

Minutes of CVE CenClub Board of Directors

January 13, 2026

Present: Rita Pickar, Stanley Spitzer, Jay Baimel, Michael Rackman, Arnold Klein.

Absent: Susan Dove and Sheila Pascar.

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

Minutes:

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

Rita stated that if you are one of the 414 COOCVE delegates from this past year, you should have voted. Please vote. Do not ignore it. Some delegates did not receive a vote, take action and make a phone call to COOCVE or the election chair. Take action and vote.

Treasurer's Report: Jay Baimel

Jay presented the December 2025 financial update. The operating account opened the month with a balance of \$109,888. During December, CenClub collected \$1,122,688 in revenue beyond regular monthly assessments, including income from theater ticket sales, club memberships, and other miscellaneous sources. Expenses for the month totaled \$1,112,541, and \$25,444 was transferred to the reserve account, resulting in an operating balance of \$94,591 as of December 31, 2025.

The reserve account began December with \$2,377,166. With the monthly transfer and \$3,178 in earned interest, the reserve balance increased to \$2,405,788 by month-end. Total cash on hand as of December 31, 2025, was \$2,505,861.

Sweep reserve funds remain under \$250,000 per account to maintain full FDIC coverage. In December 2025, CenClub disbursed \$128,000 for Board-approved capital projects, including \$62,000 for Clubhouse concrete restoration and a \$35,000 voluntary contribution to COOCVE. Additionally, CenClub continues to support COOCVE by providing rent-free office space valued at \$36,000 annually, bringing total support this year to \$71,000. Other expenditures included a \$19,000 deposit for Wesbury pool fencing, \$8,000 for theater lighting improvements, and \$4,000 for Central Park bathhouse and amphitheater planning.

CenClub earned approximately \$3,200 in interest income in December, bringing total interest income for the current fiscal year (beginning in October) to over \$12,000. For the first three months of the fiscal year, total revenue was \$3,027,000, exceeding the budgeted amount of \$3,018,000, a positive variance of \$9,000. During the same period, total expenses were \$18,000 below budget.

The independent CPA is completing the annual audit for the fiscal year ending September 30, 2025. The final audit report will be available to owners upon request. As of December 31, net receivables totaled \$123,462, up slightly from \$123,400 in November. Total assets rose to \$12,151,045 (up from \$11,961,990), while liabilities increased to \$749,000 (from \$703,072). As a result, members' equity grew to \$11,402,002, up from \$11,258,918.

Executive Director Report: Mike Burdman, Executive Director

Recreation Updates:

The Clubhouse was full of holiday cheer this season! Festive decorations and lights brightened both the interior and exterior of the building. Poinsettias adorned the lobby planters and lined the theater landing, staircases, and mezzanine, adding to the seasonal spirit. Interior decorations have since been carefully taken down and stored for next year's celebrations.

CenClub hosted a CPR Certification class that sold out, thank you for the great response! Due to the high demand, we plan to offer another session in February. Stay tuned for dates and registration details!

The Westbury pool fence has been completed. Work will begin at the end of the month on the Lyndhurst North pool.

Maintenance and Pool Updates

Our maintenance and pool teams had a very productive December, completing a total of 192 work orders—148 by the maintenance team and 44 by the pool team.

Highlights from the month include:

- A full property-wide lighting survey, with fixtures ordered or replaced as needed
- Removal of a beehive from behind the Berkshire pool house
- Replacement of the heater at the Lyndhurst North pool
- Repainting of worn areas at the Clubhouse entrances on both levels
- A complete remodel of the GPC room, featuring new cabinets, countertops, hardware, flooring, ceiling tiles, and electrical updates
- Replacement of damaged windscreens at all tennis and pickleball courts
- Ongoing touch-ups and painting throughout the Clubhouse

Thank you to our teams for keeping our facilities safe, functional, and looking great!

Bike Safety and Courtesy Reminder

Residents are kindly asked to use the bike racks provided at all recreation areas. For health and safety reasons, bicycles are not permitted on pool decks, as this is a major health code violation. Bikes left in restricted areas or abandoned may be booted by security or removed by management after repeated offenses.

Please also ride safely and be mindful of others. Biking is not permitted on recreation sidewalks, in maintenance areas, or through the tunnel entrance to the Clubhouse. These areas are active work zones where equipment and materials are frequently moved, creating potential safety hazards. Instead, please ride around the Clubhouse or walk your bike through these areas if necessary.

Thank you for helping keep our community safe and enjoyable for everyone!

Pool & Recreation Area Reminders

To help keep our facilities safe, organized, and enjoyable for everyone, please keep the following guidelines in mind:

- **Pool Gathering Requests:** Requests are required for all pool gatherings to help staff track events, prevent double bookings, and maintain contact information if needed.
- **ID Cards:** Please carry your ID at all pools and CenClub facilities, including the courts. Failure to present an ID when asked may result in suspension of recreation privileges.
- **Glass & Food:** Please follow all posted rules regarding food and beverages in pool areas.
- **Music & Pool Conduct:** Horseplay and ball playing are not permitted. Floatation loungers, inner tubes, and large inflatables are not allowed. Pool noodles are permitted.
- **Card Players at the Pools:** Pools are designated for swimming, and card rooms are designated for card games. Residents wishing to play cards are encouraged to use the Clubhouse Card rooms. Outdoor tables around the Clubhouse are also available. At the pools, food is only permitted under the canopy.
- **Table Reservations:** Reserving tables at the pools for later use or for card playing is not allowed. Please be respectful and courteous to others enjoying the facilities.

Thank you for helping us keep our community spaces welcoming and well-managed!

Upcoming Events & Fitness Highlights

Second Annual CenClub 5K Fun Run & Walk – January 25

Registration is now open for our Second Annual CenClub 5K Fun Run & Walk! Sign up online at CenClub.com/5k or in the Staff Office. **Registration has been extended through January 20.**

This year's event will feature AccuChip timing, a DJ, games, contests, prizes, and more! We've also added a 2.5K option for those who prefer a shorter distance. Registration is \$25 and includes a 5K shirt, swag bag, snacks, drinks, and a participation medal. Proceeds will benefit the local charity **In Jacob's Shoes**, which provides new and gently used shoes to children in need. Shoe donations may be dropped off at the Fitness Center, every pair helps make a difference!

Annual CenClub Open Putting Tournament – February 10

Join us for this fun annual event! The entry fee is just \$10. Sign up at the Fitness Center. See the flyer for more details.

New! Instructional Basketball Practice

Wednesdays at 3:30 PM with Cindy. Space is limited to 10 players per week. To join, email Cindy; contact information is available on the flyer or at the Fitness Center.

New Season Fitness Schedule Available

Our new season schedule is now available online, in the Fitness Center, and in the Staff Office. It features 133 classes, plus many special events hosted by Cindy and her team!

Tennis with Coach Ron

- Clubhouse Court #4
- Classes Monday–Friday starting at 8:30 AM
- For a full class list and times, please see the Tennis Schedule in the Staff Office.

Pickleball with Coach Cleo (Workshops): Tilford Pickleball Courts

Tuesdays, Wednesdays & Thursdays

- 7:30 AM – Beginner
- 8:30 AM – Intermediate/Advanced
- 9:30 AM – Intermediate/Advanced
- 10:30 AM – Beginner

Personal Training Available

Looking for extra motivation for your New Year's goals? Personal training is available in the Fitness Center at a fantastic rate! Stop by for more information and a free consultation with our staff.

Lifestyle & Entertainment

- **Wednesday, January 14 - Ted Vigil's Tribute to John Denver**

Ted Vigil returns with his incredible resemblance in both appearance and performance, bringing all of your favorite John Denver hits to life.

- **Thursday, January 15 - Back to the 80s with Nathan James**

Relive the greatest decade in pop music with this high-energy performance featuring the biggest 80s hits.

- **Sunday, January 18- The Everly Set**

Sean Altman and Jack Skuller return to celebrate the timeless music of the Everly Brothers. Many residents may remember them from last year's Simon & Garfunkel tribute and their Everly Set performance in 2022; we're thrilled to welcome them back!

- **Wednesday, January 21- Joey Dee and the Starlighters**

Enjoy an energetic show with the original Joey Dee, complete with classic choreography and all the Starlighter hits.

- **Thursday, January 22 - Uptown: Motown Remixed**

A fresh and exciting take on all your favorite Motown classics.

...and the list goes on! Be sure to pick up a **show booklet** or **Happenings brochure** to see our full lineup. We have an incredible season of performances ahead!

- Tickets for all season shows are just **\$18**.
- Tickets are available online and at the box office during business hours: **9:00 AM – 4:30 PM**. All shows begin promptly at **8:00 PM** and are held in the **Theater**.
- **Shorts are not permitted** for ticketed theater performances.

Guest Policy: If you are bringing a guest, please ensure they have a ticket, a valid photo ID, and are checked in at the security desk. A resident must accompany guests. These policies are posted at the ticket window, on our website, and on the back of each ticket.

Saturday Night Dances: Join us in the Party Room every Saturday night! Dances begin at **7:30 PM**. Please remember that **shorts are not permitted**. Guests are welcome as long as they are accompanied by a resident and signed in with security.

Sunday Pool Parties: Every Sunday from **1:00 PM to 4:00 PM** under the Outdoor Pool Canopy (weather permitting). In case of inclement weather, parties will be held in the MPR. Enjoy DJs, karaoke, and dancing!

Stay Connected! It's important to be on our email list to receive updates on events, classes, activities, and monthly happenings. You can sign up anytime at www.cenclub.com, or in person at the Staff Office or Administration Office.

CenClub Announcements and Events

Winter 2 Class Registration Opens January 16: Registration for our **Winter 2 session** begins this Friday, January 16. Classes start on **February 16** and run for **6 weeks**. We're excited to offer a wide variety of classes, including **A.I. for 55+**, **French Language**, **Theater Improv**, **Computer Basics**, **Collage & Mixed Media**, **Advanced Lapidary**, **Russian History & Culture**, **Spanish**, **Portraits in Pastels**, and many more—including **8 brand new classes!** CenClub now offers nearly 70 classes—double the number from previous years—with about 500 residents enrolled in the last session.

Register online at CenClub.com or stop by the Staff Office for assistance.

Property Appraiser: The Broward County Property Appraiser's Office will be at the Clubhouse on **Thursday, January 15**, to assist residents with homestead-related questions and services. They will be located in the **second-floor lobby**. Appointments are required and can be scheduled through the **Staff Office**. Available time slots are from **9:30 AM to 12:00 PM**.

Important Update: Moving forward, the Property Appraiser's Office will visit on the **third Thursday of every month** (not the first Thursday as previously scheduled).

Supervisor of Elections: Representatives will be at the Clubhouse on **Thursday, January 15**, to assist residents in checking and updating their voter registration information. **No appointment is needed**. They will be available from **9:30 AM to 12:00 PM** in the **Theater Alcove**, at the same time as the Property Appraiser's Office. This service will now be offered on the **third Thursday of every month** for your convenience.

AARP Defensive Driving: Defensive driving classes with AARP are filling up quickly! The

next class will be held on **Wednesday, January 14**, and a few spots are still available. Residents must register **in person** with a check to reserve a seat. Cost: **\$20 for AARP members | \$25 for non-members**. Time: **11:00 AM – 5:00 PM** (please bring lunch!)

Bingo: Bingo is held every **Tuesday at 7:00 PM** in the Party Room, with **doors opening at 5:30 PM**. Guests are welcome, and food and beverages are allowed.

Please note: All players must be in the room before the first game at 7:00 PM—no exceptions.

Valentine’s Day Dance – “Sea of Love”: Tickets are selling fast for our Valentine’s Day Dance! This year’s theme is **Sea of Love**, and it’s sure to be a fantastic evening.

Green Market Success: Thank you to everyone who helped make our Green Market a success. We’re excited to continue this **bi-weekly event through April**. Join us on the **first and third Friday of each month** from **9:00 AM to 1:00 PM** for fresh produce, artisan goods, baked treats, gifts, and more. **The next Green Market is January 23**. A complete list of dates are available on the flyer in the Staff Office.

Florida Licensing on Wheels (FLOW Program): The FLOW Program will be at CVE on **January 30**, offering a variety of services including driver’s license and ID credentialing, issuance of handicap placards, vehicle registration renewals, and more. Residents can stop by the **Staff Office** for a flyer and more information. **Appointments are required** and can be scheduled beginning **January 15**.

Employee of the Month: Congratulations to Sharon Stadtmiller from the Fitness Center! We have received several comment cards praising her outstanding service. We truly appreciate her dedication, hard work, and everything she does for our residents.

New Business: None

Old Business: None

The next **CenClub meeting** will be on February 10 at 9:30 a.m. in GP-A.

Stanley Spitzer moved to adjourn, and was seconded by Jay Baimel at 10:00 a.m. The motion carried unanimously.