking lot safely.



# SAFETY-FOCUSED

## *Setting standards in security*

Over the years CenClub has continued to set standards in security. This year, we have further fortified our perimeters to prevent unwanted visitors from gaining access to the clubhouse and recreation facilities. Alarms have been fastened to Emergency Exit doors and are armed, alerting authorities of a potential breach within our building.

The fences around the satellite pools have been in continuous need of repair, and the current fence height is insufficient in preventing unauthorized access. New 6ft spear top perimeter fencing has been installed at several of the pools throughout the community. The new height and tops meet the most recent health codes, and effectively deter trespassers after hours. The gate latches have been modernized to match the other pools, and the new color of these fences less noticeable than the older bright-white fence, making the pool deck feel open.



# SAFETY-FOCUSED

## *Improving overall safety*

Bike racks continue to play an important role in maintaining a safe and well-organized community for residents. Permanent bike racks have been installed at the satellite pools replacing old bike racks that were moved or stolen. These bike racks are commercial grade, powder coated steel, and have a modern wave design. By providing a designated area for bicycle storage, they help reduce clutter in common areas and improve overall safety. Proper bike parking also prevents bicycles from being left on the pool decks, which helps avoid potential health code violations and ensures these shared amenities remain clean, compliant, and enjoyable for everyone.



# SETTING STANDARDS

## *The level of service continues to rise*

CenClub knows how vital the essentials are to every journey here in CVE. As the hub of your active lifestyle, the clubhouse serves as a steady harbor, setting the standards with trusted services and amenities our residents rely on. As we chart our course into the New Year, the level of service we provide to the Village continues to rise.

Every year, we rally the crew to support the Toys for Tots campaign and give back to our incredible community. This holiday season, the spirit ran strong, with all hands on deck to make a meaningful impact. We're proud to report a new record was set—601 toys collected and officially picked up by the U.S. Marine Corps! CenClub is honored to be part of this outstanding show of generosity, helping light the beacon of community service for those who need it most.

**601 toys &  
\$2,004.00  
donated**



# SETTING STANDARDS

## *Taking pride in our facilities*

We pride ourselves on maintaining clean and sanitary facilities here at CenClub, but there is always room for improvement. This year Encompass Onsite has introduced the E1 powered floor cleaning machine to our custodial services in assisting with the large scope of work we have throughout the clubhouse. This Floor bot autonomously cleans the floors on a predetermined schedule and is equipped with obstacle avoidance technology, ensuring residents are safe while cleaning. Even in the height of season, the E1 has been instrumental in keeping the floors and hallways clean throughout the building.



# SETTING STANDARDS

## *Commitment to service*

Bingo is a long-standing weekly service offered at the Clubhouse and continues to be in high demand among residents. In response to this strong participation, we upgraded our bingo equipment to better serve our community and ensure a comfortable, reliable, and fun experience for players. The new bingo blower machine and flashboard feature modern technology, improved accuracy, and enhanced visibility, including a larger LED board with clear displays for current calls, previous calls, and the total number of calls for each game. These improvements support smoother game operations and greater accessibility for players. This enhancement reflects our ongoing commitment to maintaining high-quality services and amenities that continue to set the standard in meeting residents' needs. Our Bingo Volunteers continue to raise thousands of dollars for charities on bingo nights. We are lucky to have dedicated volunteers whose service and support make this weekly program possible and impactful.



# EXPANDING THE CHARTS

## *Improving performance*

In 2025, CenClub replaced the saunas in both the Men's and Women's locker rooms. The new dry saunas represent a significant upgrade to our wellness amenities, featuring modern electrical systems and updated control boards for improved reliability and performance. Designed with safety in mind, the saunas include a programmed rest-period feature to prevent overuse, keeping our residents safe. Digital controls managed with a touch screen at the front desk allow staff to easily monitor and regulate operation, ensuring a safe, efficient, and consistent experience for residents.



# EXPANDING THE CHARTS



## *Long-lasting amenities*

The Party Room dance floor is a constant hub of activity for our vibrant community. After weathering countless celebrations, the floor has been upgraded to hardwood flooring with a padded underlayment. The new commercial-grade subfloor is shock-absorbent and resistant to mold and mildew, while the more porous hardwood surface provides improved slip resistance for added safety. Built to handle many more lively gatherings, this durable upgrade ensures the dance floor remains stable, safe, and long-lasting for years to come.

At CenClub, we take pride in offering elegant and premier performances that create lasting memories for our residents. This year we have invested in a brand new Steinway and Son's piano, adding even more vibrance to our state-of-the-art theater. The previous piano was original to the theater, and has been featured in thousands of performances! We look forward to this gorgeous instrument filling the theater with music for many more years.

# FACILITY OPERATIONS

## *Improving our infrastructure*

Operations at CenClub are sailing smoothly, with residents making full use of our facilities and services.

We have further improved our technology infrastructure by installing satellite racks throughout the Clubhouse. This year we have added another rack on the east side of the first floor in the Fitness Center. This gives us more versatility in adding equipment and improving Wifi throughout the Clubhouse.

We have further expanded our security camera coverage adding 21 new cameras to our building. These high definition cameras eliminate blind spots in high traffic areas and are imperative to maintaining safety throughout the Clubhouse.

While the restaurant was closed for annual maintenance, we hosted the Curbside Cuisine Food Truck events with several cuisines to choose from. This year we added a carnival with games and prizes to add to the summer family fun!



*21 cameras  
added to the  
Clubhouse*



# FACILITY OPERATIONS



CenClub upgraded our emergency phone systems and call units for both the Fire panel and Elevator. This new system allows call lines to operate, even if signal is down in the rest of the building.



The scoreboards at shuffleboard has been replaced, giving the courts a fresh and vibrant look. The tournament style boards are utilized frequently and will last for years of play.



This year we invested in mobile stage platforms for major events and community gatherings. These sectional platforms secure together when in use, and offer a compact fit for storage on a sturdy cart. The stair set clicks into place, and attachable railings keep the stage safe while in use.



Lockers have been added to the Sewing room this year, keeping the pace with the overall usage of this studio. These lockers makes it much more convenient for residents as we continue to adjust for the increased utilization of this space.

Operations continue to run smoothly as new activities are added to the lineup, keeping residents busier than ever as they chart new adventures within the community.

# LIFESTYLE & ENTERTAINMENT

## *Fresh entertainment*

This year, we've continued to bring fresh and talented acts to our community, with standout tributes like Simply Tina, honoring Tina Turner, and Celebrating Celine, a tribute to Celine Dion. We also had returning favorites such as The Bronx Wanderers and some new favorites like the Century Comedy Club at Le Club Theater!

We've continued to keep our Gazebo Shows sailing strong, and residents enjoyed our movie events in LeClub. For those eager to venture beyond our shores, our bus excursions charted a course for a memorable Spring Training baseball outing where the New York Mets took on the Houston Astros. Dinner on the Town returned, offering residents nearby delicious dining and shopping adventures.

Our community's entertainment calendar is always cruising full speed ahead.



# CLASSES & EVENTS

## *New and exciting adventures*

We're thrilled to see our instructional classes continue to chart new waters at CenClub, offering a wide range of courses for residents to explore. From longtime favorites such as Canasta and Stained Glass to new hands-on offerings like Collage, Portraits, and Sewing, there's a sea of opportunity for every resident eager to learn a new skill. This year, we expanded our course catalog to a record high of 254 unique classes—ensuring there's always something on the horizon to spark curiosity and creativity.



Our clubs and organizations are keeping pace with the interests of our residents. This year, we launched our Club Crawl Open House, providing clubs with the opportunity to showcase their offerings to prospective members. The event also gave residents a chance to explore, discover, and connect with clubs that matched their interests. With over 100 clubs and organizations, there is always something new to dive into.



# CLASSES & EVENTS



We also maintain strong partnerships with essential services that make life easier for our residents. Programs such as AARP Tax-Aid, Broward County Property Appraiser assistance for Homestead exemptions, BJ's Wholesale discounts provide valuable support. Additional offerings—including AARP Defensive Driving Courses, the OneBlood Blood Drive, and Veterans Center events—help guide residents toward a healthier, safer, and more convenient lifestyle. We also hosted Broward County Transit, and we welcomed Broward County Supervisor of elections, as well as representatives from local officials. Another new and exciting offering is the Florida Licensing on Wheels event, where residents are able to book appointments for DMV services right here in the Clubhouse.

From our Valentine's Dance and Halloween Party to the New Year's Countdown, each celebration has been a memorable milestone along this year's journey. As residents continue to discover new interests and passions, CenClub remains committed to helping them navigate toward new and exciting adventures.

# ATHLETICS & FITNESS

## *Supporting health and vitality*

The Fitness Center continues to guide residents on course toward health and vitality, keeping everyone in shipshape! We brought the fun ashore with community competitions, featuring putting, stickball, pickleball, and billiards, and our free throw contest.

We have replaced the punching bag on the patio, and a new speedbag was installed. 12 new bikes have been added to the cardio room, and new free weights and dumb bells added to the back training room.

CenClub continues to add classes to the Athletic Schedule that peak the interest of our residents. We are also providing a wave of new and returning education programs that residents continue to love. These free programs are geared towards improving quality of life, promoting healthy living and routines.

A huge addition to CenClub Athletics has been our Inaugural 5k Fun Run and Walk event. Residents participated in a fun race around the village, starting and ending right here at the clubhouse. We are excited to offer this annually for residents to improve their course times year after year.

At the Fitness Center, we'll keep navigating new horizons, expanding amenities and programs to support the health and vitality of our active community.



# THEATER & PRODUCTION

## *Premier entertainment in state-of-the-art facilities*

The theater continues to be a cornerstone of entertainment at CVE. Over the past year, our equipment has been upgraded, elevating every performance and event for a richer, more enjoyable experience for our residents. New color changing houselights have been installed, and burnt-out service motors for these lights have been replaced. These motors are crucial in programming and maintaining the lights, raising and lowering the houselights when in need of repair or replacement. The theater ceiling underwent a complete overhaul. The surface has been repaired, patched, and painted for the first time in over a decade.

A new sound system has been added to the party room, including new delays in the center of the space to ensure a balanced experience during performances and resident events.

Additionally, we have upgraded the lighting system in the party room with new ChauvetDJ Beam Wash lights with an accent ring to make for even more lively events. Brand new spot movers provide focused and directional illumination, as well as gobo patterns for themed parties.

In 2026, we're ready to set sail into a season of premier entertainment in our state-of-the-art facilities!



# RESIDENT SERVICES

## *Continuing to exceed standards in service*

Our resident services continue to exceed standards here in CVE.

Our customer service is continuously improving, and our online services continue to expand.

This year we have improved the look of our show and dance tickets, with an image of our beautiful Clubhouse, and a splash of color.

We are constantly diving deeper into our transaction and reporting platforms, ensuring smooth sales, and simplicity for residents navigating the online portal.

We have come a long way together, and we continue to explore new ways to serve residents.



# MAINTENANCE

## *Keeping the recreation facilities in ship-shape*

The maintenance team has kept the recreation properties in ship-shape this year.

The cooling units of the restaurant kitchen hood system were repaired. The compressor and fan were replaced to improve the function of the exhaust hood.

The motor and pump of the Clubhouse Fountain were replaced, and electrical was improved.

The GP-C classroom was completely remodeled. The room was painted, ceiling panels were replaced, and new durable flooring was installed. Additionally, new cabinets were installed, along with new countertops, a new sink, and faucet.

**3041**  
*work orders*  
*completed*

New permanent commercial grade benches were installed at Clubhouse pickleball courts and Newport Tennis Court. These new benches are rubber coated and weather proof.



# COMMUNITY POOLS

## *All hands on deck*

The pools at CVE continue to grow in popularity, and we have all hands on deck to meet Village demand.

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

We replaced one of the exhaust fans over the indoor pool to keep the a consistent and adequate air flow for swimmers.

Timers on all Pool Canopies were replaced with new dials, allowing residents to operate the canopy lights with ease.

Digital thermometers were installed on all of the pool pumps to improve temperature accuracy. These thermometers also assist in navigating weather changes and allows our pools to return to desired conditions more efficiently.

We are proud to be a part of this crew and this community as we keep your pools in shipshape.



# MAJOR PROJECTS



## *Clubhouse Pool*

The clubhouse pool project has been completed this year, and residents are loving this resort-style amenity. The pool has been transformed with new features, such as a zero-point entry ramp, as well as an area for floor jets, waterfalls, and a beautiful new pool deck. The capacity of the pool has been increased, as well as the pool deck area, offering more space to accommodate residents. A Tiki hut has been added to the east side of the extended pool deck, offering more shade for residents. The thatching on this tiki hut is artificial, offering additional protection from UV rays, and better coverage when it rains. This thatching is engineered to last more than twice as long as traditional thatching. The cage structure of the canopy has also been refinished and has received a brand new fitted canvas. To top it off, the surrounding landscaping has been redone with lush tropical foliage and 360 degree speakers for music. This pool has been a refreshing addition to the Clubhouse, and is a place where residents can enjoy for many more years.

# MAJOR PROJECTS

## *Ashby Pool House Renovation*

To compliment the recent paver and fence renovations of the Ashby Pool, the restrooms were also revamped to match the new design of the pool houses of the surrounding pools. These new restrooms look great and are much easier to maintain. Bright wall tiles open up the space, while a splash of blue mosaic tile ties in the beautiful blue water of the pool. New counters and fixtures were installed to top off this modern design.



## *AC Unit Replacements*

It's important the temperature inside the Clubhouse is comfortable throughout the year, especially in the warm summers. Most of the AC units were nearly original to the building and have been repaired several times. As the years go on, parts to make these repairs become harder to come by. This year, CenClub started replacing the AC Units throughout the building, starting with the large roof units for the Party Room, Card Room A and GPA. We have also replaced units for the Clubhouse Library, Stained Glass Studio, GP-C. These newer units are more reliable, easier to maintain, and energy efficient.



# MAJOR PROJECTS

## *New Basketball Court*

Residents who enjoy basketball here in CVE are used to using shared courts that are often booked with tennis reservations. We are excited to announce that CenClub has added a designated half-court basketball court to the clubhouse sporting complex. Located on the back side of the new Handball and Racquetball Court, basketball will offer residents another way to stay active and engage in some friendly competition. With a regulation-height rim and professional-grade backboard, this court is a slam-dunk addition to the clubhouse amenities. Weather-resistant padding has also been added to the back wall, providing an extra layer of safety for players.



## *Ping Pong Room Renovation*

This year, we updated the flooring in the Ping Pong Room to enhance both the functionality and aesthetic of the space. The new flooring provides a smoother, more durable surface, improving the overall playing experience for residents. We also install new LED lighting and ocean blue sound-absorbing panels that add both color and function, along with a fresh coat of paint to brighten the room. Together, these updates create a safer environment and make the space more enjoyable for players to rally up some fun!

# OTHER PROJECTS

Here is a look at more highlights and accomplishments from 2025.



*Replaced Flood Lights in Back Parking Lot*

*New Restaurant Patio Workstation*

*Singing Pumpkins - 5 Year Anniversary*

*Replaced Badminton Net and Volleyball Lines*

*New Trees at Basketball Court*

*Lapidary Studio Machinery Upgrades*

*CVF Stickball Hosts FTU Softball Team*

*Lyndhurst South and Upminster Roof Replaced*

*Clubhouse Tennis Court Lights Replaced*

*Grand Opening of The Green Market*

*Replaced Water Fountains throughout Clubhouse*



# ON THE HORIZON

CenClub is proud to be a part of CVE and we're always setting our sights on what's next. Here is a glimpse of the projects on the horizon for 2026.



## *Fencing Upgrades Continue*

In 2026, CenClub plans to further improve the security and aesthetics of our pool decks through the continuation of fencing and gate upgrades. While the older bright white fencing is grandfathered in under current regulations, we are updating the pool deck fencing to meet modern Broward County height standards and enhance overall safety and design.

The new palisade spiked fence panels are 6ft tall, preventing intruders on the pool deck while the pool is locked overnight and during emergencies. These fencing improvements include lower-profile design and blends more seamlessly with the natural landscape around the pools.

## *Pool House Renovations*

CenClub strives to set standards and to stay current. In the coming years, we are budgeting to continue the renovations on pool house restrooms throughout the community. Just like the Ashby Pool, these renovations will brighten up our facilities, modernizing the restrooms and unifying the design aesthetics throughout the CenClub properties.



# ON THE HORIZON

## *Strengthening Reserves*

CenClub Recreation Management remains committed to strengthening reserves to ensure the long-term quality and sustainability of our amenities. With rising operational and maintenance costs, as well as increased utility and materials expenses, we are fortifying contingencies to keep pace with the economy while maintaining value for residents. By proactively building reserves, we can continue investing in facility improvements, enhancing our amenities, and addressing future needs without compromising service or experience.



## *Security Upgrades*

CenClub Recreation Management continues to prioritize the safety and well-being of our residents and guests. In 2026, we will be adding a Director of Security to our contracted services to solely oversee and safeguard all recreation properties. Security resources, including officer scheduling, will be focused exclusively on the Clubhouse, pools, and courts, ensuring a dedicated presence and enhanced protection for these areas. These measures reinforce our commitment to providing a safe and secure environment for everyone who uses our facilities.

# 2025-2026 BUDGET



At CenClub, we carefully steer the allocation of your monthly recreation payment towards enhanced and expanded amenities for our residents—introducing new facilities, enriching daily life in the village, and strengthening reserves to ensure a steady course for the future of CVE.

## *Income*

CenClub's income is generated through monthly recreation fees and activity-related revenue, including classes and ticket sales. We are proud to share that the CenClub coupon continues to be the lowest of the three required payments.

Due to rising operating costs and increasing rates, the monthly recreation fee for 2026 has been adjusted to \$120. This necessary change will ensure continued maintenance, improvement, and smooth operation of our recreation facilities throughout the community.

In the upcoming year, just under \$13 million will be allocated to help keep our amenities shipshape while expanding and enhancing the programs and services offered through CenClub for the benefit of our residents.

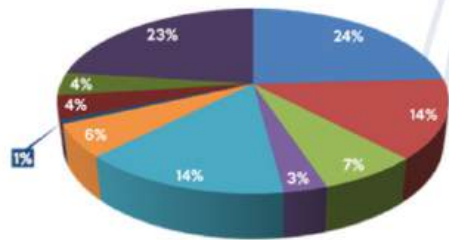
COUPON INCOME	\$11,996,280.00
OTHER INCOME - Classes, I.D., and Ticket Sales	\$864,065.00
<b>TOTAL INCOME</b>	<b>\$12,860,345.00</b>

# 2025-2026 BUDGET

## Expenses

As a part of this large community, CenClub oversees many expenses necessary to keep our recreational amenities on course. Our annual operating budget offers a transparent breakdown of how income is used to support these services.

- GENERAL AND ADMINISTRATIVE (24%)
- TAXES/FEES/INSURANCE (14%)
- ID AND SECURITY (7%)
- LEGAL AND PROFESSIONAL SERVICES (3%)
- ELECTRIC/TRASH/JANITORIAL (14%)
- THEATER/ENTERTAINMENT/DANCES (6%)
- ATHLETIC/INSTRUCTORS/SPORTS/GAMES (1%)
- POOLS/COURTS/GROUNDS (4%)
- FACILITIES/EQUIPMENT/HVAC (4%)
- SCHEDULED PROJECTS AND RESERVES (23%)



### EXPENSES

GENERAL AND ADMINISTRATIVE	\$3,114,857.00
TAXES/FEES/INSURANCE	\$1,777,237.00
ID AND SECURITY	\$896,650.00
LEGAL AND PROFESSIONAL SERVICES	\$391,380.00
ELECTRIC/TRASH/JANITORIAL	\$1,878,700.00
THEATER/ENTERTAINMENT/DANCES	\$737,590.00
ATHLETIC/INSTRUCTORS/SPORTS/GAMES	\$59,650.00
POOLS/COURTS/GROUNDS	\$521,900.00
FACILITIES/EQUIPMENT/HVAC	\$519,080.00
SCHEDULED PROJECTS AND RESERVES	\$2,963,301.00
<b>TOTAL EXPENSES</b>	<b>\$12,860,345.00</b>

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

# A SPECIAL THANK YOU TO OUR 2025 BOARD OF DIRECTORS

A decorative graphic of a thick, braided rope in a light blue color, extending from the left edge of the page towards the right, where it forms a loop.A simple line drawing of a seashell, positioned on the left side of the page.

**RITA PICKAR**

*President*

**STANLEY SPITZER**

*Vice President*

**JAY BAIMEL**

*Treasurer*

**MICHAEL RACKMAN**

*Corporate Secretary*

**SUSAN DOVE**

**SHEILA PASCAR**

**ARNOLD KLEIN**

A simple line drawing of a sailboat, positioned on the right side of the page.

We are always seeking adventure here in Century Village East, setting standards along the way. CenClub is looking beyond the horizon, navigating opportunities year after year. We are setting sail into 2026, moving forward and making waves.



*CenClub Recreation Management, Inc.*

*2400 Century Boulevard*

*Deerfield Beach, Florida 33442*

*954.428.6892*

*[www.CenClub.com](http://www.CenClub.com)*