

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

**December 10, 2024**

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

### **Minutes:**

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

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

Rita welcomed back residents who had yet to spend the summer at CVE. Last night's show with Jane Curry was fantastic, and she will be back next year! The count limit for Bingo, located in the party room, has been raised to 350; be sure to get there by 5 pm.

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

Jay reported that for November 2024, in the operating account at the end of October 2024, there was \$222,831. During November, CenClub received \$1,213,025. CenClub dispersed \$849,796 and transferred \$527,837. At the end of November, the operating account balance was \$58,223. In addition to petty cash of \$7,381, there were total operating funds of \$65,604 and a reserve balance of \$3,175,092. As of November 30, 2024, CenClub Recreation Management has \$3,240,696 in total cash. The reserve account at the end of October was \$2,642,048. In November, CenClub earned \$5,207 in interest. There were net transfers from the reserve to the operating account of \$527,837; therefore, at the end of November, the reserve balance was \$3,175,092.

The month-end balance in the sweep reserve account consists of deposits below \$250,000 in 15 different banks to ensure maximum insurance protection under the FDIC guidelines. The outside CPA firm is finalizing its examination of the September 30, 2024, financial statements; therefore, we expect the full audit report shortly. CenClubs' new fiscal year began on October 1, 2024.

As a reminder, beginning January 2025, the adjusted CenClub dues will be a uniform amount of

\$110 per month for all owners—the lowest of the three monthly payments.

During October and November 2024, CenClub dispersed about \$1.1 million for capital projects budgeted in 2024 and 2025. Most notably, \$400,000 was spent on the Clubhouse pool and \$300,000 on replacing the air conditioning unit in the Clubhouse east wing. Interest income for the two months ended November 30, 2024, amounted to almost \$12,000. Net recreation receivables were \$118,117, down from \$118,356, a modest decrease of \$239 since October 31. After our outside CPA's annual year-end audit adjustments and reclassifications, the following balance sheet totals have been updated to November 2024. Total assets were \$9,245,430, and liabilities were \$704,218. As a result, CenClub members' equity was \$8,541,212.

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

## **Recreation Updates**

### **Completed projects:**

The construction of the pickleball sail shade is complete! This project will shade the patio seating areas between the courts. We hope our resident pickleball players enjoy this new feature.

### **Projects underway:**

The Clubhouse pool is under construction, and the final plumbing has passed inspection. We are also working on tile, pool equipment, a new paver deck, fencing, and pool plaster. This new resort-style pool will be a splash for our residents, and we promise to open it as soon as possible!

Our Clubhouse roof project is also underway. All areas of the tile are being replaced. The old materials have been removed, and new boards and tar paper have already been installed.

Inspections have been completed, and the tile should arrive any day now. We hope to have the entire project done before the end of January.

Mike showed a short video on the progress of the projects.

## **Upcoming projects:**

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

The main AC units for the clubhouse have been ordered and will take 36 weeks to build.

## **Maintenance and Pools:**

Our maintenance team completed 212 work orders through November, and our pool team completed 61.

- All lights on the property have been surveyed and ordered or replaced as needed.
- Two pool lights were replaced: one at Durham and one at Ashby.
- Six handrail covers were added to the long rail at the Richmond Pool.
- All six rusty BBQ grills have been replaced with new ones.
- An additional cornhole set was added, and the area was refurbished for play.
- All swimming pools have been inspected for safety, and no issues with equipment or facilities were noted.
- 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 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, and do not play ball or jump in the pools.
- Bikes, electric bikes, and scooters are prohibited on the pool deck. Please keep them at the bike racks.

**Fitness Center:** True strength training equipment was installed on November 27. It includes one leg press, a calf raise standard stack, a glute press, a deltoid raise, and two adjustable weight benches.

**8-Ball Billiards Tournament:** The tournament occurred on November 18, 19, and 20. The winners were Gio, who took first place; Bernard, who took second place; and Lucy, who took third place.

Mike thanked all the players for participating and Cindy for running another successful event.

**Pickleball Lessons:** The Tilford Courts will be resurfaced in the next two weeks. Pickleball lessons have been relocated to Clubhouse courts 1 and 2. Master Management is expected to complete this project by December 19th. During the resurfacing, Tilford lessons will be held at the Clubhouse. Additional sessions have been added to address the influx of residents: Tuesday from 7:30 am to 11:30 am—beginner, Wednesday from 7:30 am to 11:30 am—intermediate, and Thursday from 7:30 am to 11:30 am—intermediate/advanced.

**CenClub 5K:** We are excited to announce the inaugural CenClub 5K Fun Run on Sunday, January 19. This non-competitive run (or walk) will begin at 7:45 am near the new racquetball court. The route goes around Century Blvd., with several water stations throughout the Village. Registration is open, and the event costs just \$10. Participants will receive a T-shirt, snacks, and a completion medal!

**Personal Training:** As a reminder, personal training is available at a fantastic rate in the fitness center! Stop by the center today for more information and a free consultation with our staff.

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

### **Lifestyle and Entertainment:**

Tickets for season shows are now on sale. Tickets for these shows are just \$18, a slight increase from previous years, and 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. 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.

### **Upcoming Shows this Month**

- Sunday, December 15th: Broward Pops Orchestra Holiday Concert. Featuring several holiday favorites, with special guest Josephine Dolce performing vocals from opera to Broadway.

- Wednesday, December 18th: Joah Young's Broadway Holiday "Jingle Oy the Vey." Join Tony Award nominee Josh Young as he belts out the most beloved songs celebrating the holidays.
- Sunday, December 22nd: Hot Brass: Earth, Wind and Fire and Chicago Tribute Band.
- Thursday, December 26th: Bring your kids, grandkids, and great-grandkids to the Holiday Magic and Comedy Show with Magic Jack Maxwell at LeClub.
- Tuesday, December 31: The Motowners' New Year's Eve show is almost sold out, so get your tickets soon. The show begins at 7:30 p.m.

**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 have signed in at the Clubhouse with security upon entry. Please also remember that this is a fragrance-free zone.

**Pool parties:** During the pool construction, pool parties were moved to the multipurpose room (located in the fitness center). The parties will be held 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. Important updates and information about events, classes, activities, and our monthly happenings are sent to every resident on the list. Remember, you can join the mailing list from the comfort of your home by visiting [cenclub.com](http://cenclub.com). In addition, you can sign up in person at the Staff or Administration offices at any time.

## **CenClub Announcements and Events**

**Winter 1 Session.** Class registration is open for the Winter 1 Session. Classes include Porcelain Flower Making, Italian Language and Culture, How to Use Smartphones, Abstract Art, Beginner Knitting, the History of Comedy Legends, Theater Improv, and more! Registration closes on December 23. Classes are six weeks long and begin on December 30. Visit [Cenclub.com](http://Cenclub.com) to register for classes online or visit the staff office.

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

**AARP Defensive Driving:** Defensive driving classes are back with AARP! Classes are filling up quickly. However, spots are still available for December 18. 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!

**AARP TaxAide** is returning, and appointments will be available beginning February 6. Residents can make appointments by visiting the staff office starting January 6. More information will be sent out regarding TaxAide appointments.

**Comcast:** Every Tuesday from 8 a.m. to noon, Comcast is available in the Clubhouse's second-floor lobby to assist residents in setting up equipment, operating the remotes, connecting to the Internet, or addressing any other hardware issues. These appointments are not for billing and account questions; residents should call the 800 number. Beginning in January, Comcast will be moving to an office near Master Management; keep an eye out for the notification in your email.

**BINGO:** Bingo is held in the party room every Tuesday at 7:00 p.m., with doors opening at 5:30 p.m. Guests are once again permitted to attend, and food and beverages are allowed. Players must be in the party room before the start of the first game at 7 p.m., with no exceptions. This year's fundraiser will benefit the Cancer Association.

**BJ's Wholesale:** BJ returns on December 11 to offer residents membership discounts. Elizabeth Valentino will be in the theater alcove between 11 am and 2 pm. See the staff office for more information.

**Christmas:** The Clubhouse will be closed on Christmas Day.

**Employee of the Month:** Congratulations to Kyle Heckman of the fitness center. Although he has been with CenClub for almost four months, it feels as if he has been here for years. He is very knowledgeable, always smiling, and has a great attitude. He's doing a great job and

deserves this recognition.

**New Business:**

Sheila mentioned that residents complained about the noise from the pickleball courts behind the Clubhouse at 6:45 a.m. Mike replied that if the noise continues, we will open the courts only at the designated time.

Susan mentioned that although residents are allowed to eat in the party room, they are eating in the card room, which needs to be addressed. Mike replied that if you see something, say something so it can be addressed. Ryan and Tyler are present in the evening and can speak to the individuals.

**Old Business:** None

The next **CenClub meeting** will be on January 14, 2025, in GP-A at 9:30 am.

Susan Dove moved to adjourn, seconded by Shelia Pascas at 10:03 a.m. The motion carried unanimously.

Respectfully submitted by

Rita Pickar, President, CenClub Board