

Minutes of CVE CenClub Board of Directors Meeting

November 12, 2024

Present: Rita Pickar, Stanley Spitzer, Michael Rackman, Susan Dove, Arnold Klein, and Shelia Pascar; Absent: Jay Baimel and Mike Burdman, the executive director of CenClub

Minutes:

Since there was no meeting due to the hurricane in October, Rita requested a motion to approve the September minutes. Susan Dove moved, and Stanley Spitzer seconded the motion to waive the reading and approve the September minutes as posted on the CenClub website and printed in the *Reporter*. The Motion carried unanimously.

President's Comments: Rita Pickar

Rita welcomed everyone back to the Village. Rita spoke about the adjustment that CenClub is making to the fees. Although residents have been paying all along, they have been paying based on the documents made initially under different fee structures. CenClub decided it was time to have everyone on the same pay structure. Beginning on January 1, every condominium in the Village will pay \$110. Everyone will pay the same amount.

Treasurer's Report: Jay Baimel (pre-recorded)

Jay gave a consolidated report for September and October. In the operating account at the end of August 31, 2024, there was \$155,528. During September and October 2024, CenClub received \$1,835,152. CenClub dispersed \$2,705,270 and transferred \$937,421. The operating account balance at the end of October 31, 2024, was \$222,831, with a reserve balance of \$2,642,048. As of October 31, 2024, CenClub Recreation Management has \$2,872,269 in total cash. The reserve account at the end of August was \$3,567,139. For September and October, CenClub earned \$12,330 of interest. There were net transfers from the reserve to the operating account of \$937,421; therefore, at the end of October, the reserve balance was \$2,642,048.

The new fiscal year for CenClub began on October 1, 2024. CenClub's scheduled budget and spending for capital projects and major repairs for the previous fiscal year was \$3.5M. For the 12 months ending September 30, 2024, CenClub has met that target. The following five projects represented 80% of this total. As of the end of October, the total assets of CenClub Recreation Management was \$17,063,254, down from \$17,089,268. Total liabilities were down to \$1,765,148 from the previous period of 2,950,619. As a result, CenClub members' equity, which is the arithmetic difference between total assets and total liabilities at the end of October 31, 2024, was \$15,298,106, up from \$14,138,649.

Executive Director Report: Mike Burdman, Executive Director

Recreation Updates

Completed projects:

The Ashby pool is completed and open! Over the summer, CenClub updated the Ashby pool facility with a paver deck, pool surface, and tile. We also improved the drainage and added a 6' perimeter fence to keep the area safe. The fence also adds a touch of modern class to the area. Eventually, all pools will have this fencing installed.

Our elevator replacement project has been completed. The new elevator features a state-of-the-art cab with modern lighting that moves faster and is more reliable than the previous elevator. We know residents will enjoy this, especially on busy show nights.

Projects underway:

The Clubhouse pool is under construction, and final plumbing is underway! This resort-style pool will be a splash for our residents; the team is working to open the pool as soon as possible!

Our Clubhouse roof project is also underway. All areas of tile are in the process of being replaced. Old materials have been removed, and new boards and tar paper have been installed. After inspections, the next phase will be to add the roof tile. The team hopes to complete this project by the year's end.

A sail shade structure is being built at our parking lot pickleball courts. This project will provide shade for those residents sitting on the patio between the courts.

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

Upcoming projects:

Lyndhurst South Pool and Upminster Pool will replace the bathhouse roofs; these projects are currently in the permit phase.

Clubhouse main AC Units have been ordered and will take 36 weeks to be built.

Maintenance and Pools:

Our maintenance team completed 289 work orders through September and October, and our pool team completed 176.

- All lights on the property have been surveyed and ordered or replaced as needed.
- A safety inspection was completed on all swimming pools, and no issues were noted with the equipment or facilities. 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 who to contact if there is an issue and keep the team organized.
- Please have your ID card on you at pools and any CenClub area (pictures are not accepted).
- Food is allowed. Glass is not permitted.
- Please be courteous to your neighbors, do not play loud music, no ball playing or jumping in the pools.
- Bikes, electric bikes, and scooters are prohibited on the pool deck. Please keep them at the bike racks.

Fitness Center: The fitness center received Cardio True Ellipticals and Cross Trainer training equipment delivered and installed on 10/25.

8-Ball Billiards Tournament: The tournament will occur on November 18, 19 and 20. The tournament is open to all CVE residents; stop by the fitness center for more information. Security officers are patrolling all areas.

Pickleball Lessons: During the season, lessons are being held at the Tilford Pickleball Courts. Sessions are as follows:

- Tue- 7:30am-11:30am- Beginner
- Wed-7:30am-11:30am- Intermediate
- Thur-7:30am-11:30am- Intermediate/Advanced

Personal Trainer: The fitness Center offers personal training at a fantastic rate. Stop by the fitness center today for more information and a free consultation with our staff members. Over 100 training sessions over the summer months! Book a personal trainer in the Fitness Center or online at Cenclub.com/fitness.

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

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 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 begin promptly at 8 pm. If you are bringing a guest, please ensure they have a ticket and a form of photo ID and are checked in at a security desk. You must accompany your guests; they will only be allowed in with a resident. A reminder that the theater is a fragrance-free zone; please 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 permitted in the theater. These rules are not new, as they are posted on the ticket window, website and printed on the back of all tickets.

Upcoming Shows this Month

- Opening Show: “Sounds of the Four Seasons” on November 17, featuring the iconic group and singer Frankie Valli and the Four Seasons music.
- “The Legends” on November 24: Ellison Kendrick and the Black Suites do everything from Frank Sinatra, Nat King Cole, The Beatles, Billy Joel, and more.
- “Gilly and the Girl” on December 1: contemporary acoustic duo who tell their love story through hit songs by Janis Joplin, James Taylor, Fleetwood Mac, and many more.
- “Jayne Curry” on December 8: Her amazing powerhouse vocals will take you on a journey of iconic women super-voices such as Tina Turner, Whitney Houston, Barbara Streisand, ABBA, and more.

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 signed into the Clubhouse with security upon entry. Please also remember that this is a fragrance-free zone.

Pool Parties have been moved to the multipurpose room (located in the fitness center) during the pool construction. The parties will be 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 a part of the **CenClub email list** is essential. Important updates and information about events, classes, activities, and our monthly happenings are sent out to every resident on the list. Remember, you can join the mailing 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

Fall Session 2 Classes. Classes started last week. Winter session 1 registration opens on November 29 with over 40 different classes. Classes like Sewing, Porcelain Flower making, Italian Language and Culture, How to Use Smartphones, Rock painting, Calligraphy, and more! Classes are for six weeks and begin December 30. Visit cenclub.com to register for classes online, or visit the staff office. The next class showcase is on December 2 in the party room, where residents can meet the instructors, learn more about their classes, and register for classes at this showcase.

Property Appraiser: The Broward County Property Appraiser's office will return to the second-floor lobby of the Clubhouse on Thursday, December 5, to assist residents with Homestead. You must schedule an appointment by contacting the staff office, and appointments range 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 and are available on 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!

Comcast: Every Tuesday from 8 a.m. to noon, Comcast is available in the second-floor lobby of the Clubhouse to assist residents in setting up equipment, operating the remotes, connecting to the internet, or with any other hardware issues. These appointments are not for billing and account questions; residents should call the 800 number.

BINGO: Bingo is in the party room every Tuesday at 7:00 p.m., with doors opening at 5:30 p.m. Guests are again permitted to attend; food and beverages are allowed. As a reminder, players must be in the party room before the start of the first game at 7 p.m., with no exceptions.

BJ's Wholesale: BJ's returns on November 22 to offer residents membership discounts. For a complete list of dates, please see the flyer in the Staff office or on our website at cenclub.com/happenings.

Holiday Toy Drive: The Holidays are coming up quickly, and CenClub is again collecting toys for Toys for Tots. Last year, residents donated a record-setting 525 toys. Help us beat last year's record and serve the community this holiday season.

Thanksgiving: The Clubhouse will be closed on Thanksgiving Day.

Employee of the Month: Congratulations to Santa Adamo, who worked extremely hard to get the largest ticket launch ready. The record was broken in terms of the number of tickets that were sold during launch day as well as the amount of money that was brought in. The New Year's Eve dance was also sold out on launch day. Mike also thanked the staff member who helped out on that day; we served over 150 residents before noon.

New Business:

Susan commented on the beautiful job that the staff did for the Halloween dance.

Old Business: None

The next **CenClub meeting** will be on December 10, 2024, in GP-A at 9:30 am.

Stanley Spitzer moved to adjourn, seconded by Susan Dove at 10:00 a.m. The motion carried unanimously.

Respectfully submitted by

Rita Pickar, President, CenClub Board