

## **Minutes of CVE CenClub Board of Directors Meeting Via Zoom**

**February 9, 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:**

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

### **President's Comments:** Rita Pickar

Rita congratulated Susan Dove on being re-elected to the CenClub Board and welcomed the newly elected Board member Phyliss Meiner. Rita mentioned that all visitors at this meeting are muted; there will be an open mic session at the end where residents can ask a question by typing it in the chat and/or raising their hand. All questions will be addressed at the end. Rita stated that the CenClub Board is made up of volunteers who try their best to allow the residents of CVE to have the best life possible. The Board is elected to their positions by other residents. Residents do have certain rights; the right to vote, to run for an open position, however, once a Board member is elected, they have the responsibility to do the job in the best manner that they can. The individuals who serve on the three entities in CVE, CenClub, MM and COOCVE give much of their time to improve our lives. We are still in the pandemic and the Board of CenClub is committed to keeping the residents

safe and healthy. Residents might not agree with the rules, but the decision to make them is part of the CenClub Board's responsibility. The Board continues to add activities for the residents' enjoyment, entertainment at the Gazebo and dances in the parking lot. Many of the outdoor activities are in full swing; bocce, petanque and volleyball. If residents feel they are missing out, then they are not checking their emails and/or picking up the activity list in the Staff Office. If we are to keep the pools open, we need all residents to obey the COVID rules. Guests are not allowed in the Clubhouse or any of the satellite pools; this includes relatives that are visiting. Every new resident receives a Resident Guidebook which contains pertinent information about the rules of CenClub. CenClub is in the process of moving the International Library to the Clubhouse so that COOCVE can use the International Library space as their building/office.

**Treasurer's Report:** Jay Baimel

At the beginning of January, the checking account balance was \$577,775 in January, \$967,519 was received and \$717,234 was disbursed and transferred to the reserve account \$420,318 for a January operating checking account balance of \$407,742. 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. The other monies that were transferred to the reserve were in anticipation of upcoming projects which Mike Burdman will speak about. At the end of January there was \$407,742 in the operating checking account; \$86,176 in a lockbox account and \$6,971 in petty cash giving us working cash of \$500,889. The reserve account at the end of January totaled \$1,540, 248. The total aggregate cash at the end of January is

\$2,041,137. The reserve will be adjusted monthly as the projects are paid for and replaced with new improvements from the capital needs plan. The audited financial statements for the year ending September 30, 2020, will be issued shortly by an outside independent CPA firm. Once this is issued, it will be available to outside CenClub members. The report will be issued with a clean, unqualified opinion, meaning that the financial statements fairly state without exception, CenClubs financial situation at the end of September 2020 and the results of operations in conformity with generally accepted accounting principles in the United States of America. This is the highest level of professional reporting and CentClub is extremely pleased with this conclusion.

Accounts receivable is up slightly from \$318,630 to the current \$322,044; most of the increase was due to changes in the 30 days past due category. Collection efforts are continuing with the attorneys, property managers and dedicated CenClub staff to administer this import responsibility of collecting receivables. New liens are foreclosures actions have been the most powerful tools to ensure compliance. Total Assets of CenClub Recreation Management Inc were \$7,500,909 up from \$7,077,478 total liabilities were \$830,236, up from \$702,134. CenClub members equity is \$6,670,673 up from \$6,375,344. Phyliss moved and Susan seconded to accept the Treasurer's report as stated.

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

**CoronaVirus Update**

Mike played the Annual Report video and will be shown regularly for the next several weeks on channel 98 and on the website at [www.cenclub.com/documents](http://www.cenclub.com/documents). Residents can download a printable version of this report and there will be copies available in Clubhouse Staff Office in the next few days. Mike reminded 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 at 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. The pool is open for swimming only, not for lounging. Security has been asked to do a better job in making sure residents are not eating and lounging on the pool deck. 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](http://www.CenClub.com).

This is being done to provide a safe and secured place for residents to go swimming.

Satellite pool hours are daily from 8 a.m. – 7 p.m. 75% of the furniture has been placed on the pool decks 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. 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 February 9, 2021: 19,085. Total Aquacise Reservations as of February 9, 2021: 11,630. Total Fitness Reservations as of February 9, 2021: 35,163.

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:* Work has started on the Petanque and Bocce cantilever canopies. A 3' x 3' foot has been dug and is awaiting an inspection by the city engineers before the concrete is poured. The next step will be to build the canopies.

*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.

*Clubhouse Palm* - A 30' Sylvester palm tree in the Clubhouse parking lot entrance was replaced. The tree contained a disease called "Lethal Bronzing". Since the disease is transmitted through the air, a "Palm Doctor" has been retained to treat all of our decorative palms twice a year; the first dose was given this week.

*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 completed by the end of April and each pool will receive this update.

*Communication* - As a reminder, it is 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](http://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](http://www.cenclub.com/classes).

*Emergency Call Boxes* – Maintenance was performed on the emergency call boxes at the Clubhouse, Ventnor tennis courts and the Newport pool.

### **General Maintenance**

199 work orders completed in January. A burnt motor was replaced on the air handler that services the north side of the Clubhouse. The lights on the Clubhouse tennis courts were serviced and replaced as needed with LED “Corn Light” bulbs. This project required the team to build the 30-foot scaffolding. Pipes and cables were replaced for lighting in and outside of the chiller room. An exterior lighting survey was conducted, and all lights have been checked and addressed as needed. The utility vehicles were serviced including golf carts and trucks. An annual inspection of the fire systems on all recreation property was conducted and no violations were found. The horseshoe area was serviced with new sand and scoreboards have been ordered. Windscreens and sound barriers were reinstalled at all tennis and pickleball courts as well as all other equipment such as clocks

and bulletin boards. The “flushometer” valve in the women’s restroom at the Upminster pool was replaced. A leaky sink was repaired at the Ventnor Pool.

### **Upcoming Maintenance projects:**

Emergency Lights will be serviced or replaced at all swimming pools.

Several floor outlet covers in the fitness center will be replaced.

A survey of interior lights will be conducted this month.

### **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**

40 work orders have been completed in January. The Aquatic maintenance team pressure washed Richmond and Ashby pool decks. Pavers were repaired at the Ventnor, Berkshire and Richmond pool decks where inconsistencies in the levels and potential trip hazards were found. Three underwater pool lights were replaced at Ventnor and Oakridge pools. New LED lights were added to the indoor pool pump room. A new compressor was installed on a heat pump at the Oakridge pool. All pool safety equipment was inspected and



cleared for use; no problems were noted. All heat pumps were inspected and are working properly through the cooler weather.

### **Upcoming Pool Projects**

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

### **Fitness Update**

We are happy to announce a positive start to our in-person spin classes with over 20 people joining us the first week. Spin is still and will always be available remotely through Zoom. Other in-person classes began on February 1, and we will report that at the March meeting. In-person pickleball instruction started on February 3rd with 3 sessions every Wednesday morning at the Clubhouse Pickleball Courts. The Outdoor fitness patio was pressure cleaned and painted and a new router was added for broadcasting live classes via Zoom. 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! If you sign up and do not show up, you will not be able to register after the third no-show.

## **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 Monday, 1/18 with 238 attendees. The top 3 classes for January were low impact aerobics w/ Cleide-47 students; low impact aerobics w/ Shon-43 students; Body Toning and weights w/Cleide-37 students. Daily, there have been 121 residents who have enjoyed the fitness center (increased by 16 from last month). On the weekend, the daily average is 91 residents (increased by 7 from last month).

## **Announcements and Events**

**Bingo:** By popular demand Virtual Bingo will be every Tuesday in February. For more information visit [CenClub.com/bingo](http://CenClub.com/bingo). The prize this month is a \$5 gift certificate to Old Florida Café’.

**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! Old Florida Café is offering a Passover Special that can be for take-out or delivery on March 27. Each meal is \$28.95 and includes a FREE box of Matzo. Call 954.540.0530 or stop in to place your order.

**Communication:** I would like to remind everyone once again that they may sign up for our email list at [www.CenClub.com](http://www.CenClub.com). Keep up to date on happenings, schedule changes, events and more!

**Classes:** Class registration for Winter 2 Session is open for online classes. Six-week classes will begin on March 1. Classes include computers, Spanish language, publishing your book, cooking classes, posture perfect,

intro to drawing and intro to acrylic painting. Take advantage of these classes, the class showcase video is available to view on [cenclub.com/classes](http://cenclub.com/classes) where you can hear explanations and details of the available classes from the instructors themselves.

## **Upcoming Events**

**Cook-Along with Chef Alice:** 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 and past event recipes, visit the website [www.cenclub.com/cookalong](http://www.cenclub.com/cookalong). Mike stated they are looking for an instructor to teach classes on apple products such as MacBooks, iPads and iPhones – he’s hoping they will get someone for the next session.

**Art and Sip:** The next Art and Sip event will be on Thursday, February 11 at 3 p.m. April DuBois will be demonstrating the “Wave of Love” painting and a Chocolate Martini recipe. For more information on the event, visit the website. The information to log in and the recipe is available at [www.cenclub.com/art](http://www.cenclub.com/art)

**Gazebo Shows:** Sunday, February 14 –Kam Falk from 4 p.m.-5 p.m.; rain date is Sunday, February 21;  
Wednesday, February 17- Kelly DiLorenzo’s (a former MC in the theatre) Everything’s Coming Up Memories from 4 p.m.-5 p.m.; Wednesday, March 3–Wesley Pennington (who is one of or talented MC’s in the theatre) with a small band from 4 p.m.-5 p.m.; rain date is Wednesday, March 10; Wednesday, March 17– Special St. Patrick’s Day Show with Lane Braden with a 90-minute show from 4:00 p.m.-5:30 p.m.

**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 on the third floor of the Clubhouse on Wednesday, February 17 to offer new and renew existing memberships to residents.

***Outdoor Dances:*** The Socially Distant Dances will be every Sunday for February and March, except for February 14th when we have a gazebo show booked! Join us on Feb. 21, Feb. 28, March 7, March 14, March 21, March 28 – If there is inclement weather, on that day, the dance will be canceled.

**Old Business:** None

**New Business:**

Mike announced that the CenClub Board at a recent workshop decided to assist COOCVE by moving them to the International Library space. The International Library is being moved to GPN near the billiards and library on the first floor. The carpet is being installed in GPN; once complete we will assist them in their move.

As mentioned in the Annual Report video, the CenClub Board has approved the purchase of new windows for the Clubhouse. These are impact windows with a grey tint and will help to insulate the building much better.

This project is to begin in April. This upgrade is long overdue as many if not all of the windows leak and have water damage. The new windows will transform the way the building looks, less noise from lawnmowers and will protect residents from the storms and inclement weather. The cost of this project is over \$500k but has been budgeted for and one of the first improvements that needed to be done from the recent study.

Stanley moved and Susan seconded for the meeting to adjourn and move to open mic at 10:20 a.m. Motion carried by a show of hands.

Respectfully submitted by,

Rita Pickar

President, CenClub Board