

## **Minutes of CVE CenClub Board of Directors Meeting**

**September 10, 2024**

Present: Rita Pickar, Stanley Spitzer, Jay Baimel, Michael Rackman, Susan Dove, Shelia Pascar (via Zoom); Absent: Arnold Klein and Shelia Pascar. Mike Burdman, the executive director of CenClub, and Norma Taylor on Zoom from Bay Management.

Rita spoke about the loss of her friend Gene Goldman, also a friend of CenClub. Gene and his wife, Doris, came to CVE about the same time Rita did and saw him at all the meetings. He sat on the stage at the COOCVE meetings and was the parliamentarian for COOCVE. Gene always had something nice to say at the CenClub meetings. Over the summer, it was decided that Gene deserved to be on the wall of fame in the main lobby of the Clubhouse. The plaque was ordered, but there were no meetings over the summer; Gene left us before it was announced. Gene was the parliamentarian, building president, area chair, and MM president. Mike echoed Rita's comments and stated he looked forward to seeing Gene at the meetings because he would always say something nice after all the complaints. A tree will be planted in Gene's name on the east side of the property, as close to Grantham as they can get. Jay mentioned there will be an article about Gene in the October issue of *The Reporter*.

### **Minutes:**

Susan Dove moved, and Stanley Spitzer seconded the motion to waive the reading and approve the May minutes as posted on the CenClub website and printed in the *Reporter*. The Motion carried unanimously.

### **President's Comments: Rita Pickar**

Rita asked residents not to believe the rumors that started at the pools and on the buses. No one on the committee gets kickbacks. Projects are implemented because they need to be and are determined by qualified individuals before the money is spent. Everyone in CVE pays different amounts to recreation, from \$99.50 to \$111.00/month. There is no one here that can figure that

out! The original documents have a chart that determines the amount you pay by the size of your apartment; this makes no sense because everyone uses the Clubhouse no matter the size of their apartment. Beginning on January 1, the recreation coupon is being raised to \$110/person. Some will take a reduction, and some will pay a few dollars more – but this will be the fairest way to move forward. Operating the facility costs a lot more; the coupon has not been raised in the last seven years. Everyone in CVE will pay the same amount for the Recreation coupon.

## **Treasurer's Report: Jay Baimel**

Jay gave a consolidated report for the last four months. This report is from May 1 through August 31, 2024. In the checking account at the end of April, there was \$151,370 in the account. For May through August 2024, CenClub received \$3,639,958, spent \$4,989,907, and transferred \$1,354,107. The operating checking account at the end of August was \$155,528. The reserve account at the end of April was \$4,893,401. During this latest four-month period, May through August 2024, we earned \$27,845 of interest income, transferred from the reserve account of \$1,354,107. As a result, at the end of August, the reserve account had a balance of \$3,567,139. CenClub, at the end of August, had a total cash of \$3,728,916.

As indicated in prior reports, CenClub has reached the end of the first five years of the 20-year capital needs plan. The CenClub Board has unanimously authorized our professional independent appraisers to update their study to maintain a 20-year outlook. CenClub has received its revised recommendations and will provide the report to the residents in the coming months upon completing the CenClub Board's review.

CenClub's budget and spending for capital projects and repairs planned this coming fiscal year, which started on October 1, 2023, was set at \$3.5M. For the eleven months ending August 31, 2024, CenClub has dispersed almost \$3,291,000 toward this target. The following five projects represent 77% of this total. Richmond and the Clubhouse pools (\$1,435,000), Richmond sail shades (\$305,000), Upminster restroom ( \$304,000), racquetball courts and land improvements (\$248,000) and Clubhouse roofing (\$244,000). CenClub has dispersed in this current fiscal year \$2,536,000, 77% of the total \$3.5M. There are 15 other projects aggregating \$755,000, representing necessary safety and amenity improvements.

Interest income on operating and reserve cash balances amounted to \$91,000 for the eleven months ended August 31, 2024, as we continue to benefit from CenClub's cash management practices and the higher interest rate environment. At the end of August, recreation accounts receivable was \$123,785, up from \$120,475, an increase of \$3,310 from April 30. The total assets of CenClub Recreation Management Inc. as of August 31 was \$16,644,162, down from \$16,783,700. Total liabilities were \$2,836,361, down from \$4,196,801. As a result, CenClub members' equity (assets minus liabilities) as of August 31, 2024, was \$13,807,801, up from \$12,586,899 as of April 30, 2024. Five years ago, CenClub Recreation Management adopted a fiscal year from October 1 through September 30 to mirror its activities year to provide owners with greater financial transparency. The outside CPA firm will begin its audit for the year that ended September 30, 2024, and we expect a report in late October. In making the budget conclusion for 2025, your elected voluntary CenClub Board accumulated relevant data, discussed it, and formulated a thoughtful and comprehensive plan for the benefit of the Community. Underlying this process was the understanding that the amenities that CenClub builds maintains, and modernizes in this community contribute significantly to the continuing growth in property values for our owners in CVE. The Board replied to a detailed 78-page capital needs assessment and replacement reserve analysis prepared by objective and professional consultants to develop our 20-year capital spending needs. As mentioned in the August report, CenClub has reached the end of the first five years of the initial 20-year capital needs projection. Accordingly, CenClub has authorized our professional independent appraisers to update their study to maintain a 20-year outlook. CenClub has recently received their revised recommendations. The Board's mission is to evaluate all future spending to ensure the highest quality recreation facilities to protect and enrich our community property values.

As Rita mentioned, the Board of CenClub has voted to increase the coupon effective January 1, 2025, to a uniform rate of \$110/month for all owners to remedy the inconsistent provisions in the original documents. This is the first increase in the last seven years, and the CenClub Board remains committed to maintaining your CenClub dues as the lowest of the three monthly coupons. The operating side of the budget is comparable to the previous year. CenClub will assume all Clubhouse and pool security costs in the 24/25 budget, resulting in a 40% increase in that line item – \$670,000 to \$940,000. Jay presented a pie chart on the screen, which will be

available in the staff office. Under expenses, there are scheduled projects, \$3,331,000, including significant expenditures to modernize, maintain, and improve recreational facilities. The total is approximately the same as in the two previous years of capital spending. Jay thanked the Board, Mike, and Norma for constructing and validating this budget.

Rita thanked Jay for his report.

**Executive Director Report:** Mike Burdman, Executive Director

## **Recreation Updates**

### **Completed projects:**

Sail shade construction on the Richmond pool deck has been completed on the west side, with tables, chairs, and loungers for residents to enjoy.

Remodeling of the Upminster bathroom has been completed, and residents can now enjoy a new, modern bathroom. One toilet on the Men's side was found to be faulty and has been ordered. We hope residents enjoy the new facility. At the Upminster pool, ficus intrusion was in the sewer line, which runs under the real estate office. The pool will be closed tomorrow for a few hours to clear the roots and replace the section of pipe.

The elevator replacement project has been completed, and inspections are underway - we hope to have it open this week. The new elevator features a new-look cab and moves faster and more reliably. Mike thanked everyone for their patience during the renovation project.

### **Projects underway:**

The Clubhouse pool passed three inspections last week and will move to the rebar/metal phase of the rebuild, followed by final plumbing and concrete. There were delays in a permit revision as well as weather-related stoppages.

The Ashby pool and pool deck project is underway and nearing completion in the next few weeks. The Ashby pool receives a new surface, tile, pavers, and a 6' bronze fence. As a note, the Ashby pool bathroom will be redone and modernized next summer.

The Clubhouse roof project is underway. By the end of the project, the entire roof of the Clubhouse will be new. So far, all the flat areas have been completed, and inspections have been passed. Tile areas will be done in sections starting on the west side of the building.

Mike showed a video of the projects worked on over the summer and those still in process.

### **Upcoming projects:**

Pickleball sail shades - Construction will begin on sail shades that will cover the patio area at the parking lot's pickleball courts in the next few weeks. This feature will provide shade for the residents waiting to play or who enjoy watching the games from the picnic tables on the patio.

Lyndhurst South Pool and Upminster Pool will be having the roofs replaced on the bathhouses. We are currently in the permit phase of these projects.

### **Maintenance and Pools:**

Our maintenance team completed 676 work orders throughout the summer, and our pool team completed 157 work orders. Maintenance has been busy with the general upkeep of our facilities, and annual wall repairs and interior painting of the clubhouse have been completed. All lights on the property have been surveyed and ordered or replaced as needed. A safety inspection has been completed on all swimming pools, and no issues were noted with the equipment or facilities. Security is actively monitoring the pools and bathhouses as well.

### **Reminder of Pools Rules**

- Please use the restrooms. A contaminated pool means a closed pool.
- Reservations are required when having a gathering at the pools. Reservations help CenClub know who to contact if there is an issue and keep the team organized.
- Please have your ID card on you at pools and any CenClub area (pictures are not accepted).
- Food is allowed. Glass is not permitted.
- Please be courteous to your neighbors, do not play loud music, no ball playing or

jumping in the pools.

- Bikes, electric bikes, and scooters are prohibited on the pool deck. Please keep them at the bike racks.
- Security officers are patrolling all areas.

**Fitness Center:** Welcome our new hire- Kyle Heckman, Fitness Coordinator, full-time Mon.-Fri. 7 a.m.-3 p.m. Kyle's background includes a bachelor's degree in Sport & Exercise Science from the University of Central Florida, certified personal trainer/CPR & first aid certification.

**8-Ball Billiards Tournament this October:** Watch for the date and time. The tournament is open to men and women; stop by the fitness center for more information.

**Pickleball Lessons:** Pickleball lessons are being held at Clubhouse Court #4 . Lessons will be held on Wednesdays from 8 am - 11 am.

**Personal Trainer:** The fitness Center offers personal training at a fantastic rate. Stop by the fitness center today for more information and a free consultation with our staff members. Over 100 training sessions over the summer months!

**Fitness Equipment Orientation:** Sign up in the fitness center for this hour-long session, during which one of our fitness experts, Rocco or Cindy, will walk you through the center and explain the equipment's functions and safety.

### **Lifestyle and Entertainment:**

Ticket Launch will be on November 8th! Tickets for these shows are just \$18, a small increase from previous years, and available for purchase online and at the box office during business hours – 9 am – 4 pm the day of launch (November 8th) and every day we are open after that!

As a reminder, all shows begin promptly at 8 pm. If you are bringing a guest, please ensure they have a ticket and a form of photo ID and are checked in at a security desk. You must accompany them. Guests will only be let in with a resident.

**Dances:** The dances are on Saturday nights in the party room. Like the theater policy, shorts will not be permitted at the dances, which start at 7:30 p.m. Guests can attend dances in the party room if they are with a resident and signed into the Clubhouse with security upon entry. Please also remember that this is a fragrance-free zone.

**Pool Parties** have been moved to the multipurpose room (located in the fitness center) during the pool construction. The parties will be on Sundays from 1:00 p.m. to 4:00 p.m. Residents can

enjoy the DJs, sing Karaoke, and dance.

As a reminder, being a part of the **CenClub email list** is essential. Important updates and information about events, classes, activities, and our monthly happenings are sent out to every resident on the list. Remember, you can join the mailing from the comfort of your home by visiting [www.cenclub.com](http://www.cenclub.com). In addition, you can sign up in person at the Staff or Administration offices at any time.

## **CenClub Announcements and Events**

**Fall Session 1 Classes.** Classes are starting soon: Tote Bag Quilting, Porcelain Flower making, Italian Language and Culture, How to Use Smart Phones, Abstract Art, and more! Classes are for six weeks and begin September 16th. Visit [Cenclub.com](http://Cenclub.com) to register for classes online, or visit the staff office. The Fall Class Showcase took place on August 26th. Mike thanked the instructors and residents who attended. The next class showcase is on December 2nd in the party room, where residents can meet the instructors and learn more about their classes.

**Property Appraiser:** The Broward County Property Appraiser's office will return to the second-floor lobby of the Clubhouse on Thursday, October 3, to assist residents with Homestead. You must schedule an appointment by contacting the staff office, and appointments range from 9:30 a.m. to 12:00 p.m. They will be here on the first Thursday of every month through 2024.

**AARP Defensive Driving:** Defensive driving classes are back with AARP! Classes are filling up quickly and are available on October 9. Residents must come in person with a check to reserve a spot in a class session. The cost is \$20.00 for AARP members and \$25.00 for non-members, and the class lasts from 11 a.m. to 5 p.m., so bring lunch!

**Comcast:** Every Tuesday from 8 a.m. to noon, Comcast is available in the second-floor lobby of the Clubhouse to assist residents in setting up equipment, operating the remotes, connecting to the internet, or with any other hardware issues. These appointments are not for billing and account questions; residents should call the 800 number.

**BINGO:** Bingo is in the party room every Tuesday at 7:00 p.m., with doors opening at 5:30 p.m. Guests are again permitted to attend. As a reminder, players must be in the party room

before the start of the first game at 7 p.m., with no exceptions.

**Halloween Party:** Ahoy mateys! The Halloween Party is back and is selling out fast! This year's theme is Haunted Pirates: "Dead men tell no tales." There will be interactive scavenger hunts, maps, and treasure! Tickets are \$10 and can be purchased online at [cenclub.com/tickets](https://cenclub.com/tickets) or the ticket office at the Clubhouse.

**BJ's Wholesale:** BJ's returns in November to offer residents membership discounts. More information will be sent out as these dates approach.

Mike introduced Tyler Lowe, a new night and weekend operations manager-employee. He came to CVE from Allied Universal as he worked at the security front desk for the last five years.

**Employee of the Summer:** Darneen Vautrin, who works in the administrative office and handles all HR matters, bookkeeping, and administrative duties. Mike thanked her for always handling everything and all her hard work over the summer.

**New Business:**

Jay Baimel moved, and Susan Dove seconded to approve the 2024/2025 CenClub budget. The motion carried unanimously.

**Old Business:** None

The next **CenClub meeting** will be on October 8, 2024, in GP-A at 9:30 am.

Susan Dove moved to adjourn, seconded by Jay Baimel at 10:26 a.m. The motion carried unanimously.

Respectfully submitted by

Rita Pickar, President, CenClub Board