

Minutes of CVE CenClub Board of Directors Meeting Via Zoom

January 12, 2021

In attendance: Jay Baimel, Susan Dove, Rita Pickar, Michael Rackman, Phil Raymond and Stanley Spitzer;

Executive Director, Mike Burdman; Director Property Management, Norma Taylor

Minutes:

Susan moved and Phil seconded to waive the reading and approve the December minutes as posted on the CenClub website and printed in the *Reporter*. Motion carried unanimously.

President's Comments: Rita Pickar

Rita announced that this is the first meeting of CenClub Recreation Management in 2021. Rita thanked MM for their tremendous efforts in getting a large number of residents vaccinated. Activities in CVE are still being offered. Many activities are currently on Zoom such as bingo, paint and sip and cooking lessons with Alice as well as live entertainment at the Gazebo; just bring your chair and wear your mask. There is plenty to do in the Village. Rita urged residents to register to receive CenClub's emails on what is happening in the Village.

Treasurer's Report: Jay Baimel

At the end of November, the checking account balance was \$524,638 in December, \$956,530 was received and \$903,393 was disbursed for a December checking account balance of \$577,775. There are some petty cash accounts and another checking account in the amount of \$660,793; the reserve account at the end of December totaled \$1,119,920. The reserves increased from the prior month as we are funding the hurricane insurance deductible of \$73,000/month which will continue through September 2021 to reach the targeted budget of \$875,000.

Payment #12, the final payment, of \$388,518 was made on December 1 to the sellers of the Recreation property.

As of December 31, the balance on the loan payable is \$0. The independent auditors are completing their financial review by the CenClub board and when complete it will be available to the members of CenClub.

Accounts receivable is up slightly from \$312,279 to the current \$318,630; most of the increase was in the more than 90 days past due category. Jay mentioned that it is very difficult to collect older delinquent accounts receivables due to chronic non-payment or the death of owners. The team is working with the states and surviving adult children. Accounts receivables are down 21.6% from the high of March 2020 to December 2020. Collection efforts are continuing with the attorneys, property managers and dedicated CenClub staff to administer this important responsibility of collecting receivables. New liens and foreclosure actions have been the

most powerful tools to ensure compliance. Total Assets is at \$7,077,478 up from \$6,955,635 total liabilities are \$702,134 down from \$937,178. CenClub members equity is \$6,375,344 up from \$6,018,457.

Management Reports: Mike Burdman, Executive Director

CoronaVirus Update

Mike will continue to remind residents of the current protocol on operations at the Clubhouse and recreation facilities; especially for those residents just arriving from out of town. The Clubhouse is open for normal operating hours with all offices open. The Clubhouse is open normal operating hours with all offices open.

Only residents are permitted in the Clubhouse at this time. Guests or realtors are not permitted into any recreation facilities including swimming pools until further notice. The Clubhouse swimming pool remains open for residents only. Monitored swimming and cleaning of the pool deck and equipment are completed between each session. To provide a safe and secure place for residents to go swimming, we ask that all residents who want to swim, sign up at the Clubhouse Staff office or online at www.CenClub.com. This is being done to provide a safe and secured place for residents to go swimming.

Hours at the satellite pools have been increased. Satellite pools will now be open for residents only daily from 8 a.m. – 7 p.m. Furniture has been returned to the pool decks at 75% of their normal amounts to allow more space between chairs and lounges. Both security and CenClub employees are monitoring the swimming pools

throughout the day and checking for CVE IDs. Please remember masks are required when not in the pool.

Please remember that swimming pools are open for residents only; guests and children are not permitted. As an additional reminder, the pools are open for exercise and rehabilitation. Card and game playing is not permitted during the COVID-19 pandemic as well as large gatherings and groups. Please do not remove furniture from the pool decks to play cards or games outside of the gates. Your ID cards will be confiscated and not be returned until after the pandemic; you will lose your pool and clubhouse access. The Clubhouse Fitness Center is open for residents with reservations. 1-hour sessions continue to be in place so that our janitorial staff can clean and disinfect the machines after each use. Group fitness classes have been moved to the online Zoom platform from which we have had great feedback with thousands of residents participating. As a reminder, three sessions of water aerobics are being held in the clubhouse pool Monday – Saturday; sign up online or at the Staff Office. Total Pool Reservations as of January 8, 2021: 17,503. Total Aquacise Reservations as of January 8, 2021: 8,710. Total Fitness Reservations as of January 8, 2021: 29,362.

The Clubhouse art studios are open for residents to use with a capacity limit for social distancing. To use the art studio, stop by the staff office and exchange your CVE ID card for a studio pass. Space is limited to the room size and is on a first come first serve basis.

The billiards room and ping pong room are open for play with restrictions. Equipment and tables in both rooms are being kept to a minimum and residents are asked to use their sticks and paddles; masks are required when playing.

Clubhouse movies are continuing to play on schedule in the party room. The room is set for socially distanced seating and cleaned before and after each use. The newest movie schedule is on the website, channel 99 or at the staff office. There is limited seating capacity, and residents will be let in on a first-come, first-serve basis. No food or drink will be allowed in the party room. Bottled water only. Only current residents will be allowed to attend movies. Please make sure to have your CVE ID card with you, as the staff will be checking for them. Face coverings must always be worn while in the Clubhouse and during the movies; the room is disinfected between each show.

Clubhouse/Recreation Updates and Improvements

Petanque/Bocce: Permitting is complete for our new Petanque and Bocce cantilever canopies; just waiting for the paper permits to be issued. The canopies have been delivered and are waiting to be installed.

Stand-by Generator - Our replacement emergency generator project is complete and has been signed off by the city. The generator will run emergency lighting and safety systems for the Clubhouse.

Clubhouse Shower - A new water heater was added to the outdoor clubhouse pool shower. Warm water is now available for residents, please do not use soap and shampoo at any of the outdoor showers in CVE.

Ventnor Pool Deck - The Royal Poinciana Tree on the Ventnor pool deck was found to be causing damage to the surrounding area and could potentially affect the concrete pool structure. The tree was removed and replaced with a beautiful palm tree and fresh landscaping. This turned out to be a huge visual improvement for the facility.

Security Cameras - For safety additional security cameras are being installed at each satellite pool, they will be replacing the current outdated equipment. This will allow clearer images and more successful monitoring of the areas. The project will be complete by the end of April and each pool will receive this update.

Communication - As a reminder, it's extremely important to be a part of our email list. Important updates, information about events, classes, activities, and our monthly happenings are sent out to every resident on our list. You can join our mailing from the comfort of your home by visiting www.cenclub.com. You can also sign up in person at the staff office.

Fitness Classes - During the pandemic, classes were moved to online learning so our residents can enjoy time with their instructors from home! To sign up for our online classes stop by the staff office or visit

www.cenclub.com/classes.

Clubhouse - The decorations at the Clubhouse have been put away for the next 11 months. For those of you who have visited the Clubhouse during the

On holidays, you may have noticed the upgrade to our chandeliers in the Clubhouse lobby. The lights have been upgraded to color-changing LED lights. These lights will display different beautiful themes throughout the year.

General Maintenance

1987 work orders completed in December. In the spin bike studio, a new circuit breaker was installed, and wiring has been run to operate four new ceiling fans for increased airflow. We hope to have in-person classes soon. A new concrete slab was poured at the volleyball area to support the storage shed. New concrete bases for the umbrellas were also installed in the area. The area around the petanque courts, bocce courts and the Old Florida Café have been pressure washed. The 3-phase voltage monitor for the AHU#18 (part of the air handler which operates the building) was replaced; this controls the ceramics studio and backstage area. The maintenance team was able to unclog a terrible drain obstruction at the Newport pool; please do not flush anything but toilet tissue down the drains. The electrical junction box at the Ventnor pool deck was repaired and reconnected; this was found when the tree was removed. The wall on the backside of the Lyndhurst South pool was repaired with new stucco and paint. Worn out basketball nets have been replaced. The canopy at the Westbury pool was re-sealed with silicone. The windscreens and sound barriers were reinstalled at all tennis

and pickleball courts as well as the clocks and bulletin boards. A junction box was replaced at the Upminster pool. Several damaged ceiling tiles in the Clubhouse were replaced

Upcoming Maintenance Projects

Lights will be replaced in and around the chiller room with LED lighting; Several floor outlet covers in the fitness center will be replaced. An outdoor lighting survey will be completed this month; if anything is needed, repairs or replacements will be made.

Pools

41 work orders have been completed in December. The aquatic maintenance team installed new heat pumps at the Ashby and Ventnor pools as well as a freon dryer. The team installed two new throw style disconnects for the heat pumps at the Oakridge pool. They also pressure washed the Ventnor pool deck after the new palm tree was installed. All pool safety equipment was inspected and cleaned for use; no problems were found. All heat pumps were inspected and are working properly for the cooler weather.

Upcoming Pool Projects

Pressure washing will continue at Richmond, Ashby, Grantham and Newport pool decks. A few damaged gates will be removed and rewelded, repainted and a new water shut off will be installed in the Ashby and Lyndhurst North pump rooms.

Fitness Update

The re-implementation of temperature checks began on December 14 when security stated they will no longer be taking them upon entry to the Clubhouse. Ceiling fans were installed in the spin room in preparation for in-person classes. Shades have been reinstalled for the season on the outdoor patio. As a reminder – “no-shows” for aquacise classes are being recorded. If you cannot attend a class please cancel your reservation to make room for another resident. Please don’t lose your ability to register; three no shows and your ability to make a reservation will be canceled.

Group Exercise

69 Classes are being taught per week – Zoom will be on-going during the pandemic and continue after so that residents can have the option. The top day for group exercise attendance was Thursday, 12/17 with 219 attendees. Top 3 classes for December were low impact aerobics w/ Cleide-47 students; low impact aerobics w/ Shon-35 students; senior balance and flexibility w/ Cleide- 34 students. Daily, there have been 105 residents

who have enjoyed the fitness center (increased by 15 from last month). On the weekend, the daily average is 84 residents (increased by 21 from last month).

In-Person classes – We will have 11 in-person classes coming soon. Safety measures will be in place; this includes sanitizing and social distancing. Classes will be limited to the number of attendees and reservations will be required. In-person classes will begin on Monday, January 18 and include: Chair Yoga (2), Indoor Spin (5), Easy Stretch, Cardio Sculpt and Core Yoga.

Pickleball instruction with Gabriel is back! Instruction will return to the “Clubhouse Courts” on January 17.

Classes will be held on Wednesdays from 8 a.m. – 11 a.m.

Announcements and Events

Mike reminded everyone to remind everyone once again to sign up for our email list at www.CenClub.com.

Keep up to date on happenings, schedule changes, events, and more!

Trivia Night- December’s trivia night was well received; we hope to bring you more trivia events in the coming months.

Cook-Along with Chef Alice - Chef Alice cooked a winter roasted chicken dish. The event along with the recipe guidebook is available at www.cenclub.com/cookalong. The next cook-along event will be on

Wednesday, February 10 at 3 p.m. Chef Alice will be doing a Fondue Dinner for 2. For more information on the event, visit the website; www.cenclub.com/cookalong

Virtual Bingo - Bingo will be held every Tuesday in January; the first week of virtual bingo went great! The next event will be on January 12 at 7:00 p.m. on Zoom. Bingo cards can be downloaded from our website cenclub.com/bingo. Winners receive a CVE tumbler.

Restaurant - The Old Florida Café is offering daily specials all week long! Please stop by the restaurant to check out the latest menu and specials! Meatball Monday; Burger Wednesday and Fish Fry Friday.

Class registration - The Winter 2 Session opens February 1 for online classes. Classes will begin on March 1. Classes: Computers, Spanish Language, Publishing your book, Cooking classes, Posture Perfect, Intro to Drawing. Take advantage of these classes, the class showcase video is available to view on cenclub.com/classes where you can hear explanations and details of the available classes from the instructors themselves.

Upcoming Events

Trivia night - On Tuesday, December 14, trivia night will be held; this will be via zoom - visit www.cenclub.com/trivia for more information.

Acoustic Show - Gazebo performances are from 4 pm. to 5 p.m. Current scheduled performers will be on Andrea Garofalo on Wednesday, January 20; rain date January 27 and JEMS on Wednesday, February 3; rain date- February 10.

Outdoor Movie - On February 15 in the bus depot parking lot, *The Princess Bride* will be played.

BJ's Wholesale - BJ's Wholesale has returned and will be in the clubhouse on the last Wednesday of each month.

Phil Raymond stated that the complaint that he is hearing is that residents try and sign up for the gym and it's sold out; when they do go there are only 6 or 7 people in the gym. Residents can sign up for 2 weeks in advance. We need to remind residents that if they cannot make their session they need to cancel their reservation. Mike replied that sessions are for one hour and some residents cannot work out that long; they do cardio for 15 or 20 minutes and leave. The room/machines need to be disinfected before residents leave; therefore we cannot let anyone in when someone leaves. The office is keeping track of residents who are no-shows and if they continue they will no longer be able to sign up.

Old Business: None

New Business:

Mike spoke about an upcoming project he is working on, replacing all of the windows in the Clubhouse. The windows in the Clubhouse are original; single pane glass windows. They are not hurricane impact nor are they insulated. These windows are mounted in concrete and wood and are causing major leaks on the east wing of the building to the first and second floors. Four bids on replacing the windows in the Clubhouse have been received and will be reviewed with the Board at their next workshop.

Board Comments

Phil along with the Board congratulated MM and their staff for the excellent job in distributing the vaccination to all the residents. Rita reminded all COOCVE Directors to vote -- voting is now open and is very easy to do.

Susan moved and Jay seconded a motion to adjourn at 10:10 a.m. The next CenClub meeting will be held on February 9.

Respectfully submitted by,

Rita Pickar

President, CenClub Board