

Minutes of CVE CenClub Board of Directors Meeting

February 11, 2025

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

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

Minutes:

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

President's Comments: Rita Pickar

Rita raised awareness about the increasing bicycle and car accidents in the Village. As this is an adult community, there have been too many incidents recently, and several of our friends have suffered serious injuries. She is urging everyone to please slow down.

On a brighter note, the Valentine's dance was a huge success and sold out! Rita congratulated Andy and his staff for hosting such a fantastic event.

Treasurer's Report: Jay Baimel

Jay reported that for January 2025, the operating account began with \$10,424. During January, CenClub received \$1,070,912. CenClub dispersed \$823,531 and transferred \$121,012 to the reserve accounts. At the end of January, the operating account balance was \$136,793, and petty cash was \$5,042. At the end of January, the total operating cash was \$141,835. CenClub had a reserve cash balance of \$2,998,049. As of January 31, 2025, CenClub Recreation Management has \$3,139,884 in total cash. The reserve account began in January 2025 with \$2,871,519, and CenClub earned \$5,518 in interest income. There were net transfers from the reserve to the operating account of \$121,012; therefore, at the end of January 31, 2025, the reserve balance was \$2,998,049.

The month-end balance in the sweep reserve account consists of deposits below \$250,000 in 17 different banks to ensure maximum insurance protection under the FDIC guidelines.

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. CenClubs' new fiscal year began on October 1, 2024.

From October 2024 through January 2025, CenClub spent about \$1,699,000 million on capital projects budgeted for 2024 and 2025. Most notably, \$802,000 was spent on the Clubhouse pool, \$300,000 on replacing the air conditioning unit in the Clubhouse east wing, and \$188,000 on pickleball area shades. Fourteen other projects, aggregating about \$409,000, were also funded.

Interest income for the four months ended January 31, 2025, amounted to more than \$23,000. For January 31, 2025, net recreation receivables were \$118,955, up slightly from \$117,782 on December 31, 2024. Total assets of CenClub Recreation Management as of January 31, 2025, were \$9,504,916, up from \$9,434,017, and liabilities were \$620,064, down from \$703,359. As a result, CenClub members' equity was \$8,884,852, up from \$8,730,058 on December 31, 2024.

Executive Director Report: Mike Burdman, Executive Director

Recreation Updates

Completed projects:

Mike wished everyone a Happy New Year.

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 currently under construction. The tile work has been completed, and the paver deck installation is underway, which is expected to take about two more weeks. In the meantime, pool equipment is being delivered and installed.

The Clubhouse Roof Project is also nearing completion, replacing all tile areas.

Additionally, Jerry, our carpenter and general handyman, has built a beautiful new locker system for the sewing and quilting room, which will be available for residents.

Mike showed the annual report video, **Enjoying the Journey**, on the projects completed in 2024. Rita and the Board thanked Mike and Andy for producing the yearly budget report.

Upcoming projects:

The roofs on the bathhouses at Lyndhurst South Pool and Upminster Pool will be replaced, and the Ashby Pool house restroom will be refurbished. These projects are currently in the permit phase.

The new central AC units for the Clubhouse have been ordered and will be built over the next 36 weeks. Installation is planned for April.

Upgrades to technology in the theater and party room will begin after the season.

Maintenance and Pools:

In January, the maintenance team completed 151 work orders, and the pool team completed 53.

- All lights on the property have been surveyed, and necessary replacements or orders have been made. Eight perimeter lights around the shuffleboard area have been replaced.
- 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.
- A new water heater and an auxiliary water pump were installed at the indoor pool.

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.
- Bikes, electric bikes, and scooters are prohibited on the pool deck. Please keep them at the bike racks.

Fitness Center: A new punching bag was installed on the outdoor porch. On January 30, Pro Fitness serviced and repaired the Abb/Add 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.

Sports Nutrition for Active Aging Athletes with Jasmine Tennie: Tuesday, March 4th, 6:30 p.m. - 7:30 p.m., GPG

The Putting Course Tournament will be held on Tuesday, February 18th, from 10:00 a.m. to

12:00 p.m. (the Rain date is Tuesday, February 25th). Sign-ups are complete, and all spots are filled.

Basketball Free Throw Contest: 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 only 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. 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.

Upcoming Shows this Month

- **Tomorrow, Wednesday, February 12th:** Jared Freiburg and the Vagabonds
Enjoy memorable tunes from artists like Elvis, Johnny Cash, and Jerry Lee Lewis.
- **Thursday, February 13th:** Rhinestone Cowgirls
The legendary women of country music will perform new arrangements of classic and contemporary hits!
- **Sunday, February 16th:** Cirque Journey Experience a fusion of visual wonder, inspiring magic, and circus artistry!
- **Wednesday, February 19th:** John Lloyd Young. Enjoy the vocals of Tony and Grammy Award winner John Lloyd Young, the original star of Broadway's *Jersey Boys*.
- **Sunday, February 23rd:** Stevie Wonder Tribute: *Hotter Than July*
- **Wednesday, February 26th:** Bob Seger Tribute: *Beautiful Loser*

- **Sunday, March 2nd:** Dudu Fisher 50th Anniversary: *Standing with Israel*
- **Sunday, March 5th:** *Celebrating Celine* – A tribute to Celine Dion
- **Sunday, March 9th:** Mid-Atlantic Men. Enjoy iconic hits from legends like The Beatles, Queen, Bruce Springsteen, Billy Joel, and more!

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. Please remember this is a fragrance-free zone.

Pool parties: Pool parties have been moved to the multipurpose room (located in the fitness center) due to pool construction. 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. 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. In addition, you can sign up in person at the Staff or Administration offices at any time.

CenClub Announcements and Events

Winter 2 Session. Registration for the Winter 2 session will end on Friday, February 14. Various classes are offered, including Porcelain Flower Making, Italian Language and Culture, how to Use Smartphones, Abstract Art, Beginner Knitting, History of Comedy Legends, Theater Improv, and more! Each class runs for six weeks and begins on February 17. Registration for the Spring Session opens on March 14. Register online at Cenclub.com or visit the staff office for more information.

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 March 19th. 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 Haley Cummerford, one of our newest employees. Haley is doing a terrific job. She recently had a baby and has been instrumental in making all the dances successful.

New Business: None

Old Business: None

The next **CenClub meeting** will be on March 11, 2025, in GP-A at 9:30 am.

Shelia Pascar moved to adjourn, seconded by Susan Dove at 10:20 a.m. The motion carried unanimously.

Respectfully submitted by

Rita Pickar, President, CenClub Board