

Minutes of CVE CenClub Board of Directors Meeting May 10, 2022

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

Minutes:

Susan Dove made a motion, and Phil Raymond seconded to waive the reading and approve the minutes of April as posted on the CenClub website and printed in the *Reporter* was made and carried unanimously.

President's Comments: Rita Pickar

Rita reminded everyone that the putting course is coming along nicely, but a shortage of bricks will set the completion date back. Many residents asked about the fitness instructor, Guillermo. Guillermo went on a 3-month vacation and will be back at the end of the summer. Rita mentioned that the Diner is offering specials; let's try and support them while many residents are away.

Treasurer's Report: Jay Baimel

At the beginning of April, the operating checking account balance was \$839,871. In April, \$1,030,440 was received, \$797,675 was disbursed, and \$405,331 was transferred to the reserve account for an April 30, 2022, operating account balance of \$667,305. Cash in the lockbox account (deposits in transit) totaled \$7,938, and two petty cash accounts totaled \$5,136. CenClub has total operating cash of \$680,379 with a reserve account at the end of April, totaling \$5,021,904. At the end of April 30, 2022, the total aggregate cash was \$5,702,283. \$73,000 of the transfer was for the hurricane insurance deductible, and \$332,331 was for upcoming major projects. The reserve will continue at the same rate each month for the remainder of the new fiscal year ending September 2022, so the target budget of \$1,750.00 can be reached for this reserve item. According to the capital needs plan, we will adjust the reserve monthly as CenClub pays for the scheduled major projects and replaces them with new budgeted projects.

The soon-to-be-completed putting golf project to the right of the badminton and pickleball courts is the latest addition to an athletic area that has rapidly become an attractive sports complex. Volleyball, tennis, pickleball, badminton, bocce, petanque, and golf offer varied CenClub amenities in one relatively convenient location.

Accounts receivable is \$245,747 up from 242,066, an increase of \$3,681 from March 31, 2022. Our accounts receivable staff continues to focus successfully on collecting past due balances to protect the financial interests of the entire community and to hold all delinquent owners accountable.

Total assets at the end of April for CenClub Recreation Management Inc. was \$11,482,576 up from \$11,381,188. Total liabilities were \$4,791,730 up from 4,691,646. CenClub members equity (assets minus liabilities) is \$6,690,846, up from \$6,689,542.

Rita mentioned that CenClub dues should have been deducted from your account for the last five months. If not, you have not registered, please do that as soon as possible because late fees are being assessed. Mike stated there is about 550 unit that has not been signed up. CenClub is currently working on getting IDs to those that are bedridden.

Management Reports: Mike Burdman, Executive Director

Mike thanked residents for their patience during the interruption of yesterday's (May 9) zoom fitness classes; classes were interrupted because a fuse blew in the breaker.

Summer shows will be in the party room, and tickets are on sale now and are \$6. Visit CenClub.com or our Staff Office for a complete schedule and stop by the box office to purchase tickets. Food and drink are permitted in the party room for summer shows, and ice will be available. So bring your cups, paper goods, utensils, and ice buckets. A great line-up is scheduled for the summer, with two shows scheduled each month. Dances have returned to the Clubhouse on Saturday nights. Remember, shorts are not allowed at the dances, which start at 7:30 p.m. These rules apply to **ALL** events in the party room. Guests are allowed to attend dances in the party room.

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; guests **must** have a photo ID.

A resident must accompany children and guests to all satellite pools. Please keep food under the canopy and do not bring glass containers to the pool areas. Glass can be very dangerous if it gets into the pool as it becomes invisible to detect. Please use plastic or aluminum containers and dispose of all trash in the receptacles. Please consume food only under the canopies. Please be respectful of others; 1 person/chair, do not save chairs or tables for card or game playing. Additional furniture has been ordered and distributed to those pools needing lounges and chairs. Please be respectful of the restrooms, and help keep our facilities clean.

Please revalidate your CVE ID card and update your CenClub payment information as soon as possible.

Residents can do this by stopping by the Clubhouse during business hours. Delinquent notices have been sent out, and late fees are being assessed. Re-Validation paperwork can be obtained at the Clubhouse office or online at www.cenclub.com/id to submit your information online. Soon, the old ID cards will no longer be valid. To date, over 12,500 residents have been revalidated.

Clubhouse/Recreation Updates and Improvements:

Construction is still underway on our brand-new putting course! Like a miniature golf course, the putting course is located on the east side of the Clubhouse and has a Nautical theme. The course will feature nine unique and challenging greens to practice your putting skills and will be available for play as soon as construction is complete. Recently the Tiki Hut Shade Structures have been built, and the more extensive landscaping features have been installed. Please keep an eye on our announcements for more information concerning the putting course as we open for play.

Another major project that just began is our building preservation and painting. Hartzel Painting and Construction started phase two of the project last week by painting and refinishing the east side of the Clubhouse. We're looking forward to our Clubhouse looking brand new again.

As a reminder, it's essential to be a part of our email list. Important updates, including information about the pandemic, events, classes, activities, and our monthly happenings, are sent out to every resident on our list.

Remember, you can now 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.

Upcoming and In-Progress Projects:

- Oakridge pool deck
- Repair epoxy floors in Oakridge and Upminster pool houses – Upminster has already been completed.
- Diner windows and canopy
- Parking lot pickleball courts

General Maintenance:

The maintenance team completed 223 work orders in April. Mike thanked Francisco and his maintenance team for the great job they have been doing in keeping up with all of the work orders.

The team completed a monthly lighting survey for the Clubhouse and pools - All lights were checked and replaced or ordered. Two 400 ft of Cat5 wire and underground pipe were run from the Clubhouse to the shuffleboard area to upgrade internet access for cameras and Wi-Fi access. Additionally, we ran three 500 ft of Cat5 wire for the new ID Office. Network wiring was also completed for the workstations. On the first floor in the west hallway, the team upgraded six light fixtures with 4x2 LED flat light panels to provide a brighter, more efficient hallway. In the Durham Men's bathroom, the team replaced a urinal flush valve. All windscreens and canopies at our pickleball and tennis courts have been put away in preparation for the storm season. Due to a shorted wire, maintenance installed new pipes and electrical wiring for the water fountain and the Swansea emergency telephone. The team installed new water pipes to service a drinking fountain at the putting course. They also removed toilet partitions and plumbing fixtures from the Upminster restrooms in preparation for the epoxy floor repairs. In addition, the team replaced a 4" pipe under the slab by cutting and replacing concrete and also replaced a flush valve at the Ventnor pool women's bathroom. The team repaired the roof and fascia at the

Berkshire pool; rotten wood was removed, replaced, and painted. All the fencing on the tennis courts damaged by strong winds was repaired and refastened.

Upcoming Maintenance Projects:

- Preventive maintenance is scheduled in the meeting spaces and common rooms over the summer. Painting touchups, carpet steaming, and deep cleaning will all take place.
- Shorted electrical and lights at the shuffleboard courts will be repaired.
- The annual pool maintenance will occur at Newport, Oakridge, and Markham.

Theater Maintenance and Technical Update:

House lighting for the theater was serviced, and bulbs were replaced as needed. The hearing device system was serviced, and the power supply was replaced. Zoom equipment in GPA was updated for better audio quality. Music players in the party room and theater were updated to include independent channels. Audio controls in the MPR were updated, and all theater and party room equipment was inspected and serviced as needed.

Pools:

The team completed 63 work orders in April. The pool team pulled new data wire and installed new temp sensors for the satellite and indoor pools' automation system. The pool team installed new power disconnects for heat pumps at Upminster, Ventnor, Grantham, and Lyndhurst North pools. The team ran new conduit and wire where needed on heat pumps. The pool team installed new pool rules signs at the pools. The team also removed some furniture from the decks into storage for the off-season. All pool safety equipment was inspected and cleared for use; no issues were noted.

Upcoming Pool Projects:

- Upminster pool resurfacing continues.
- Upminster pool deck to get pressure washed and sealed.

- Preventative maintenance will occur at the Newport, Oakridge, and Markham pools.

Fitness Update:

The CenClub Fitness Center hours are 7 a.m.-10 p.m. daily. Indoor pool hours are 7 a.m.-10 p.m. daily.

Reminder – Don't swim alone; bring a buddy. Aquacise Classes at the Richmond pool will continue again next season.

Summer pickleball instruction at the Clubhouse courts is available Wednesdays from 8–8:45 a.m. for beginners, 9-9:45 a.m., and 10-10:45 a.m. for intermediate/advanced. Mike welcomed the new fitness center employee, Albert Hernandez. Albert will be working from 7 a.m. to 3 p.m. Monday through Friday beginning May 9. Albert has just completed his junior year at FAU in exercise science and health promotion and is certified in CPR and first aid.

In April, 140 classes were taught each week, and there will be 74 weekly classes in the summer. The top-class day was Tuesday, April 13, with 346 attendees. The top three classes for March were senior balance & weights w/Cleide 36 attendees; aquacise w/Linda- 35 attendees and aquafit w/Guillermo - 35 attendees.

Events:

- Tickets for summer shows are on sale now at the box office and online. Residents should use the portal to access information and purchase tickets. In addition, the schedules are available in the Staff Office and the "Monthly Happenings."
- CVE is always looking for instructors for new classes. If you have a hobby and would like to teach a course to your fellow residents, stop by the Staff Office and speak to Haley Comerford to see how you can become an instructor.
- Registration for Summer Session 1 is open. Courses include fused Glass, ballet, writing and painting. Registration closes on May 30. Residents can visit www.cenclub.com/classes or the Staff Office for class schedules and descriptions and register. Registration for Summer Session 2 will be open on June 24.

- Residents can now view availability and reserve courts and outdoor areas through the CenClub portal. In addition, view images of the facilities and make deposits for BBQ grills all online. This tool will be beneficial for residents to book facility reservations with ease. Watch the tutorial video and explore the portal by visiting cenclub.com/events.
- We have added trailers for upcoming showings to the Movie previews in the theater. So while residents wait for their movies to start, they can watch the forthcoming films and view the schedules for each month's movies. The staff will also distribute the schedule to residents on the email list.
- For the convenience and comfort of our residents, we are adding Clubhouse Wi-Fi access to the Shuffleboard and Gazebo perimeter. This new service will provide internet access for residents using the fun amenities in these areas.
- The Broward County Property Appraiser's office will be in the lobby on the 2nd floor of the Clubhouse on Thursday, June 2, between 9:30 a.m. to 12:00 p.m. Call or visit the Staff Office for an appointment.
- AARP Defensive Driving Classes are back! Classes are filling up quickly and are available beginning in September until December. Residents must come in person with a check to reserve a spot in a class session. The classes are \$20.00 for AARP members, \$25.00 for non-members, and last from 11 a.m. – 5 p.m.; bring your lunch.
- Hear USA will be back on June 2 from 1:00 p.m. to 3:00 p.m., offering free amplified telephones for eligible residents. Stop by the landing outside the theater to discuss this offer.
- Register to Vote at the Clubhouse every Friday through July 1. 9 a.m. to 1 p.m. in front of the theater. Please bring your driver's license or have your SSN ready.
- Bingo is held in the party room every Tuesday at 7:00 p.m. Doors open at 5:30 p.m. - guests are welcome, and food and beverages are permitted.

Announcements

- Security cameras are almost complete around the shuffleboard and Gazebo areas. Additionally, they are being installed in the parking lot, pickleball court, and putting course.

- Residents are encouraged to explore the CenClub Online Portal! Residents now can make court and outdoor reservations, register for classes, purchase tickets, and manage their recreation fee payments all in one place.
- Hearing Devices are again available for use during movies. Residents who wish to use a hearing device must use their headphones. Stop by the staff office before the movie if you need a hearing device.
- We wish you safe travels back home if you leave for the summer.

Rita mentioned residents interested in starting a new club at CVE should stop by the Staff Office in the Clubhouse and speak to a staff member.

Phil asked Mike to explain to the residents why the team removed the windscreens early as many tennis players were complaining. Mike responded that the windscreens were taken down in May. In April, we lost a fence in prior years due to the high winds from a flash storm. The fence repair cost was approximately \$20,000. Losing a fence is extremely dangerous and could cause harm to residents as well as additional property damage.

Therefore, the team took the screens off a little early this year in preparation for hurricane season.

Phil asked if residents would be able to purchase the old pool furniture. Mike explained that the team would be distributing the old pool furniture to pools in need.

New Business:

Rita mentioned that CenClub is working with MM on park planning. A survey went out earlier asking residents what they would like to see in the park, and both Boards continue to work on the park's planning.

Old Business: None

Last month, the board discussed providing COOVE money towards membership so that the individual buildings did not have to do that. The CenClub budget is coming up in the Fall, and we will budget to provide COOCVE a donation.

Phyliss moved, and Phil seconded to adjourn the meeting at 10:02 a.m. Motion carried unanimously.

The next **CenClub Board meeting is on Tuesday, June 14, at 9:30 a.m.** There will be no CenClub Board meetings in July and August.

Respectfully submitted by,

Rita Pickar

President, CenClub Board