

Minutes of CVE CenClub Board of Directors June 10, 2025

Present: Rita Pickar, Stanley Spitzer, Jay Baimel, Michael Rackman, Susan Dove, Via Zoom: Sheila Pascas. Absent: Arnold Klein. Mike Burdman, the executive director of CenClub, and Norma Taylor with Bay Management were also present.

Minutes:

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

President's Report

The Clubhouse Pool is officially open, and the Board is proud of the final result.

Board Member Rita reiterated that she reads every comment sheet submitted by residents. While some suggestions are more actionable than others, every resident is entitled to share their opinion, and all feedback is appreciated.

Please note that there will be no CenClub Board meetings in July or August. The next scheduled meeting is on **September 9th**.

Correspondence:

Mike read a letter submitted by Beverly of Tilford B regarding the reservation of LeClub and shared a response.

CenClub has a policy regarding events that may involve soliciting residents. In the past, there have been instances where residents organizing events received compensation or other benefits from attorneys, healthcare professionals, or vendors—some of whom may not have had the residents' best interests in mind and instead sought personal gain.

Due to limited staffing, CenClub cannot thoroughly vet every external vendor or healthcare provider brought into the community. For this reason, CenClub organizes and oversees certain events, such as those involving the Bloodmobile, Hear USA, Homestead programs, Medicare representatives, and the local Commissioner. These events feature vetted professionals to ensure residents receive trustworthy

and non-predatory information.

Residents are welcome to visit the staff office anytime to discuss concerns. Mike emphasized that CenClub policies and rules are established by the Board, not by staff. Residents with questions or concerns about specific regulations are encouraged to visit Mike in his office or contact him directly by phone.

Treasurer's Report: Jay Baimel

Jay reported that in May 2025, the operating account began with \$168,717. During May, CenClub received \$934,020, dispersed \$1,027,000, and transferred \$141,789 to the reserve accounts. At the end of May, the operating account balance was \$217,526, and petty cash was \$6,823. At the end of May, the total operating cash was \$224,349. At the end of May, CenClub had a reserve cash balance of \$2,730,094. As of May 31, 2025, CenClub Recreation Management has \$2,954,443 in total cash. The reserve account began in May 2025 with \$2,866,787, and CenClub earned \$5,096 in interest income. There were net transfers from the reserve to the operating account of \$141,789; therefore, at the end of May 31, 2025, the reserve balance was \$2,730,094.

During the eight months from October 2024, the beginning of the current fiscal year, through May 2025, CenClub dispersed \$3,059,000 for budgeted capital projects for 2024/2025.

The May 2025 expenditures were \$269,000 for the completion of the Clubhouse pool, \$6,000 for the theater sound consulting and design project, \$71,000 for the party room sound package, \$39,000 for party room lighting upgrades, \$35,000 to replace fencing around four pools, and \$26,000 to roof the Lindhurst South and Upmister pools, for a total of \$446,000.

Interest income for the seven months ended May 31, 2025, amounted to almost \$46,000. The average interest rate earned during May 2025 on reserve balances was 1.93%. For May 31, 2025, net recreation receivables were \$115,223, up from \$111,523, a modest increase of \$3,700. The total assets of CenClub Recreation Management as of May 31, 2025, were \$10,344,388, up from \$9,799,689. Liabilities were \$395,411, up from \$382,263. As a result, CenClub members' equity was \$9,48,877 up from 9,417,426. Jay announced that the CenClub Board of Directors and financial staff will be working over the summer to prepare the budget for the upcoming fiscal year, which begins on October 1, 2025. The proposed budget will be presented for Board approval at the September 9, 2025, meeting.

Executive Director Report: Mike Burdman, Executive Director

Projects underway:

The CenClub Board announced that construction on the new Clubhouse Pool is complete, and the pool is officially open. Mike shared a video highlighting the project, which was a significant undertaking involving the removal of the old pool, extensive groundwork, construction, licensing, and inspections. The Board, staff, contractors, and residents all played an important role in making this a success. The community united during the year-long closure, including relocating aquacise classes to the Richmond Pool.

Aquacise classes will resume at the Clubhouse Pool on Monday, June 16. A designated four-foot area of the pool is ideal for these fitness sessions.

Pool updates:

- The gate near the diner will only be open during restaurant hours. When the diner is closed, please use the main building entrances.
- Pool access codes have changed. Indoor entry is now limited to:
 - The entrance near the ID office
 - Locker rooms (using the wall-mounted button next to the doors)
- For safety and compliance, all other doors are designated emergency exits only and are alarmed. These alarms are active and will sound if opened.
- A tiki hut is planned for the south side of the Clubhouse Pool deck. Construction will begin over the summer.
- Ashby Pool House restroom renovations will start on June 15. Once completed, the entire Ashby Pool facility will be modernized and fully restored.
- Oakridge Pool will be closed on June 16 for preventative maintenance. During this time, the perimeter fence will be replaced with a new six-foot bronze fence, matching those installed at Richmond, Ashby, and the Clubhouse.

Stay tuned for additional pool-related updates, including Sunday schedule information, which will be shared via email.

Upcoming projects:

Roof Replacements: The bathhouse roofs at Lyndhurst South Pool and Upminster Pool are scheduled to be replaced.

Clubhouse A/C Installation: On June 26, new main air conditioning units will be installed in the Clubhouse. The units have been built and are ready for installation. This major upgrade will help improve temperature control and reduce energy costs. Three interior units have already been replaced during this budget cycle.

Technology Upgrades: The theater and party room technology will be updated in July. Lighting and sound upgrades will improve the atmosphere.

Maintenance and Pools

Our maintenance team completed 218 work orders through May, while the pool team completed **54 work orders**. In addition, all property lighting has been surveyed, with replacements or repairs made where necessary to ensure proper functionality and safety, including all court lights on the tennis courts at the Clubhouse.

A full safety inspection of all swimming pools has been completed, with **no issues noted** regarding equipment or facilities. Security continues to actively monitoring the pools and bathhouses to ensure a safe environment.

Bike Safety Reminder

Residents must use the bike racks available at every recreation area. Bikes are not permitted on pool decks as this is a serious health code violation. Bikes found abandoned or repeatedly left in unauthorized areas may be booted by Security or removed by Management.

For everyone's safety:

- Do not ride bikes on Recreation sidewalks, in the maintenance area, or under the tunnel entrance to the Clubhouse. These areas are active zones for equipment and material movement and pose significant safety risks.
- Please ride around the Clubhouse rather than cutting through restricted areas.

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.

Water Safety Day was a great success, with 25–30 residents in attendance. Participants reviewed important safety procedures and first aid practices. Due to the positive response, another session may be scheduled, so stay tuned for announcements.

Tennis instruction with Coach Ron is available at the Clubhouse court #4 Monday through Friday, 8:30 a.m. to 12:00 p.m.

Pickleball lessons with Coach Cleo are on Wednesdays at Clubhouse Court #4:

- **8:00–8:55 a.m.** – Beginner
- **9:00–9:55 a.m.** – Intermediate/Advanced
- **10:00–10:55 a.m.** – Intermediate/Advanced

Fitness Challenge: Who can visit the fitness center the most in 6 weeks? Up to two visits per day. 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.

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.

June and July Lifestyle & Entertainment:

Sunday, June 15 – *Burt Bacharach: What the World Needs Now*

A heartfelt tribute to the legendary composer.

- **Sunday, June 29** – *Soul Travelers Band*

From reggae and Latin to classic and modern rock—enjoy a musical journey through time and genre.

- **Sunday, July 13** – *The Full Decks*

A four-piece rock band covering classics from the '60s to the '90s.

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

It will be held in the Party Room at 7:30 p.m. Please note that shorts are not permitted. Guests may attend if accompanied by a resident and signed in at the security desk.

Sunday Pool Parties

We're back at the Clubhouse pool. Join us every Sunday from 1 to **4 p.m.** for DJs, karaoke, and dancing!

Stay Connected

Don't miss out! Join our email list to get updates on events, classes, and monthly happenings.

Sign up online at www.cenclub.com or visit the staff or admin office.

Flea Market: Larry Cohen's flea market will take place in December.

CenClub Announcements and Events

Summer Session 2—Class Registration. Registration runs from June 20 to July 14 for 6-week classes beginning July 21. Offerings include Computers, Watercolor, Collage, mixed Media, Spanish, Latin Dance, Woodworking, and more! Register online at CenClub.com or visit the staff office.

Clubhouse History Exhibit. A special exhibit showcasing the clubhouse's history is now on display in the Art Gallery (2nd floor). Visitors can see original maps, vintage photos, old newspaper articles, past season books, early ID cards, and equipment from earlier days.

Property Appraiser: The Broward County Property Appraiser will be at the Clubhouse (2nd-floor lobby) on Thursday, July 3, to assist with homestead applications. Appointments are required. Contact the staff office to schedule (9:30 a.m.–12:00 p.m.). They will be available on the first Thursday of each month.

The Supervisor of Elections Office will be at the Clubhouse on Thursday, July 3, from 9:30 a.m. to 12:00 p.m. in the Theater Alcove to help residents check or update their voter registration. No appointment is necessary. The Property Appraiser's Office will also be available during the same time.

Hear USA: Join Hear USA on June 11, the second Wednesday of the month, from 1:00 p.m. to 3:00 p.m. in the theater alcove. Eligible residents can receive a free amplified telephone.

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

Employee of the Month: Ronnie Jo has been recognized as Employee of the Month for her outstanding dedication and hard work. She plays a vital role in managing the ID Office and is the go-to person for collections, estoppels, and coordinating with attorneys. Her organization and leadership help keep the office running smoothly. Thank you, Ronnie Jo, for your commitment this season and many years of service to our community!

New Business: None

Old Business: None

The next **CenClub meeting** will be on September 9, 2025, in GP-A at 9:30 a.m..

Susan Dove moved to adjourn, and was seconded by Michael Rackman at 10:00 a.m. The motion carried unanimously.