

Minutes of CVE CenClub Board of Directors Meeting April 9, 2024

Present: Rita Pickar, Stanley Spitzer, Jay Baimel, Michael Rackman, Susan Dove, Arnold Klein, and Shelia Pascar. Mike Burdman, the executive director of CenClub, Norma Taylor, and Jim Nicholson from Bay Management.

Minutes:

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

President's Comments: Rita Pickar

Rita mentioned that they are at the end of a very successful season. The team opened the new pickleball courts, pool at Richmond, and sports wall, where many activities can be played. CenClub will not have public meetings in June, July, and August. The Board will still meet, as many projects are being worked on. Rita thanked both Kim Dove and Mike for a fabulous entertainment season. The group is already working on next year's lineup.

Treasurer's Report: Jay Baimel

Jay gave a monthly summarized report for March. The Month of March began with an operating account of \$125,228. During March, CenClub received \$944,723, dispersed \$766,056, and transferred \$232,222 net to the reserve accounts. At the end of March, the operating account had a balance of \$71,673. There was \$4,854 in petty cash with total operating funds of \$76,527. The reserve account at the end of March was \$5,047,814. CenClub's total cash on March 31, 2024, was \$5,124,341. The reserve account started in March with approximately \$4,806,00 and took in almost \$9,000 in interest; received into the reserved account \$232,222, ending with \$5,047,814. The reserves are adjusted monthly as CenClub pays for scheduled upcoming significant projects and replaces them with new and budgeted board-approved projects according to the 20-year capital needs plan. This valuation is the cornerstone of CenClub's long-term financial and economic planning and reinforces CenClub's commitment to ensuring sustainability and ongoing renewal of

CenClub's recreational facilities. As we celebrate the half-century anniversary of Century Village East, the excellent condition of our transformative facilities and upgrades during the past several years belie that CVE is a 50-year-old community. CenClub's budget and spending for capital projects and scheduled repairs this coming fiscal year will approach \$3.5M. For the six months ending March 31, 2024, CenClub has dispersed almost \$1,259,000 toward this target, including \$633,000 to complete the Richmond pool and other pool furniture upgrades, \$157,000 for the pickleball courts, \$195,000 for the new racketball/handball court and related land modifications required by this structure and ten other projects aggregating \$241,000 representing safety and amenity improvements. Interest income on operating and reserve cash balances amounted to almost \$50,000 for the six months ended March 31, 2024. We continue to benefit from CenClub's cash management practices and the higher interest rate environment. At the end of March, recreation accounts receivable were \$122,443, down from \$123,839, a decrease of \$1,396 from February 29. CenClub will continue to employ fair but firm collection policies and procedures to ensure that all delinquent owners are held accountable. The total assets of CenClub Recreation Management Inc. for March were \$15,357,683, down from \$15,450,532. Total liabilities were \$3,604,135, down from \$3,740,235. As a result, CenClub members' equity (assets minus liabilities) as of March 31, 2024, was \$11,710,297, up from \$11,710,297.

Rita thanked Jay for his report.

Executive Director Report: Mike Burdman, Executive Director

Recreation Updates:

The sports wall/racquetball court project is complete, and we are excited to open it up this week for residents to enjoy. Residents can practice their racket sports skills, play handball, or kick a soccer ball on this multi-use court. Benches, new landscaping, and lit pathways complement this new facility. As a bonus, all old asphalt pathways left over from the golf course have now been replaced with serviceable pavers, eliminating trip hazards, unsightly cracks, and root damage. Mike showed a short video on the competition of the sports wall. Rita mentioned that the wall is outside the fitness center's back door.

Our elevator project is back on track. All the equipment and materials are in Florida and awaiting refurbishment. Please watch for more information on how the elevator project will affect our

Clubhouse operations. We look to begin this project in the middle of summer when Clubhouse traffic is minimal.

This summer, we will be replacing the clubhouse's roof. After reviewing four proposals, a contractor has been selected. The roof project will not interfere with Clubhouse activities but may affect parking and access during the phases. We will alert the community of any changes to our daily operations.

Also, after 40 years of service, the Clubhouse pool will undergo a complete replacement during the summer. Due to ground movement and settling of the deep end over 40 years, the pool has been sinking from the weight of the water, causing the beam and coping to crack and separate, causing costly repairs. Plans for a new pool are in the planning and permitting stages. Once the work is scheduled, notices will be sent to the community. During this renovation, all classes will take place at the Richmond pool. The demo permit has been received, and the project will begin between May 8th and May 15th.

Upcoming Project Start Dates

Sail shades will begin to be installed on the open area of the Richmond pool deck during the first week of May. A construction fence will be installed on the deck, but the pool will remain open during this time. The two gates near the tennis courts will remain locked until construction is complete, which could take up to 3 to 4 weeks.

On May 6th, the interior of the Upminster pool house will be demolished. The restrooms will undergo an entire renovation to bring them up to modern code. When completed, they will look similar to the Richmond pool restrooms. Additional toilet stalls will be added. The Upminster pool will remain closed until the renovation is completed, which could take 6-8 weeks.

Beginning in June, we will resurface the pool and replace the pool deck at Ashby. The pool will be closed during this project. The fencing will also be replaced with the new 6' bronze fence. No start date is available yet, but we will inform the community of any closure.

Maintenance and Pools:

For March, the maintenance team completed 236 work orders, and our pool team completed 82.

The maintenance team has been busy keeping up with the general upkeep of the facilities, annual wall repairs, and interior painting of the Clubhouse. All lights on the property have been surveyed and ordered or replaced as needed. A safety inspection was completed on all swimming pools; no issues were noted with the equipment or facilities. Security is actively monitoring the pools and bathhouses as well. Preventive maintenance on the chiller tower took place, and the devices were serviced as needed, including replacing a computer module that controls our automation system interface.

Reminder of Pools Rules

- 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.
- Security officers are patrolling all areas.

Fitness Center: The fitness center offers 135 weekly classes for our residents. For a full schedule, stop by the staff office, fitness center, or our CenClub website, cenclub.com/fitness. The fitness schedule will change in May; watch for the summer schedule!

Basketball HORSE Competition: Took place on Newport court on Wednesday, March 20th. There were 14 participants. The first game: 1st Place - Lee Sumber; 2nd Place- Frank Perrault; 3rd Place- Steve Marton.

Sports Talk with Albert Hernandez III, an FAU Graduate Student, CVE Personal Trainer, and FAU Basketball Team Graduate Assistant. Twenty residents attended on April 3rd. Mike thanked Larry, the sports commissioner, for helping organize this event. Keep an eye out for more sports-related lectures and discussions.

Pickleball: Take a class with Coach Cleo! She teaches beginner and intermediate/advanced pickleball lessons at Tilford Tuesdays through Thursdays. Grab a flyer from the Staff Office or Fitness Center for the complete schedule. During the summer, the pickleball schedule will be adjusted and moved to the Clubhouse courts – Please watch for updates from our fitness center.

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. Last month, there were 58 training sessions.

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: This season, an incredible lineup of acts takes the stage in the party room. Tickets for the off-season shows go on sale Monday, April 15. They are just \$7 and available online and at the box office. All shows are at 8 p.m.

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 them. Guests will only be let in with a resident.

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.

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 www.cenclub.com. In addition, you can sign up in person at the Staff or Administration offices at any time.

CenClub Announcements and Events

Classes. Spring classes start on April 15, and registration is still open. Classes include Chess, Belly Dancing, Porcelain Flower Making, and Smartphone use. Visit cenclub.com to register for classes online or visit the Staff Office.

Property Appraiser: The Broward County Property Appraiser's office will return to the second-floor lobby of the Clubhouse on Thursday, May 2, 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 through 2024.

AARP Defensive Driving: Defensive driving classes are back with AARP! Classes are filling up quickly and are available on May 8. 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!

BJ's Wholesale is returning on April 24 to offer residents discounts. They will be available in the Clubhouse from 11 a.m. - 2 p.m. Check the staff office for flyers with these offers and the dates that the BJ's representative, Elizabeth, will be here.

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. As a reminder, players must be in the party room before the start of the first game at 7 p.m., with no exceptions. As a special announcement, the Bingo team has raised over \$3,000 to support the Israel Defense Force efforts. Congratulations to all who contributed.

Mike Prudente is the **Employee of the Month for April**. Michael was at the meeting and is the Theater and Technical Director for the Clubhouse and CenClub. He handles meetings and shows and ensures they are adequately staffed with workers. He does a great job, and we want to thank him for his hard work and late nights.

Rita mentioned that the committee received comments from residents who were taking pickleball lessons from Coach Cleo. They told us they couldn't hear it because of the noise from the traffic on the Powerline. Coach Cleo will now use a cordless mic during the lessons to alleviate this issue.

Shelia asked if the canopies over the pools were checked for leakage. Mike explained that they are older and were put in a while ago. Some are older, and some are newer. The newest one is at Richmond, which is double-insulated. When they hear about a leak, the maintenance team does their best to take care of it. Shelia mentioned that the one at Markham is dripping and producing black mold. Mike replied that he would look into it.

New Business: None

Old Business: None

The next **CenClub meeting** will be on May 14, 2024, in GP-A at 9:30 am.

Jay Baimel moved to adjourn, seconded by Susan Dove at 10:17 a.m. The motion carried unanimously.

Respectfully submitted by

Rita Pickar, President, CenClub Board