

## Minutes of CVE CenClub Board of Directors Meeting

October 12, 2021

In attendance: Jay Baimel, Susan Dove, Phyliss Meiner, Rita Pickar, Michael Rackman, Phil Raymond and Stanley Spitzer; Executive Director, Mike Burdman; Director Property Management, Norma Taylor

### Minutes:

Phyliss Meiner moved and Susan seconded to waive the reading and approve the minutes of September as posted on the CenClub website and printed in the *Reporter*. Motion carried unanimously.

### President's Comments: Rita Pickar

Rita welcomed everyone to the meeting and mentioned that Don Kaplan, who was an integral part of the Village for many years, passed away a few weeks ago. Don helped run the Village and served on the Recreation Committee for many years. CenClub has planted a Japanese Fern in Don's memory behind the Cornhole area. CenClub is trying hard to overcome the pandemic. The mask mandate will still be in effect in the Clubhouse which includes all the shows.

### Treasurer's Report: Jay Baimel

At the beginning of September, the operating checking account balance was \$299,359. In September, \$880,283 was received, \$687,603 was disbursed and \$173,540 was transferred to the reserve account for a September 30, 2021, operating checking account balance of \$665,579. Cash in the lockbox account (deposits in transit) totaled \$80,695 and two petty cash accounts totaling \$6,646. This provided CenClub with total operating cash of \$752,920 with a reserve account at the end of September totaling \$3,451,663. The total aggregate cash at the end of September was \$4,204,583. Of the transfer of \$173,540, to the reserve account, \$73,000 was transferred again for the funding of the insurance deductible and \$246,540 was subtracted from the reserve into the

checking for upcoming major projects which comes to a net of \$173,540. The reserve which will continue at the same rate each month for the remainder of the new fiscal year ending September 2022 so that the target budget of \$1,750.00 can be reached for this reserve item. The reserve will be adjusted monthly as we pay for the scheduled major projects and replace them with new budgeted projects according to the capital needs plan.

The outside independent CPA firm will begin their audit of the September 30 2021 financial statements at the end of October with a completed report by the end of the calendar year. For the twelve months ended September 30, 2021 CenClub has paid or approved over \$2M for budgeted and Board approved projects as CenClub has aggressively pursued and will continue to do so to maintain, modernize and upgrade the valuable recreation facilities keeping CenClubs fees the lowest of the three that are paid.

Accounts receivable is up to \$285,133 up from \$281,282, a minor increase of almost \$3,851 from August 31, 2021. The collections team composed of property manager Norma Taylor, staff office personnel Roni Jo and Sandy and the outside attorneys, continue to work hard to protect the financial interests of the entire CVE community and to hold those delinquent owners accountable.

Total assets at the end of September of CenClub Recreation Management Inc. were \$11,126,435 up from \$10,794,960. Total liabilities were \$3,183,951, down from \$3,444,118. CenClub members equity is \$7,942,484 up from \$7,350,842.

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

### **CoronaVirus Update**

Dances return to the Clubhouse beginning in November. The party room will be kept at **half capacity** which varies based on the event and how the room is set up. Current COVID protocols will be in place at the time of the event and must be followed; you will be asked to leave if you do not wear a mask. The New Year's Eve dance will be sold at **half the capacity** to start; this will be revisited as we get closer to the event.

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. Currently masks or an approved facial covering are to be always worn indoors, including in the theater, during movies and events as well as bingo. The only exception is while working out on a fitness machine.

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

Revalidation of CenClub ID's has begun and appointments for one on one assistance start on November 1st.

Please visit [CenClub.com](http://CenClub.com) or stop by the Staff Office.

A broken storm collar in our bus parking lot has been excavated, repaired, and replaced.

Last month the Clubhouse pool deck was pressure washed, re-sanded and coated with a water based wet look sealer to not only protect but also provide a richer look around the pool; this sealer will protect the surface for up to 5 years.

The Clubhouse lobby has been updated with Fall foliage, plants including real pumpkins and gourds. The outdoor accent and landscaping lights, as well as the chandelier and lobby fountain lights have also been updated to reflect the fall season.

A Shure audio mixer was installed to improve the volume of channel 98. Residents are able to hear the building meetings and featured content more clearly.

As Rita mentioned, a Japanese Fern tree was planted near our gazebo park in memory of Don Kaplan, a former Recreation Board Member who passed away last month.

The new game room is officially open! Residents can now enjoy a bumper pool, a shuffleboard table, foosball table soccer, dart boards, chess, checkers, and backgammon as well as a full size 4 player arcade machine loaded with classic games and free to play!

Building Automation System upgrades are complete with the addition of controls for the Clubhouse swimming pool. This new system provides controls for building operating systems, such as a/c, lighting and irrigation schedules, pool temperatures, and more.

It is extremely important to be a part of our email list. Updates including information related to the pandemic, events, classes, activities, and monthly happenings are sent out to every resident on the list. As a reminder you can join the mailing from the comfort of your home; visit [www.cenclub.com](http://www.cenclub.com). You can also sign up in person at the staff office.

Classes are returning in person for the Fall Session #2 and registration is now open and closes on November 1. Classes are from November 8 to December 17. This session will offer 25+ classes in person as well as a few virtual options for those who still prefer online.

LED bollard lights were installed by the tennis courts. The lights will provide ambient lighting for pedestrians walking after dark. The lights replaced original equipment which was in disrepair. During installation, electricians addressed safety concerns including the replacement of broken conduit and worn wires.

### **Upcoming and in progress projects:**

Theater lobby shades

Canopy for the diner patio

Pickleball courts

### **General Maintenance**

191 work orders were completed in September. A monthly lighting survey was completed for the Clubhouse and pools; all lights were checked and replaced as needed. Digital clocks were installed in the GPA Room, Game Room, Card Rooms A&B, Sewing Room, GPE, GPG and the Art Room. The digital clocks not only look better, but also provide more accurate time as they are hard wired and do not require batteries. The maintenance

team pressure washed the party room roof and made minor repairs in preparation for the new silicone application. A leak in the party room kitchen ceiling was repaired. Lighting was added to the game room including track lighting to provide a better visual experience for players. The fire extinguisher cabinet at the Ashby pool house was rebuilt and replaced. An outlet was added on the second floor to provide power for the alcove. The controller relay and control timer for the elevator was replaced. The water fountain at the Upminster pool was replaced. Compressor protection boards were added to the chiller room controllers. The maintenance team replaced the circulator motor pump for the Berkshire pool hot water lines. The Swansea tennis court was pressure washed, the clock was changed, the fence was repaired and two damaged lights were replaced at the Swansea Courts. Outdoor Court maintenance has begun in preparation of the winter season. This includes **all** outdoor game areas.

### **Upcoming Maintenance projects:**

The roof at the Durham pool will be replaced.

Excavation and repair of the check valve that services the main fire pump .

### **Pools**

45 work orders have been completed in September. Due to the early arrival of cool weather and an abundance of rain our pool heaters have been turned on to keep our pools nice and warm. Over the past several months the pool team performed annual preventive maintenance on all CenClub pools. This included service on the heaters, thermostats and pumps as well as freshly balancing the water. New pool furniture has been ordered for the Clubhouse pool and is due to arrive at the end of October. The furniture currently at the Clubhouse Pool will be distributed to the satellite pools as needed. Pool team installed a main water shut off for the Lyndhurst North pump room outside the building. CES installed four new pool controllers at Richmond, Ashby, Grantham, and Westbury that will alleviate issues we have been having with the old controllers. The pool team installed new digital clocks at Durham, Ventnor, Lyndhurst South, Grantham, Lyndhurst North, Westbury, Newport, and

Berkshire. All pools have now received digital clocks. The pool team ran all new stenner lines that carry chlorine and acid in the pump rooms. The pool team removed old radio antennas from Oakridge, Markham, and Grantham pool houses from the old automation system. All pool safety equipment was inspected and cleared for use; no problems were noted.

### **Upcoming Pool Projects:**

Pool team to rebuild the filter grids at the Newport pools.

### **Fitness Update**

Beginning on November 1st, the fitness center will be open from 7 a.m. – 10 p.m. daily. These extended hours are made possible by the addition of full time fitness center staffing; just in time for the busy season.

Pickleball instruction with Gabriel is being held at the Clubhouse courts every Wednesday and will continue to be available for residents. (Beginner 8 a.m., Intermediate/Advanced 9 a.m., Intermediate/Advanced 10 a.m.)

Beginning in November pickleball instruction will be moved back to the Tilford Courts. There have been 17 attendees on average- every Wednesday at the Clubhouse courts. The indoor pool is open and totaling between 15-20 residents per day. The heater exchanger was replaced over the summer and it is constantly monitored by the operations software. The temperature has been constant between 91 and 92 degrees and the pool gets inspected daily for cleanliness and function. Capacity for our spin classes has been increased to 8 residents at a time.

### **New Hires in the fitness center:**

Elizabeth Blair- Full time Fitness Staff (beginning mid Oct.) Training will begin the week of 9/28

Danielle Rheingold-Water Aerobics Instructor- (beginning Nov.)

### **Group Exercise**

71 classes are being taught per week – Zoom will be ongoing during the pandemic and continue after so that residents can have the option. The top class day was Tuesday, September 14 with 218 residents participating.

The top three classes for September were low impact aerobics w/Debbie-38 attendees; body toning and weights w/Cleide-36 attendees and body pump w/Cleide-29 attendees. 3 new classes are: Restorative Yoga on Thursdays @ 3:15 p.m., Meditation w/Diane on Thursdays @ 7:00 p.m. and Yoga Stretch w/Diane on Saturdays @ 11:05 a.m.

## **Announcements and Events**

### **The ticket launch date has changed to October 19th, 2021**

- Sunday Pool Parties for September – every Sunday 1 p.m. - 4 p.m.
- The CVE Performing Pumpkins are back! Stop by the Clubhouse for a version of last year's display which is now a fall tradition!
- BJs wholesale returns to the Clubhouse 2nd floor lobby on November 17 from 11:00 a.m. – 2:00 p.m. Take advantage of their membership discounts offered to all CVE residents.
- “Show in the Gazebo” for November is Sunday, November 7 - 4:00 p.m. -5:30 p.m.

**The Other Guys 5 piece Band** will be featured and the rain date is: Sunday, November 14. A Zoom link will be an option for each Gazebo show for those who prefer to watch from home.

- Bingo is back in the party room every Tuesday at 7:00 p.m. This is at limited capacity on a first come, first serve basis; doors open at 5:30 p.m. Masks are required even if you have been fully vaccinated, guests are welcome. Food and beverages are permitted.
- Fall Session #2 Classes are open for registration. Registration ends on November 1, and classes kick off on November 8. Visit [Cenclub.com](http://Cenclub.com) to register for classes online, or visit the staff office.
- The “Rocky Horror Picture” is booked for the outdoor Halloween movie on Sunday, October 31. The movie will be shown at the Gazebo. Dress up in your favorite costume and enjoy a movie out in our Gazebo Park!
- The Center for Hearing and Communication, along with HearUSA, will be back in the Clubhouse to help residents order and use amplified telephones. This service will be available every other month.

They were here on October 7, and will be back on December 15. Visit the Staff office for the complete schedule.

- The Broward County Appraisers office will be back on Thursday, November 4 and December 2 in the Clubhouse. Please contact the staff office for an appointment. Appointments are available between 9:30 a.m. to 12:00 p.m.
- The video from the September 11 event Honoring the Heroes, is available on channel 98 as well as [Cenclub.com/channel 98](http://Cenclub.com/channel%2098).

Residents can purchase up to six tickets without receiving a surcharge; after the sixth ticket there will be a surcharge of \$5 per ticket. Mike also reminded residents that guest passes are not being sold at this time due to the pandemic. The fitness center, locker rooms, Clubhouse pool and indoor pool are for residents only at this time. However, guests can join residents for bingo and movies as long as they are signed in at the resident gate.

**Old Business:** None

**New Business:** None

Susan moved and Jay seconded to adjourn the meeting at 10:00 a.m. Motion carried unanimously

Respectfully submitted by,

Rita Pickar

President, CenClub Board