

## **Minutes of CVE CenClub Board of Directors Meeting -**

**April 12, 2022**

In attendance: Jay Baimel, Susan Dove, Phyliss Meiner, Rita Pickar, Michael Rackman, and Stanley Spitzer; Executive Director, Mike Burdman, Norma Taylor, Property Manager (via zoom). Absent: Phil Raymond

### **Minutes:**

Stanley Spitzer made a motion and seconded by Susan Dove, 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 wished everyone a Happy Easter. She stated that all is going smoothly and that the Board is working on next year's entertainment.

### **Treasurer's Report:** Jay Baimel

At the beginning of March, the operating checking account balance was \$474,287. In March, \$1,003,357 was received, \$606,891 was disbursed and a net of \$30,882 was transferred to the reserve account for March 28, 2022, checking an operating account balance of \$839,871. Cash in the lockbox account (deposits in transit) totaled \$65,676 and two petty cash accounts totaled \$4,761. This provided CenClub with total operating cash of \$910,308 with a reserve account at the end of March totaling \$4,616,573. The total aggregate cash at the end of March was \$5,526,881. Of the transfer to the reserve account, \$73,000 was transferred again for the funding of the insurance deductible. The reserve will continue at the same rate each month for the remainder of the new fiscal year ending September 2022, so the target budget of \$1,750.00 can be reached for this reserve item. According to the capital needs plan, the reserve will be adjusted monthly as CenClub pays for the scheduled major projects and replaces them with new budgeted projects.

Significant budgeted and board-approved capital projects aggregating more than \$2.0 million are expected in 2022. These undertakings include a major pool modernization, miniature golf and putting green site, additional pickleball sites and reconstruction associated with our recently demolished golf building. CenClub's strong reserve position will complete the targeted plans in an advantageous and fiscally responsible manner. The quality and quantity of community and social amenities provided by CenClub and combined with the development of new and expanded facilities in 2022, will continue to underscore Cenclub's commitment to maintain and improve the quality of life in our community while stabilizing your cost at the lowest of the three coupons residents pay. Once again, we thank our owners for their enthusiastic support and appreciation of our efforts on their behalf.

Accounts receivable is \$242,066, up from \$238,971 an increase of \$3,095 from February 28, 2022. CenClub agreed with the auditors to establish an allowance for uncollectible accounts of about \$53,000 to estimate potential write-offs of bad debts. That allowance is less than ½ of 1% of the annual budgeted fees of \$10.7 million.

CenClub's accounts receivable staff has continued to focus successfully on collecting past due balances to protect the financial interests of the entire community and to hold all delinquent owners accountable.

Total assets at the end of March for CenClub Recreation Management Inc. were \$11,381,188 up from 10,769,888. Total liabilities were \$4,691,646, up from \$4,085,921. CenClub members equity (assets minus liabilities) is \$6,689,542, up from \$6,683,967.

**Management Reports:** Mike Burdman, Executive Director

Summer shows will be in the party room, and tickets are only \$6. Visit [CenClub.com](http://CenClub.com) or our Staff Office for a full schedule and stop by the box office to purchase tickets. Food and drink are permitted in the party room for summer shows, and ice will be available. So bring your cups, paper goods, utensils, and ice buckets.

Dances have returned to the Clubhouse on Saturday nights. Remember, shorts are not allowed at the dances which start at 7:30 pm. These rules apply to **ALL** events in the party room. Guests are allowed to attend

dances in the party room. The Clubhouse remains open for all residents and guests. As a reminder, residents must show and scan an ID card for access and guests must be accompanied by residents and registered with a security guard upon entry. As a note, guests must have a photo ID.

A resident must accompany children and guests at all satellite pools. Please keep food under the canopy and do not bring glass containers to the pool areas. Glass can be very dangerous if it gets into the pool as it becomes invisible to detect. Please use plastic or aluminum containers and dispose of all trash in the receptacles. 1 butt = 1 chair. Please be respectful of the restrooms; do not flush anything down that should not be flushed.

Additional furniture has been ordered and will be distributed to those pools needing lounges and chairs. Please do not save a table for card or game playing. Please be respectful of the restrooms, and help keep our facilities clean.

#### **Clubhouse/Recreation Updates and Improvements:**

Replacement for office equipment has been ordered, including new irons for the sewing room, pickleball, and wax for the shuffleboard table. Residents can borrow this equipment and more from the staff office.

Residents will receive a phone call from a staff member to verify their Revalidation submissions. CenClub has revalidated over 11,500 residents, and plans for this project will continue until the end of July. If you have not completed the revalidation paperwork, please visit the Clubhouse offices or [www.cenclub.com/id](http://www.cenclub.com/id) to submit your information online.

Construction has officially begun on our brand-new putting course. The putting course is similar to a miniature golf course and will be located on the east side of the Clubhouse and feature nine unique and challenging greens to practice your putting skills. In addition, the course is getting a nautical theme and will be available for play as soon as construction is complete. Please keep an eye on our announcements for more information concerning the putting course.

Another major project that just began is our building preservation and painting. Hartzel Painting and Construction started phase one of the project last week by fixing weather-damaged stucco and concrete. Once complete, a refinish of the paint, and stamped brickwork will follow.

As a reminder, it's essential to be a part of our email list. Important updates, including information about the pandemic, events, classes, activities, and our monthly happenings, are sent out to every resident on our list. Remember, you can now join our mailing from the comfort of your home by visiting [www.cenclub.com](http://www.cenclub.com). You can also sign up in person at the staff office.

### **Upcoming and In-Progress Projects:**

- Oakridge pool deck with new pavers
- Repair of epoxy floors in 2 poolhouses (Westbury and Upminister)
- Diner windows and canopy over the outdoor seating area

### **General Maintenance:**

The maintenance team completed 154 work orders in March. The team conducted a monthly survey for the Clubhouse and pools; lights were checked and replaced or ordered. The 10 HP motor that services the lake fountain was replaced. Installed two 12 x 12" junction boxes with outlets near the pickleball and the bus lot in preparation for camera installation. Ran a 350' CAT6 cable for networking and upgraded six light fixtures in the west hallway of the Clubhouse to LED panels to provide better, more efficient lighting. Painted picnic tables at the shuffleboard pavilion and replaced the Grantham men's bathroom water heater. Hallway lights on the 2nd & 3rd floors of the theater were replaced with LEDs and concrete around the restaurant was pressure washed. Replaced a toilet valve in the men's restroom at Berkshire pool and the fencing at the tennis courts damaged by winds was repaired and fastened. A shower wall at the Grantham women's bathroom was repaired.

### **Upcoming Maintenance Projects:**

- Tennis and pickleball windscreens will be stored for the hurricane months and the fence padding at the Clubhouse pickleball courts.

## **Theater Maintenance and Technical Update:**

Produced 11 shows in March. Serviced the hearing device system and replaced a power supply. The main speakers above the stage in the party room were serviced and repaired in preparation for the summer shows. Repaired the DVD input for the party room system and a video processor will be installed to improve the video quality and provide more input options. An HDMI input was installed on the wall in the GPA room for residents to plug their computers in for projector use easily. Inspected all theater equipment and serviced as needed. Mike thanked Mike Prudente for helping and managing the theater throughout the entire season.

## **Pools:**

The team completed 39 work orders in March. The pool team worked with Gulfstream automation to pull new wire and get the heat pumps at Durham, and Markham added to the automation system. The team pressure washed Upminster and Durham pool decks and walkways leading to the pools. They took four 6" valves on the sand filter for the Clubhouse pool and replaced three 4" valves on the return side going to and from the heat pumps. Inspected all phase monitors; no issues noted. The pool team checked all sump pumps, pool equipment and heaters; noted no problems. All pool safety equipment was inspected and cleared for use; noted no issues.

## **Upcoming Pool Projects:**

- The pool team will be pulling new data wires at the satellite pools for the automation system controlling the heat pumps, replacing the old temperature sensors that provide accurate readings for the automation system and running new wires for these sensors.
- The pool team will be installing new pool rules signs at all the pools.
- Upminster pool resurfacing will begin on April 20, 2022.

## **Fitness Update:**

The CenClub Fitness Center Hours 7 a.m.-10 p.m. daily. Aquacise classes are at the Richmond pool. The average daily has been increasing steadily; 30 has been the average. Indoor pool hours are 7 a.m.-10 p.m daily. Reminder – Please don't swim alone; bring a buddy. Pickleball instruction @ the Tilford courts – Instruction is

available Tuesdays, Wednesdays and Thursdays 8-8:45 a.m. beginner, 9-9:45 a.m. and 10-10:45 a.m. for intermediate/advanced – during the winter season; 35 has been the average. The summer schedule begins on May 2. The Fitness Center will be open from 7 a.m. to 8 p.m. daily during the summer months. There will be about 72 classes per week.

One hundred forty classes are taught per week. The top-class day was Monday, March 14, with 551 attendees. The top three classes for March were low impact aerobics w/Shon - 63 attendees; aquacise w/Cleide- 61 attendees and low impact aerobics w/Cleide - 44 attendees.

### **Announcements and Events:**

- Tickets for summer shows are on sale now at the Box Office and online.
- Classes for Winter Session 2 are underway and registration for Spring classes opens on March 18. The first day of spring classes is on April 18, and residents have a wide selection of great courses like art, stained glass, clay sculpture, cinema appreciation, and guitar lessons. Residents can visit [www.cenclub.com/classes](http://www.cenclub.com/classes) or the Staff Office for class schedules and descriptions and to register.
- BJ's wholesale returns to the Clubhouse 2nd-floor lobby on April 20 from 11:00 a.m. – 2:00 p.m. Take advantage of their membership discounts offered to all CVE residents.
- Residents can view availability and reserve these spaces online through the CenClub portal. In addition, view images of facilities and make deposits for BBQ grills. This tool will help residents book facility reservations. Watch the tutorial video and explore the portal by visiting [cenclub.com/events](http://cenclub.com/events).
- We have added trailers for upcoming showings to the Movie previews in the theater. So while residents wait for their movies to start, they can watch the forthcoming films and view the schedules for each month's movies!
- Classes for the Spring session are underway and registration for Summer #1 classes opens on May 6. The first day of Summer 1 classes is on June 6. Residents have a wide selection of excellent courses like art, stained and fused glass, cards, clay sculpture, jewelry making, improv, and a few new classes such as Ballet technique and Watercolors instruction.

- For the convenience and comfort of our residents, we are adding Clubhouse WiFi access to the Shuffleboard and Gazebo perimeter. This new service will provide internet access for residents using the fun amenities in these areas.
- The Broward County Property Appraiser's office will be in the lobby on the 2nd floor of the Clubhouse on Thursday, April 8, and May 5 to assist residents with Homestead. Call or visit the Staff Office for an appointment.
- AARP Tax-Aide is back to assist residents with filing their taxes. Contact the staff office to make an appointment. Appointments range from 12:30 p.m. to 3:30 p.m. Taxes must be filed by Monday, April 18.
- AARP Defensive Driving Classes are back! Classes are filling up quickly and are available beginning in September until December. Residents must come in person with a check to reserve a spot in a class session. The classes are \$20.00 for AARP members, \$25.00 for non-members, and last from 11 a.m. – 5 p.m.; bring your lunch.
- Bingo is held in the party room every Tuesday at 7:00 p.m. Doors open at 5:30 p.m. - Masks are no longer required, guests are welcome, and food and beverages are permitted.
- As a reminder for residents that may not have heard about our Re-Validation Campaign, we are ridding the Village of the outdated ID Cards and updating CenClub payment information. If you have not updated your payment information for recreation fees, please visit our website for details on how to ensure your account is up to date. Additionally, residents will incur late fees if their payment information is not updated.
- In front of the Clubhouse theater, residents can register to vote on Thursdays and Fridays, July 1, from 9 a.m to 1 p.m. Please bring your driver's license or have your SSN ready.
- CVE is always looking for instructors for new classes. If you have a hobby and would like to teach a course to your fellow residents, stop by the Staff Office to see how you can become an instructor.
- Security cameras are almost complete around the shuffleboard and Gazebo areas. Additionally, they are being installed in the parking lot and pickleball court area.

- Once again, the Old Florida Cafe' is offering Passover Dinner to our residents. The dinner includes Matzo ball Soup, roasted potatoes, veggie, Passover cake, and gefilte fish with horseradish or chopped liver with lettuce and tomato. Choice of beef brisket, turkey with cranberry relish, or salmon filet. It also includes a free box of matzo! All of this for \$29.95 per person. Call 754-465-2450. Order by April 6 for delivery or Pickup on April 15.
- We wish you safe travels back home if you leave for the summer.

**New Business:** None

**Old Business:** None

Stanley moved, and Phyliss seconded to adjourn the meeting at 10:02 a.m. Motion carried unanimously.

The next CenClub Board meeting is on Tuesday, May 10, at 9:30 a.m.

Respectfully submitted by,

Rita Pickar

President, CenClub Board