

Minutes of CVE CenClub Board of Directors Meeting May 13, 2025

Present: Rita Pickar, Stanley Spitzer, Jay Baimel, Michael Rackman, Susan Dove, Sheila Pascar, Arnold Klein. CenClub executive director Mike Burdman, and Bay Management's Norma Taylor and Jim Nicholson were also present.

Minutes:

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

President's Report

Rita said one final inspection is still required before the Clubhouse pool opens. Rita reminded everyone that it's quiet in the Village with many snowbirds gone, but there is still lots to do; activities are all open.

Treasurer's Report: Jay Baimel

Jay reported that for April 2025, the operating account began with \$39,025. During April, CenClub received \$983,417. CenClub dispersed \$1,009,046 and transferred \$155,321 to the reserve accounts. At the end of April, the operating account balance was \$168,717, and petty cash was \$6,985. At the end of April, the total operating cash was \$175,702. At the end of April, CenClub had a reserve cash balance of \$2,866,787. As of April 30, 2025, CenClub Recreation Management has \$3,042,489 in total cash. The reserve account began in April 2025 with \$3,017,015, and CenClub earned \$5,093 in interest income. There were net transfers from the reserve to the operating account of \$155,321; therefore, at the end of April 30, 2025, the reserve balance was \$2,866,787. The baseline in the reserve account is \$1,750,000, which we funded almost three years ago for the hurricane insurance deductible; part of the \$2,866,000. The reserves over and above amount to about \$1.1 million.

The month-end balance in the Sweep Reserve account consists of deposits below \$250,000 in 15 different banks, which ensures maximum insurance protection under the FDIC guidelines.

During the seven months from October 2024, the beginning of the current fiscal year, through April 2025, CenClub dispersed \$2,613,000 for budgeted capital projects for 2024/2025.

The April 2025 expenditures of \$170,000, included in the total, represented another installment payment toward completing the Clubhouse pool project.

Interest income for the seven months ended April 30, 2025, amounted to almost \$41,000. The average interest rate earned during April 2025 on reserve balances was 1.93%. Remember that the different balances in the 15 accounts are essentially day of deposit/day of withdrawal. The interest rates will not be compatible with or conform to what you can get on a one-year CD. For April 30, 2025, net recreation receivables were \$111,523, down from \$113,156, a decrease of \$1,633 from March 31, 2025. Remember also that back in March 2020, after CenClub took ownership of the properties and the books, there was \$406,000 of accounts receivable. Ronnie Jo, her staff, and the attorneys do an excellent job of encouraging delinquent owners to pay their dues. The total assets of CenClub Recreation Management as of April 30, 2025, were \$9,799,689, down slightly from \$9,879,874, a decrease of about \$80,000. Liabilities were

\$382,263, down from \$428,162. As a result, CenClub members' equity was \$9,417,426, down from \$9,451,712 at the end of April 30, 2025.

Executive Director Report: Mike Burdman, Executive Director

Projects underway:

Clubhouse Pool Construction – Complete

Construction on the new Clubhouse Pool is officially finished. We're now in the final stage of inspections with the building and state health departments. Minor corrections and variances have been submitted, and we anticipate receiving our operating license within 14 days. The pool will open on the same day after the license is issued! Keep an eye out for your email regarding the official opening announcement. Thank you for your patience and support throughout the construction process!

Clubhouse Roof Project – Completed

The Clubhouse roof replacement is done, and all permits have been officially closed.

Ping-Pong Room – Renovated & Ready

The Ping-Pong Room has received a complete facelift, with new flooring, fresh paint, and sound-dampening panels. Come check it out and enjoy the upgrade!

Ashby Pool House Restroom – Construction Begins Soon

Work on the Ashby Pool House restroom begins the first week of June. Once complete, the entire Ashby Pool facility will be fully updated and modernized. More details to come!

Upcoming projects:

Roof replacements are scheduled for the bathhouses at Lyndhurst South and Upminster Pools.

On May 19, new main AC units will be installed at the Clubhouse—starting with three interior units and then rooftop units on the east and west wings. This upgrade will improve temperature control and energy efficiency.

Theater and party room technology upgrades will begin after the season ends.

Maintenance and Pools

- In April, maintenance completed 288 work orders; the pool team completed 65.
- All property lighting has been inspected and repaired or replaced as needed.
- Pool safety inspections were completed, and no issues were found.
- Security continues active monitoring of pools and bathhouses.
- A new 4-inch drainpipe was installed in the Richmond storage room to resolve drainage issues.
- Canopy light timers at all pools were upgraded to energy-saving push-button models (10–60 minute settings).
- The pool team performed semiannual treatment for ants on all pool decks.

Bike Safety Reminder

Please use the bike racks available at all recreation areas. Bikes are **not allowed on pool decks** due to health code regulations. Abandoned bikes may be booted by security or removed by management after repeated offenses.

For everyone's safety:

- Do not ride bikes on recreation sidewalks, in maintenance areas, or through the Clubhouse tunnel.
- Please ride around the Clubhouse instead—these areas are active work zones with moving equipment.

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.

Fitness Center:

- The Summer Fitness schedule began on Thursday, May 1, and is now available. You can view it at the fitness center, staff office, or CenClub website.
- Pro Fitness serviced cardio and strength equipment on Friday, April 18.
- Water Safety Day is Friday, May 16, at the indoor pool from 12:15 to 1:15 PM.

Fitness Challenge: Who can visit the fitness center the most in 6 weeks? Up to two visits per day. The 6-week challenge begins on June 16 - July 27. The top 3 visitors will earn prizes. Sign up at the front desk by June 15.

Pickleball Lessons: Off-Season schedule with Coach Cleo on Tuesdays, starting May 6 at Clubhouse Court #4:

- **8:00–8:55 AM** – Beginner
- **9:00–9:55 AM** – Intermediate/Advanced
- **10:00–10:55 AM** – Intermediate/Advanced

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: Join us for an exciting lineup of summer shows in May and June, all held in the Party Room at 8 PM:

- **Sunday, May 18** – *Clean Slate Band*. Rock and dance favorites
- **Sunday, June 1** – *An Evening of Soul with Mel Williams*. Jazz, Motown, disco, pop, and contemporary classics
- **Sunday, June 15** – *Burt Bacharach: What the World Needs Now*. A heartfelt tribute to a musical legend

Tickets: They are just \$7 and available online and at the box office (Monday through Friday, 9 AM to 4:30 PM). All shows start promptly at 8 PM, 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

Held in the **Party Room at 7:30 PM**. Please note: **shorts are not permitted**. Guests may attend if accompanied by a resident and signed in at the security desk.

Sunday Pool Parties

Now held in the **Multipurpose Room (Fitness Center)** during clubhouse pool construction. Join us every **Sunday from 1–4 PM** for DJs, karaoke, and dancing!

Stay Connected

Don't miss out! Get updates on events, classes, and monthly happenings by joining our email list. Sign up online at www.cenclub.com or visit the staff or admin office.

CenClub Announcements and Events

Registration is open through **May 25!** Classes start **June 2** and run for 6 weeks. Options include How to Use Computers, Collage and mixed Media, Watercolor, History of Comedy Legends, Learning Spanish, Latin Dance, and more! Register online at Cenclub.com or the staff office.

Property Appraiser: The Broward County Property Appraiser will be at the Clubhouse (2nd-floor lobby) on Thursday, June 5, to assist with homestead applications. Appointments are required. Contact the staff office to schedule (9:30 AM–12:00 PM). They will be available on the first Thursday of each 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 AM to 5:00 PM. Bring lunch!

Hear USA: Join Hear USA tomorrow, May 14, and every second Wednesday of the month from 1:00 PM to 3:00 PM in the theater alcove. Eligible residents can receive a free amplified telephone.

BINGO: Join us every Tuesday at 7:00 PM in the Party Room! Doors open at 5:30 PM. Guests are permitted, and food and beverages are allowed. Players must be in the Party Room by 7:00 PM—no exceptions. The party room has a capacity of 350 players.

Employee of the Month: Congratulations to Josh Willett and his pool staff for their exceptional work during the final stages of the Clubhouse pool construction. They efficiently set up equipment in the pump room, worked closely with the contractor to balance the chemicals, and kept the pools open as much as possible despite various challenges throughout the season. Great job, team!

New Business: Sheila inquired about additional seating at the new pool. Mike explained that the pool would be set up as it was before construction began, and we would fill it with additional seating based on available space. He has contacted the furniture manufacturer, and the process will take approximately two months.

Old Business: None

The next **CenClub meeting** will be on June 10, 2025, in GP-A at 9:30 AM.

Michael Rackman moved to adjourn, seconded by Jay Baimel at 10:00. The motion carried unanimously.