

Minutes of CVE CenClub Board of Directors Meeting March 11, 2025

Present: Rita Pickar, Stanley Spitzer, Jay Baimel, Michael Rackman, Shelia Pascar, Arnold Klein. Absent: Susan Dove

Mike Burdman, the executive director of CenClub, was present, and Norma Taylor with Bay Management was on Zoom.

Minutes:

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

Treasurer's Report: Jay Baimel

Jay reported that for February 2025, the operating account began with \$136,793. During February, CenClub received \$1,006,882. CenClub dispersed \$1,030,932 and transferred \$87,379 to the reserve accounts. At the end of February, the operating account balance was \$25,364, and petty cash was \$5,692. At the end of February, the total operating cash was \$31,056. CenClub had a reserve cash balance of \$3,090,533. As of February 28, 2025, CenClub Recreation Management has \$3,121,589 in total cash. The reserve account began in March 2025 with \$2,998,049, and CenClub earned \$5,105 in interest income. There were net transfers from the reserve to the operating account of \$87,379; therefore, at the end of February 28, 2025, the reserve balance was \$3,090,533.

Five years ago, the CenClub Board recognized the importance of setting aside funds to cover the hurricane deductible, which was \$1,750,000. Both the Board and the Property Manager are fully aware of the need to ensure this deductible is covered in the event of a major storm.

The month-end balance in the sweep reserve account includes deposits of less than \$250,000 in 19 different banks, ensuring maximum insurance coverage under FDIC guidelines. f

During the five-month period starting in October 2024, the beginning of the current fiscal year, through February 2025, CenClub has dispersed a total of \$2,058,000 for 2024/2025 budgeted capital projects.

The February 2025 expenditures of \$35,000, which are included in the \$2,058,000 total, were \$301,000 for the Clubhouse pool and \$58,000 to modernize the Ashby pool house bathrooms.

Interest income for the five months ended February 28, 2025, amounted to almost \$29,000. For February 28, 2025, net recreation receivables were \$116,575, down from \$118,955—a decrease of \$2,380 from January 31, 2025. Total assets of CenClub Recreation Management as of February 28, 2025, were \$9,728,799, up from \$9,504,916. Liabilities were \$557,725, down from \$620,064, down. As a result, CenClub members' equity was \$9,171,075, up from \$8,884,852 on January 31, 2025.

Stanley Spitzer asked if the room that was replaced was fully paid for. Jay responded that a large part of that was paid in the prior fiscal year. Mike replied that approximately 80% was paid in last year's budget.

Michael Rackman asked about the range of interest rates we receive from the reserve accounts. Jay responded that we are currently getting about 2%.

Executive Director Report: Mike Burdman, Executive Director

Projects underway:

The Clubhouse pool is almost finished, with the final touches on the paver deck completed last week. The remaining tasks include installing the equipment, drains, returns, and plaster. We want residents to know that once the pool is filled with water and the chemicals are balanced, we still need to schedule an inspection with the Department of Health to obtain a new license. We're hoping to open the pool as soon as possible.

The final phase of our roof replacement, which involves the tallest sections around the theater's top, is now underway.

Mike showed a short video on the pool's progress.

Upcoming projects:

The bathhouses at Lyndhurst South and Upminster Pools will have their roofs replaced, and the Ashby poolhouse restroom will be refurbished. These projects are in the permit phase.

New central AC units for the Clubhouse have been ordered. Construction is expected to take 36 weeks, and installation is planned for April.

Technology upgrades in the theater and party room will begin after the season.

Maintenance and Pools:

In January, the maintenance team completed 231 work orders, and the pool team completed 29.

- All lights on the property have been surveyed, and necessary replacements or orders have been made. An emergency light at Markham Pool and a 6' light in the men's room were replaced. Lights in the art room were replaced with LED Panels. A damaged bollard light was replaced at the Clubhouse pickleball court.
- A major backup in the ladies' room at the Ventnor pool was unclogged—only flush toilet paper.
- All swimming pools were inspected for safety, and no issues were found with the equipment or facilities. Security is actively monitoring the pools and bathhouses.
- All pool bathhouse floors have been pressure washed and an exhaust fan for the indoor pool has been replaced.

Please use the bike racks available at every recreation area. Bikes are not allowed on the pool deck, as this violates health codes. Abandoned bikes will be booted by security or removed by management after repeated offenses.

For your safety, please be mindful when riding. Due to safety concerns with moving equipment and materials, bike riding is prohibited on recreation sidewalks, in the maintenance area, and under the Clubhouse tunnel entrance. Please avoid cutting through these areas—ride around the Clubhouse instead.

Reminder of Pools Rules

- Please use the restrooms. A contaminated pool means a closed pool.
- Reservations are required for gatherings at the pools. Reservations help CenClub know whom to contact if there is an issue and keep the team organized.
- Please have your ID card with you at the pools and in any CenClub area (photos are not accepted).
- Food is allowed. Glass is not permitted.
- Please be courteous to your neighbors; do not play loud music, do not play ball, or jump in the pools.

Fitness Center: A new punching bag was installed on the outdoor porch. On January 30, Pro Fitness serviced and repaired the Abb machine, Apex Cross Trainer, leg press, and treadmill #6.

Pickleball Lessons: Pickleball instruction is ongoing at the Tilford courts. Additional sessions have been added to accommodate the growing number of residents: Tuesday from 7:30 a.m. to 11:30

a.m. for beginners, Wednesday from 7:30 a.m. to 11:30 a.m. for intermediate players, and Thursday from 7:30 a.m. to 11:30 a.m. for intermediate to advanced players.

Lian Gong: It will be held on March 10, 12, and 14 in Room GPE from 12:30 p.m. to 1:30 p.m. with Dashi, a lecture, and a demo. Residents should go to the fitness center and speak with Cindy if they have any questions.

Basketball Free Throw Contest: The free throw contest will be held on Wednesday, March 19th, from 1:30 p.m. to 2:30 p.m. (Rain date: Wednesday, March 26th). The court will be reserved for warm-ups starting at 12:30 p.m. Sign up in person at the Fitness Center.

Personal Training: Personal training is available at an excellent rate in the fitness center! Stop by today for more information and to schedule a free consultation with our staff.

Fitness Equipment Orientation: Sign up at the fitness center for this one-hour session. Our fitness experts, Rocco or Cindy, will guide you through the center, explaining how to use the equipment and highlighting important safety features.

Lifestyle and Entertainment:

Tickets for season shows are now on sale. These shows cost just \$18, a slight increase from previous years. They are available for purchase online and at the box office during business hours: 9 am—4 pm Monday through Friday and one hour each Sunday before shows begin. As a reminder, all shows start promptly at 8 pm unless noted.

Upcoming Shows this Month

- Wednesday, March 12th: Kerst Lehmann, “Black Tie Optional.” Join Kerst and a seven-piece band for a journey through vintage American popular music.
- Sunday, March 16th: Viva Pavarotti An opera tribute
- Wednesday, March 19th: A Traditional Klezmer Celebration: Featuring traditional Klezmer and Yiddish songs
- Thursday, March 20th: Broadway Pops Orchestra Spring Concert
- Sunday, March 23rd: A Night with Jackie’s Boy “The Celebration of Marvin Gay and Motown”
- Wednesday, March 26th: The Three Dog Night Experience: A rock band concert tribute
- Sunday, March 30th: MIA “Keys on Fire” Join piano virtuoso MIA and a diverse presentation of violins, cello, percussion, ballroom dancers, and custom multimedia projections!

If you are bringing a guest, please ensure they have a ticket and a form of photo ID and that they are checked in at a security desk. You must accompany your guests; they will only be allowed in with a resident. Please remember that the theater is a fragrance-free zone; be aware of others with asthma or breathing problems. Shorts are not permitted; this is to preserve the elegance of our beautiful theater. No food or drinks are allowed in the theater. These rules are not new; they are posted on the ticket window website and printed on the back of all tickets.

Dances: Dances are held on Saturday nights in the party room, starting at 7:30 p.m. As with the theater policy, shorts are not permitted at the dances. Guests may attend if accompanied by a resident and sign in at the Clubhouse with security upon entry.

Pool parties: Due to pool construction, pool parties have been moved to the multipurpose room (located in the fitness center). They will take place 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 part of the **CenClub email list** is essential. Every resident on the list receives important updates and information about events, classes, activities, and our monthly happenings.

Remember, you can join the mailing list from the comfort of your home by visiting cenclub.com. In addition, you can sign up in person at the Staff or Administration offices at any time.

CenClub Announcements and Events

Spring/Summer Classes. Don't miss the Spring/Summer Class Showcase on March 24th! You'll have the chance to meet the instructors and register for classes on the spot. Registration for the Spring Session opens Friday, March 14. Classes include Collage Mixed Media, Computer Basics, Sewing, Woodworking, Porcelain Floral Vase, and more! Registration closes on April 7. Classes run for 6 weeks, starting April 14. Visit Cenclub.com to register online or visit the staff office for assistance.

Property Appraiser: The Broward County Property Appraiser's office will return on Thursday, March 6th, to assist residents with homestead applications. The office is located in the Clubhouse's second-floor lobby. Appointments must be made by contacting the staff office, which is open from 9:30 a.m. to 12:00 p.m. on the first Thursday of every month.

AARP Defensive Driving: Classes are filling up quickly, but spots are still available for the session on April 16th. To reserve a spot, residents must visit the Staff Office in person and pay by check. The cost is \$20.00 for AARP members and \$25.00 for non-members. The class runs from 11:00

a.m. to 5:00 p.m. Bring a lunch!

BINGO: Join us for BINGO in the Party Room every Tuesday at 7:00 p.m.! Doors open at 5:30 p.m., and guests are currently not permitted. Food and beverages are allowed, and players must be in the Party Room before the first game starts at 7:00 p.m. – no exceptions. The capacity for the event is 350 players.

Employee of the Month: Congratulations to Kim Dove for being named Employee of the Month! Over the past year, Kim has managed all of our shows, including booking regular and summer events. She has consistently gone above and beyond, working long nights and weekends. Thank you, Kim, for your dedication and hard work!

New Business: None

Old Business: None

The next **CenClub meeting** will be on April 8, 2025, in GP-A at 9:30 am.

Shelia Pascas moved to adjourn, seconded by Arnold Klein at 10:01 a.m. The motion carried unanimously.

Respectfully submitted by

Rita Pickar, President, CenClub Board