

Minutes of CVE CenClub Board of Directors September 9, 2025

Present: Rita Pickar, Stanley Spitzer, Jay Baimel, Michael Rackman, Susan Dove, Arnold Klein Via Zoom: Sheila Pascar. Mike Burdman, the executive director of CenClub, and Norma Taylor with Bay Management were also present.

Minutes:

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

President's Report

The Clubhouse Tiki Hut at the Pool is completed, and the Board is proud of the final result.

Board Member Rita said there will be a \$10 a month increase to the CenClub monthly coupon beginning January 2026.

Get togethers at pools need to be reserved and glass cannot be at the pool.

Elections are coming up for the CenClub board and 3 spots are available. COOCVE and master management also, forms available at Staff Office and master management.

November meeting will be held on Monday the 10th, due to the Holiday on Tuesday, November 11th.

Correspondence:

Mike read a letter submitted by Beverly of Tilford B regarding the reservation of LeClub and shared a response.

CenClub has a policy regarding events that may involve soliciting residents. In the past, there have been instances where residents organizing events received compensation or other benefits from attorneys, healthcare professionals, or vendors—some of whom may not have had the residents' best interests in mind and instead sought personal gain.

Due to limited staffing, CenClub cannot thoroughly vet every external vendor or healthcare provider brought into the community. For this reason, CenClub organizes and oversees certain events, such as

those involving the Bloodmobile, Hear USA, Homestead programs, Medicare representatives, and the local Commissioner. These events feature vetted professionals to ensure residents receive trustworthy and non-predatory information.

Residents are welcome to visit the staff office anytime to discuss concerns. Mike emphasized that CenClub policies and rules are established by the Board, not by staff. Residents with questions or concerns about specific regulations are encouraged to visit Mike in his office or contact him directly by phone.

Treasurer's Report: Jay Baimel

Jay reported that at the end of May 2025 the operating account ended with \$217,526. During June, July, and August, CenClub received \$2,863,112, dispersed \$3,228,911, and transferred \$373,109 to the reserve accounts. At the end of August, the operating account balance was \$224,836, and petty cash was \$5,619. At the end of August, the total operating cash was \$230,455. At the end of August, CenClub had a reserve cash balance of \$2,369,741. As of August 31, 2025, CenClub Recreation Management has \$2,600,196 in total cash. The reserve account at the end of May 2025 was \$2,700,094, and CenClub earned \$12,756 in interest income during June, July, and August. There were net transfers from the reserve to the operating account of \$373,109; therefore, at the end of August 31, 2025, the reserve balance was \$2,369,741. The month end balance in the sweep reserve account consists of deposits below \$250,000, in 13 different banks in order to ensure maximum insurance protection under the FDIC guidelines.

During the eleven months from October 2024, the beginning of the current fiscal year, through August 2025, CenClub dispersed \$3,723,000 for budgeted capital projects for 2024/2025.

June through August 2025 expenditures were \$231,000 for the Ashby pool bathrooms, \$135,000 for the bathhouse and amphitheater projects, \$118,000 for the completion of the clubhouse pool, \$103,000 on account to paint the theater ceiling, \$64,000 to roof Lyndhurst South and Upminster pools, and \$13,000 for lighting improvements in the theater, for a total of \$664,000.

Interest income for the eleven months ended August 31, 2025, amounted to more than \$59,000. The average interest rate earned during the summer of 2025 on reserve balances remains at 1.93%. For August 31, 2025, net recreation receivables were \$110,858, down from \$115,223, a decrease of \$4,365. The total assets of CenClub Recreation Management as of August 31, 2025, were \$11,206,944, up from \$10,344,388. Liabilities were \$526,225, up from \$395,411. As a result, CenClub members' equity was \$10,680,719 up from 9,948,977.

Six years ago, CenClub Recreation Management adopted a fiscal year to run from October 1 to

September 30 in order to mirror its activities year. Our outside CPA firm will begin their audit for the year end September 30, 2025, in late October. We will expect a completed audit report sometime around the end of this year. In making the budget conclusions, the elected voluntary CenClub board accumulated relevant data, discussed it, analyzed it, and then completed our fiduciary responsibility by formulating a thoughtful and comprehensive plan for the benefit of the entire community. Underlying this process was the understanding that the amenities that CenClub builds, maintains, and modernizes in this community contribute in a significant way to the continuing stabilization and growth in property values for our owners at CVE. As stated last year, we relied upon an updated capital needs assessment and replacement reserve analysis prepared by objective and professional consultants to recalibrate our original 20-year capital spending needs. The board has conservatively incorporated various provisions into the calculations for 2026 and for the longer term beyond next year. The foremost mission is to evaluate all future spendings to ensure the highest quality of recreation facilities in order to protect and enrich our community property values. The CenClub board and CenClub employees are proud both professionally and personally of the amenity improvements they have planned and executed for the community during the past several years. The modernized Clubhouse pool is uniquely exceptional in giving users the everyday feel of a resort environment.

As Rita mentioned for the following budget year, the board has voted to increase the coupon effective of January 1, 2026, to a uniform rate of \$120 per month for all owners due to a steady spiral of inflationary, operating, and capital costs. Despite this increase, the CenClub board remains committed to maintaining your CenClub dues as the lowest of the 3 monthly payments. The operating side of the budget is comparable to the previous year excluding the scheduled projects and reserves. The operating expenses are largely uncontrollable and fixed, amounting to \$9,897,00, 3% higher than the prior year, which resembles the U.S. inflation rate. Jay presented a pie chart on the screen, which will be available in the staff office and online. Under expenses, there are scheduled projects and reserves, \$2,963,301, including significant expenditures to modernize, maintain, and improve recreational facilities. The total is approximately the same as in the three 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

Projects underway:

We are saddened this summer of the passing of a couple of dear friends of CenClub, and champions within this community. Mitzi Rice, our line dance instructor, brought joy, energy, and community to the dance floor here in CVE for over 20 years. Her warmth and passion touched everyone she taught, making each class a celebration of movement and friendship. Rhonda Pitone, a regular here in the Clubhouse, has had a passion for improving the lifestyle for all within the village. She has been an encouraging and beloved member of our community for over 25 years.

As Rita said there will be a \$10 a month increase to the CenClub monthly coupon beginning January 2026. This increase is due to the consistent rising costs of the operation of the CenClub facilities as well as continuing to keep or reserve accounts in line with our most recent capital needs study. Should you have any questions you can come and see me at the administration office any time.

Credit cards will not longer be an option for Auto-Pay for the recreation fees. If you would like to pay with a credit card, you may pay in the Payment and I.D. Office. Credit card payments will be charged a 3% processing fee.

A video of the recent summer projects was shown.

Recreation updates:

- Since our last public meeting in June our Main Chilled water AC units that service the largest parts of our Clubhouse, the Party Room and the GPA wing, have been replaced. Cranes were used to remove and install the new, custom made units and I want to thank all involved in the very complicated project. The units are online and working great!
- Construction has been completed on one of our newest CenClub amenities. A new Tiki Hut was installed on our Clubhouse Pool Deck. This new feature not only provides shade but also offers a new tropical feel to our resort style pool.
- Construction is ongoing on our New CenClub Basketball court. The Court is located on the back side of the Racquetball / Sports wall and will make an amazing new addition to our sports complex area.
- Renovations are complete at the Ashy Pool Bathhouse. The new look compliments the newly redone pool and deck area and matches the new look at several of the other pools.

- Updates are currently underway to the Party room Sound and light system and will be completed in the coming week. Stay tuned for additional pool-related updates, including Sunday schedule information, which will be shared via email.

Upcoming projects:

- Towards the end of this month, the theater will be closed for renovations, repairs and painting. The project should take no longer than 5 weeks and be completed long before our show season starts.
- The moment everyone has been waiting for! Ticket Launch this year will be on Friday October 10th. Tickets will go on sale at 9AM both online and in person at the box office. The process will be the same as years past, first come first serve in person. We'll have several windows and offices open to process orders as quickly as possible! Our new season show booklet will be available for all residents both in person and online following this meeting. Ticket order forms are available at the box office, the Staff Office, as well as online at cenclub.com/tickets. Save some time on the day of launch and have your form filled out in advance.

Maintenance and Pools

Through the months of June, July and August, 589 Work orders were completed by our maintenance team and 198 work orders were completed by our pool team. All lights on the property have been surveyed and ordered or replaced as needed. During the summer months all pools have been treated for phosphates. Main Pool Pumps were replaced at Berkshire and Ventnor. The Clubhouse pool underwent 3 months Service and is now prepped for annually scheduled maintenance. A safety inspection has been completed on all swimming pools and no issues were noted on equipment or facilities. Security is actively monitoring the pools and bath houses as well. The Maintenance team replaced all the lights in the Billiards room with Flat Panel LED Lights. Saunas units and controls were replaced in each locker room, in the mens room and is currently being replaced in the women's.

Bike Safety Reminder

Residents must use the bike racks available at every recreation area. Bikes are not permitted on pool decks as this is a serious health code violation. Bikes found abandoned or repeatedly left in unauthorized areas may be booted by Security or removed by Management.

For everyone's safety:

- Do not ride bikes on Recreation sidewalks, in the maintenance area, or under the tunnel entrance to the Clubhouse. These areas are active zones for equipment and material movement and pose significant safety risks.
- Please ride around the Clubhouse rather than cutting through restricted areas. (or please walk your bike safely through this area.)

Pool & Recreation Reminders

- Please use the restrooms – Contamination will result in pool closures.
- Reservations are required for gatherings to manage attendance and have contact information.
- ID cards must be carried at all pools and CenClub areas, including courts. Failure to present ID may result in suspension of recreation privileges.
- No glass or food in pool areas.
- Music, horseplay, and ball playing are not permitted for the safety and comfort of all residents.
- Reminder: No floatation loungers, innertubes, or large inflatables. Pool noodles are allowed.

Fitness Center:

Debra Jaffe, our new Line Dance instructor, brings extensive experience in both Line and Ballroom Dancing. She will be teaching classes on Mondays and Thursdays from 12 PM to 1 PM. Hank Leimac, our new Zumba instructor, joins us with several years of experience in Zumba and other dance disciplines. His energy and expertise will be a great addition to our fitness team. Pro Fitness came in on 8/22 to complete the cardio equipment maintenance. All equipment and machines in the fitness center are in working order

- New saunas: see the front desk of the fitness center for a sauna session. They can now manage both the saunas digitally at the desk.

Tennis instruction with Coach Ron is available at the Clubhouse court #4 Monday through Friday, 8:30 a.m. to 12:00 p.m.

Pickleball lessons with Coach Cleo are on Wednesdays at Clubhouse Court #4:

- **8:00–8:55 a.m.** – Beginner
- **9:00–9:55 a.m.** – Intermediate/Advanced
- **10:00–10:55 a.m.** – Intermediate/Advanced

Active Aging Week is October 6-12 and the Fitness Staff has put together a great schedule of programs for the week, with some fun Fitness Challenges! Jasmine Tennie is returning for another great lecture here in GP-A on Oct 11 at 11am as a part of the weeks programs! See the fitness Center staff for all the details and completed schedule of these Active Aging events.

Personal Training is available at great rates! Stop by the fitness center for details and a free consultation with our staff.

Fitness Equipment Orientation sign-ups are now open! Attend this hour-long session to learn how to use the equipment safely and effectively.

Lifestyle & Entertainment

Upcoming Shows:

Sunday, September 21: Susan Sings the SIXTIES

- Revisit the many unforgettable innovations of the 1960s with this Trio!

Sunday, October 5th: Kate Delaney Duo

- A fun duo made up of husband and wife who both have a passion for music.

Tickets: They are just \$7 and available online and at the box office (Monday through Friday, 9 a.m. to 4:30 p.m.). All shows start promptly at 8 p.m., unless noted. Shorts are permitted. All guests must have a ticket and photo ID, be checked in at security, and be accompanied by a resident. These rules are posted and printed on all tickets.

Saturday Night Dances

It will be held in the Party Room at 7:30 p.m. Please note that shorts are not permitted. Guests may attend if accompanied by a resident and signed in at the security desk.

Sunday Pool Parties

We're back at the Clubhouse pool. Join us every Sunday from 1 to **4 p.m.** for DJs, karaoke, and dancing!

Stay Connected

Don't miss out! Join our email list to get updates on events, classes, and monthly happenings.

Sign up online at www.CenClub.com or visit the staff or admin office.

CenClub Announcements and Events

- Classes for the Fall Session 1 begin September 15th and registration is still open! Classes such as, How to use Computers, Collage and Mixed Media, Watercolor, Learning Spanish, Porcelain Flower Making, History of Comedy Legends, and more! Classes for 6 weeks. Visit Cenclub.com to register for classes online, or visit the staff office.
- A unique installation of Clubhouse History has been installed in the Art Gallery on the second floor. The installation includes original maps, newspaper articles, photos, season show books, evolution of ID cards, and even equipment used “back in the day.”
- **PROPERTY APPRAISER:** The Broward County Property Appraisers office will be back Thursday, Oct 2nd to assist residents with homestead. Visit them on the second-floor lobby of the Clubhouse. Appointments must be made by contacting the staff office. Appointments are available from 9:30am to 12:00pm. They are scheduled to be here the first Thursday of every month.
- **Supervisor of Elections Office** will be in the Clubhouse on Thursday Oct 2 to help residents to check and update their voter registration information. No appointments needed. They will be here the same time as the Property Appraisers Office, 9:30am to 12:00pm in the Theater Alcove.
- **BJs Wholesale** is back on offering resident exclusive discounts. Visit the BJ's representative, Elizabeth in the Theater Alcove on Wednesday October 15th from 11am to 2pm.
- **Bingo** is canceled for the month of September and will resume in October. Be on the lookout for an announcement for when Bingo will be returning.
- **GOOD GOURD!** The Singing Pumpkins will be returning in October with more “Smash” hits. Be on the lookout for these “seedy singers” in the lobby of the

Clubhouse. New songs like Bing Crosby's "The Headless Horseman" along with your favorites from years past. This year marks the 5th year anniversary of our beloved Jackie-O-Lantern and his wingmen, Leftie and Rightie.

- **Employee of the Month:** Congratulations to **Sandy Tripp**, a long time employee of the Administration and Payment Office. Mike also thanked Vincenza Riker for her 20 years of service to CenClub as well.

New Business: None

Old Business:

The next **CenClub meeting** will be on October 14, 2025, in GP-A at 9:30 a.m. and on Zoom.

Jay Baimel moved to adjourn, and was seconded by Stanley Spitzer at 10:23 a.m. The motion carried unanimously.