

Minutes of CVE CenClub Board of Directors Meeting April 11, 2023

Present: Rita Pickar, Michael Rackman, Jay Baimel (via Zoom), Susan Dove, Phyllis Meiner, and Executive Director Mike Burdman. Absent: Stanley Spitzer and Arnold Klein. Mike noted that there was a quorum.

Minutes:

Michael Rackman made a motion, and Phyllis Meiner seconded to waive the reading and approve the minutes of March as posted on the CenClub website and printed in the *Reporter* was made and carried unanimously.

President's Comments: Rita Pickar

Rita thanked the staff of CenClub for their hard work during the past season. The entertainment was outstanding, and the plans for next year's entertainment are almost complete. The putting course is booming, and we will build a new pool to replace the failing Richmond pool.

Also, CenClub has finally received the permits to build four more pickleball courts.

CVE is a great place to live!

Treasurer's Report: Jay Baimel

On February 28, 2023, the balance in the operating account was \$1,517,581. During March, CenClub received \$1,029,893 and dispersed \$1,026,952. \$458,560 was transferred from the reserves into the operating account. At the end of March, CenClub had operating funds of \$1,061,962, and \$6,237 was in petty cash; therefore, at the end of March, the total aggregate cash was \$1,068,199. In the reserve account, there was \$5,807,355. The total cash of CenClub as of March 31, 2023, was \$6,875,554.

The reserve will be adjusted monthly for upcoming significant projects and replaced with new and budgeted board-approved projects according to our 20-year capital needs plan. This plan is flexible and will be adjusted as conditions change. This fiscal year's budgeted spending for capital projects and scheduled repairs will approach \$3.5M. From the beginning of this fiscal plan on October 1, 2022, through March 31, 2023, CenClub has disbursed \$1,150,000 against this \$3.5M line item. This includes expenditures for the Richmond pool

modernization of more than \$1.3M and four new pickleball courts. The net of actual revenues and expenses compared to the budget for the six months ended March 31, 2023, is highly favorable. We will continue to manage and monitor our operating and capital expenses professionally. The winter theatre season has successfully concluded, and CenClub is pleased to report that revenues have funded not only the talent costs but also the free weekly movie programming. Remember that the movies are not off the shelf at Publix but are from an agency and are subject to stringent distribution and licensing fees when presented for mass viewing.

Interest income on operating and reserve cash balances amounted to more than \$36,000 for the first six months of the current fiscal year.

At the end of March 2023, accounts receivable were \$189,854, down from \$218,816, a decrease of \$28,962 from February 2023. The accounts receivable staff and collections attorneys achieved significant collection results last month. They have reduced receivables by more than 53% from the high of \$406,000 as of March 31, 2020, three years ago.

Total assets at the end of March 2023 for CenClub Recreation Management Inc. were \$13,144,305, up from \$12,035,738. Total liabilities were \$5,523,025, down from \$5,656,799. As a result, CenClub members' equity (assets minus liabilities) is \$7,621,280, up from \$6,378,939.

Rita thanked Jay for his report and mentioned that, as everyone knows, individual insurance is increasing, and it's also increasing for CenClub. Insurance companies do not want to provide wind protection on the buildings, which includes all the poolhouses and the Clubhouse. The first estimate was over \$1M, which is CenClub's cost; they are continuing to get estimates, but the insurance needs to be paid, hopefully without raising the coupon.

Executive Director Report: Mike Burdman, Executive Director

Recreation Updates

Construction notice; CenClub announced they would be breaking ground on the Richmond Pool on or around April 24. The pool will be closed and not reopen until construction is complete. Residents can enjoy any

of the other CenClub pools during that time. The preventative maintenance on the Clubhouse outdoor pool will be done early this year (April 17) due to the construction at the Richmond pool. The pool at the Clubhouse will be closed for a few days, and during this time, the aquacise classes will move to the Richmond pool.

Groundbreaking will begin shortly on four new pickleball courts in the parking lot on or around April. The current parking lot courts will be closed during construction. Residents can still play pickleball at the Clubhouse courts, Swansea, or Tilford (night lights are at Tilford only).

On April 24th, construction on the roadway behind the Clubhouse will begin. New pavers and landscaping will replace damaged asphalt, uneven curbing, and other potential trip hazards. Additional summer projects will include the Newport pool resurfacing as well as two poolhouse roofs that have been leaking. Look out for announcements on when these areas will be closed for construction.

Maintenance Team: The maintenance team completed 110 work orders in March. All Westbury, Berkshire, and Ashby pool exterior doors were serviced and repainted. The Hydraulic door closers around the Clubhouse were serviced and replaced as needed. Flat LED panel lights were used as replacements for fluorescent fixtures in the ladies' locker room. Installed dry-erase boards on the walls in GPG, GPF, GPM, and GPE (smaller conference rooms). Replaced a leaking valve in the men's locker room showers and installed a new hand dryer at the Durham pool.

Pools: The pool team completed 46 work orders in March. They installed new LED lights at the Westbury, Richmond, Markham, Newport, and Ventnor storage rooms. New pump motors were installed at the indoor pool, and a leaking PVC pipe was repaired at the Clubhouse pool. Inspected lifesaving equipment; found no issues. The preventive maintenance schedule for summer 2023 will be announced to the community via email and with signs posted at each pool a week before work begins. As a reminder, CenClub Pools are not heated during the summer months.

Fitness Center: The summer fitness schedule is available; 74 classes will be offered weekly. Pickleball instruction with Gabriel is on Wednesdays at the Clubhouse courts; three sessions are offered. Please see the fitness center for the schedule and more information. Saunas are now open and controlled by fitness center staff; please see an attendant for more info on the Sauna. New shoe brushes have been installed at the clubhouse tennis court. The cornhole area was re-mulched at the request of residents using the area. Personal trainers are available in the fitness center at a fantastic rate! Stop by today for more information and free consultation with a staff member. Watch for more athletic challenges hosted by the CenClub fitness staff.

Summer Show Info: CenClub has an incredible lineup of acts taking the stage in the party room this summer. There are a variety of shows through October, from comedy magic and Broadway tunes to Jazz and returning favorites. The summer shows kick off on Sunday, May 7, with Franco Corso, a popular vocalist with powerful range, dramatic presence, and charismatic showmanship. If you like Andrea Bocelli – you will LOVE Franco Corso! Other performances this summer in the Party room by the Boogie Brothers, Poppy Trio, Whitestone Band, and The Fabulons. Pick up the happenings in one of the offices downstairs for a complete show schedule, or visit cenclub.com/tickets. Tickets for these shows are just \$6 and are available online and at the box office. If you bring a guest, please ensure they have a ticket and photo ID and check in at a security desk; you must accompany them. Guests will only be allowed into the Clubhouse with a resident.

Saturday night in the Party room, dances are being held. Remember, like the theater policy, shorts are prohibited at the dances, starting 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.

Additional furniture has been ordered, and we look forward to receiving it this month. We will also order furniture at that time for two more pools. The new tables, by popular request, will be about 2” shorter when they arrive.

The putting course is open, and equipment for the putting course can be checked out on a first-come, first-served basis from our fitness center at any time with your CVE ID card. Children are permitted to play but must be accompanied by an adult. The East door is now active for residents to check out equipment and exit towards the course. Press the button to the left of the door, show your resident ID, and someone will assist you. Children and guests must wait outside while you get the equipment. Only individuals 18 years or older are permitted inside the Clubhouse. Bikes, scooters, skateboards, and anything with wheels are prohibited in this area or other designated sporting areas like tennis courts and pickleball courts. Unfortunately, they can easily damage the playing surfaces and cause the facility to close for costly repairs.

Season Show envelopes are once again available to purchase in advance. This program allows snowbirds to receive the show booklets and order forms via mail as soon as they become available in the fall. Purchase your envelopes in the staff or box office during operating hours. This year's postage price is US \$2, Canada \$4, and Overseas \$7. Beginning May 1st, residents must scan their IDs at the newly installed scanners at the secondary entrances where the button is pushed to open the door.

As a reminder, being a part of the CenClub email list is essential. Important updates, 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 www.cenclub.com. In addition, you can sign up in person at the staff or administration offices at any time.

Mike congratulated Tyler Low, the March employee of the month. Tyler is part of the security team and works at the front desk from Wednesday through Sunday and is a great part of the team. Congratulations, Tyler, on a job well done!

CenClub Announcements and Events

Classes: Registration for summer session #1 classes begins on May 5th and ends on May 29th. There are a variety of classes, including English classes, Watercolor Painting, and Woodworking. Visit Cenclub.com/classes to register for classes online or the staff office to register in person.

Property Appraiser: The Broward County Property Appraiser's office will return to the second-floor lobby of the Clubhouse on Thursday, May 4, to assist residents with homestead.

You must schedule an appointment by contacting the staff office from 9:30 a.m. to 12:00 p.m. They will be here on the first Thursday of every month through 2023.

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

BINGO! Bingo is in the party room every Tuesday at 7:00 p.m. Bingo seating is at a limited capacity of 300 and on a first-come, first-serve basis. Doors open at 5:30 p.m., guests are welcome, and food and beverages are permitted. As a reminder, players must be in the party room before the start of the first game at 7 p.m. No exceptions will be made.

New Business: None

Old Business: None

Phyllis Meiner moved to adjourn, seconded by Susan Dove at 10:00 a.m. The motion carried unanimously. The next CenClub Board meeting is on Tuesday, May 9, at 9:30 a.m.

Respectfully submitted by

Rita Pickar

President, CenClub Board