

Minutes of CVE CenClub Board of Directors Meeting Via Zoom

April 13, 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 Phyliss seconded to waive the reading and approve the March minutes 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. Precautions are still in place since we are still in a pandemic. Rita addressed a letter to the editor which appeared in last month's issue of the Reporter. She mentioned that the Board is hard at work on upcoming programs and is hoping to bring back shows and movies in the theatre in a socially distanced environment.

Treasurer's Report: Jay Baimel

At the beginning of March, the checking account balance was \$739,974. In March, \$969,063 was received and \$439,380 was disbursed and transferred to the reserve account \$336,228 for a March operating checking account balance of \$933,429. 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 \$263,228 that was transferred to the reserve account was in anticipation of upcoming projects. At the end of March there was \$933,429 in the operating checking account; \$77,443 in a lockbox account and \$7,672 in petty cash giving us working cash of \$1,018,544. The reserve account at the end of March totaled \$1,982,664. The total aggregate cash at the end of March is \$3,100,208. The funding of the \$73,000 for the insurance deductible will continue at the same rate each for the remainder of the current fiscal year ending September 2021 so that the target budget of \$875,000 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 current cash position will be depleted in due course as the 2021 capital program is fulfilled. Current capital projects to be paid within the near term are all Board and budget approved and amount to almost \$1.1 million. This total includes Clubhouse windows replacement, a new badminton court and bocce and petanque canopies. In addition, future board and budget approved 2021

capital projects to be started very soon include replacements and upgrades amounting to another \$408,000, CenClub is aggressively pursuing its ongoing commitment to maintain, modernize and improve the valuable recreation facilities. The renewal pricing for the 2021-2022 property and liability insurance package. Keeping the same coverages that the Board deems essential, the premium will increase for the new year. While the Board expected this adverse change, the Board maintained the 2021 monthly coupon fee at the same level as the previous year.

Accounts receivable is down to \$283,741 from \$313,631. This decline combined with the February decrease means that in two months, CenClub has achieved a significant decrease of more than \$50,000 in the over 90 days past due category. Most of these collections have been identified as coming from delinquent owners selling their units for proceeds from tax sales. From a high balance of \$406,000 last March 2020 to this March 2021 of \$283,741, CenClub management has achieved a year over year reduction in accounts receivable of \$123,000 a decline of more than 37%. Kudos go to the collection attorneys, property manager Norma Taylor and Ronnie, Joe and Sandy in the Staff Office. The folks are working hard to protect the financial interest of the community as a whole and to hold those delinquent owners accountable.

Total Assets at the end of March of CenClub Recreation Management Inc were \$8,441,083 up from \$7,978,145 total liabilities were \$1,599,838, up from \$1,263,891 CenClub members equity is \$ 6,841,245 up from \$6,714,254.

Management Reports: Mike Burdman, Executive Director

CoronaVirus Update

The current rules have not changed however food is now once again permitted under the canopies pending residents continue to be sanitary and clean up after themselves. Although some residents are vaccinated, face coverings are still required while in the Clubhouse (exception is while on the machines in the fitness center). 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. Masks are not required for vaccinated residents but are highly recommended. If you have not been vaccinated, please be mindful of your fellow residents, we do live in an at-risk community.

Clubhouse/Recreation Updates and Improvements

Petanque/Bocce: Work is nearing completion on our new Petanque canopies and all courts are open for play!

Two additional canopies are on backorder and should be delivered from the manufacturer shortly on the Bocce Courts. Once the final canopies are constructed the electrical will be installed and final inspection can take place. Positive feedback from residents has already been received.

Cornhole - A permanently mounted Cornhole will be installed today, April 13. near our horseshoe area.

Additionally, the cornhole bags have been replaced with new green and blue bags to match the scoreboards by the gazebo.

Badminton - Work has started on our new badminton courts! The turf has been installed as well as the net and court lines. New landscape, benches and a walkway will be installed in the coming weeks to complete the area. Equipment will be available for residents to check out from the Staff Office.

Clubhouse windows - Our largest project of the year, new impact windows for the Clubhouse has begun. 2, 40' containers have been dropped off and the majority of impact doors and commercial size windows have been delivered. Work is scheduled to begin this week. These new windows are energy efficient, will keep the water out, and protect the building from storms for years to come.

Restaurant - Old Florida Café now has free Wi-Fi for customers. Enjoy a cup of coffee and a bagel while checking your emails or reading the news.

Security - Additional security cameras are being installed at each satellite pool and will replace 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. We have completed 10 of the 13 pools, recently finishing Lyndhurst North and South, as well as Durham. In the next few weeks, we will be completing the project with Grantham, Ashby and Berkshire.

Clubhouse upgrade - The Building Automation System has been undergoing some upgrades. Over the next few months, we will be transitioning to a new control system, Gulfstream Controls. This system will be replacing outdated equipment as needed, improving the operating systems, such as air conditioning, lighting schedules, irrigation schedules, pool temperatures, and more. Everything will be updated to one platform, which will provide up-to-the-minute reporting and alarm notifications via text. This is due to be completed by July.

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 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

cenclub.com/classes. Classes for the Spring Session begin April 19, and registration for Summer Session #1

begins May 7 and closes on May 31. Classes for Summer 1 are from June 7 until July 16th. Learn about

Language, Art, Computers, and more.

General Maintenance

180 work orders completed in March. A lighting survey was completed for the Clubhouse - All lights were checked and replaced as needed. All toilets in the Clubhouse were serviced and checked for leaks. Two flush valves were replaced in the party room. Six fluorescent lights at the tennis courts were replaced with energy-efficient LED lights. An outlet was added in the GPN room as well as the addition of an ethernet wire and ports in preparation for the International Library opening up in the future. In conjunction with the canopies being installed, preventative maintenance was performed on the bocce and petanque courts. Broken or worn-out stones were replaced, as well as worn-out rope. A new hose reel was installed near the Bocce courts as well.

Three new outlets were installed near the library reading area. An old toilet was replaced at the COOCVE building. Parking bumpers were painted at the Westbury, Richmond, Ashby, Lyndhurst South and Markham pools.

Upcoming Maintenance projects:

The maintenance team will be adding a water spicket, for cleaning, near the diner. Parking bumpers will be painted at the remainder of the swimming pools. In preparation for storm season, the windscreens will be taken down at the tennis and pickleball courts.

Pools

46 work orders have been completed in March. The pool team repaired broken gates at Ashby, Upminster, Ventnor and Lyndhurst South Pools. New filtration was fabricated and installed at the Markham and Upminster pools. A leak was detected at the indoor pool, therefore, the “jockey pump” was replaced. All sump pump pits were cleaned out to ensure sanitary conditions are maintained and equipment is working properly. Additionally, sump pumps were replaced at Lyndhurst South and Upminster Pools. The Oakridge pump was replaced due to a defect in the pump housing. Paver issues have now been addressed at all pools and the project is complete. 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 Grantham and Newport pool decks. Filter grids will be rebuilt and replaced at the Oakridge and Newport pools. The chlorine tank will be mounted and plumbed on a new aluminum pool trailer.

Fitness Update

This month pickleball sessions moved to the Tilford Courts- two sessions added on Tuesdays @ 9:00 a.m. & 10:00 a.m. through April 27 – Pickleball instruction will continue on Wednesday mornings throughout the summer; keep checking the schedule for more information coming soon. One of the two rowers ordered was installed at the end of March. The second-rower is on backorder with an ETA of June 1st. Fitness Center capacity increased to 16 residents per session as of March 1st. As a reminder – “no-shows” for aquacise classes are being recorded. If you cannot attend a class, please cancel your reservation as soon as possible to make room for another resident. Please don't lose your ability to register!

Group Exercise

69 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 three classes for March were Cardio Sculpt with Nancy - 35 attendees; low impact aerobics w/Shon-41 attendees; low impact aerobics w/Cleide-37 attendees. The top in-person/onsite classes were: Chair Yoga-44 attendees out of 48 available spots; Cardio Sculpt-27 attendees out of 30 available spots; Easy Stretch-27 attendees out of 60 available spots; Indoor Spin-133 attendees out of 135 available spots; Core Yoga-29 attendees out of 30 available spots; Pickleball- 113 attendees out of 120 available spots. The in-person classes are well received and are 98% full most of the time. Total fitness center attendance for March was 4,056 residents (up by over 800 due to the increase in available space). Weekday daily average-141 residents (increased by 20); weekend daily average-90 residents (increased by 4).

Announcements and Events

Bingo: Virtual Bingo will be held at 7 p.m. every Tuesday in April. Bingo Cards can be downloaded from our website www.cenclub.com/bingo, and winners receive a \$5 gift card to Old Florida Café, the restaurant on property.

Paint & Sip: CenClub is hosting another virtual “Paint and Sip” event with April “DooBwa” on April 22, at 3 p.m. Art kits are available for purchase online and can be shipped directly to your home or you can purchase them in the Staff Office. Visit www.cenclub.com/art for more details and to purchase an art kit.

BJ's Wholesale: BJs Wholesale will be here on March 17 from 11 a.m.- 2 p.m. on the 3rd floor of the Clubhouse to offer residents discounted memberships. Elizabeth Valentino has been great serving our residents; this will be the last visit until November.

Blood Drive: OneBlood is hosting a blood drive on April 26 at their blood bus in our parking lot from 10 a.m. – 4 p.m. For more information, and to register for an appointment visit cenclub.com/happenings. You can also register in person on the 3rd floor of the Clubhouse from 10 a.m. -2 p.m. on Thursdays through April 22.

Cook-Along with Chef Alice: Another virtual cooking class will be held on Thursday, May 20th. The menu is Mexican Style BBQ. The event is online. Login and event information can be found at www.cenclub.com/cookalong.

Hearing Center & HearUSA: We are excited to welcome back The Center for Hearing and Communication, along with HearUSA, to the Clubhouse to help residents order and use amplified telephones. This service will

be available every other month, beginning April 1. Visit the Staff office or go onto the website for the complete schedule.

Communication: Mike reminded everyone once again that they may sign up for CenClub's email list by visiting cenclub.com. This will enable you to keep up with the happenings and schedule changes around the Village.

Gazebo Shows: Wednesday, April 21 - Jazz Survivors Quartet from 4:00 p.m.-5:30 p.m. (90-minute show);

Rain Date is Wednesday, April 28

Outdoor Dances: The Socially Distant Dances will be every Sunday in April. Join us on April 11, April 18 and April 25 from 6 p.m. to 8 p.m. – If there is inclement weather, on that day, the dance will be canceled.

Rita addressed a complaint that was submitted by a resident about the chairs turning an ugly brown color. The team and staff tried to contact this resident but have not been successful. After investigating, they were told that the interaction of the suntan lotion on the chair straps caused this. The team tries to remove these chairs and has them re-strapped - sometimes they miss a chair or two but all stained chairs have been replaced.

Old Business: None

New Business:

Mike explained that the team is continuing the removal of the old ficus bushes around the Clubhouse due to the whitefly disease. The bushes around the Clubhouse and behind the petanque canopies as well as the parking lot side of the Clubhouse pool need to be replaced. This will beautify the area as well as provide additional shade coverage around the pool. The proposal from Maximum Landscaping Services is approximately \$14,000 to complete the project. This includes 96 seven-gallon Colusa plants, Five 14 foot double alexander trees, four 15 foot foxtail palm, river rock, border, fabric to keep weeds out, mulch and the removal and installation of all the plants. Jay moved and seconded by Phyllis to accept the proposal for \$14,000 from Maximum Landscaping Services to beautify the area where the existing ficus hedges are located as discussed above. The motion carried unanimously.

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

Respectfully submitted by,

Rita Pickar

President, CenClub Board