

Minutes of CVE CenClub Board of Directors Meeting Via Zoom

May 11, 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:

Phil Raymond 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. The Board received a memo from attorneys Becker & Poliakoff in reference to Governor DeSantis' Senate Bill 2006 which many residents are questioning. Rita read the first paragraph of this Bill: *Governor DeSantis signed Senate Bill 2006 into law which not only prohibits businesses from using vaccine passports but also allows him to suspend the local emergency orders. That law does not take effect until July 1. There is a statewide state of emergency in effect until June 27. This means your Board's emergency powers remain in effect until then.*

Rita also referred to an article in Sunday's Sun-Sentinel on March 9, referring to pools being opened and closed;

Rita explained that CVE is very fortunate that most of the facilities are open.

Treasurer's Report: Jay Baimel

At the beginning of April, the checking account balance was \$933,429. In April, \$952,598 was received and \$772,112 was disbursed and transferred to the reserve account \$385,205 for an April operating checking account balance of \$728,710. 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 April there was \$728,710 in the operating checking account; \$73,107 in a lockbox account and \$4,768 petty cash giving us working cash of \$806,585. The reserve account at the end of April totaled \$2,367,868. The total aggregate cash at the end of April is \$3,174,453. 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. As of April 30, 2021, current ongoing capital projects to be paid within the near term, Board and/or budget approved, amount to almost \$1.2 million. This total includes Clubhouse window replacement, a new badminton court, bocce and petanque canopies and four new pickleball courts.

In addition, future board and budget approved 2021 capital projects to be started very soon include replacements and upgrades amounting to another \$333,000, CenClub is aggressively pursuing its ongoing commitment to maintain, modernize and improve the valuable recreation facilities. These facilities account for the premium in CVE property values that we have witnessed during the past several years. CenClub offers outstanding and superior lifestyle activities and amenities in the South Florida marketplace at an incomparably affordable level. CenClub is your lowest coupon of the three monthly fees that are paid.

Accounts receivable is down to \$279,357 from \$283,741. A reduction of almost \$4,400 spread over the 30, 60 and 90 days past due categories from March. From a high balance of \$406,000 last March 2020 to this April 2021 of \$279,000, CenClub management has achieved a year over year reduction in accounts receivable of \$127,000, a decline of more than 31%. Kudos go to the collection attorneys, property manager Norma Taylor and Roni Joe and Sandy in the Staff Office. These 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 \$9,253,364 up from 8,441,083 total liabilities were \$2,400,954 up from \$1,599,838. CenClub members equity is \$6,852,410 up from \$6,841,245.

Management Reports: Mike Burdman, Executive Director

CoronaVirus Update

Reservations are no longer required at the Clubhouse pool. Umbrellas have been returned to the pool deck and are being opened at 7:00 a.m. and closed at 7:00 p.m. daily. Movies are being shown in the theater with every other row available for seating. Please respect the rules, keep your mask on and allow seats in between groups.

Bingo is back in the party room every Tuesday night! Doors open at 5 p.m. with the first game starting at 7 p.m. Seating is limited on a first-come first-serve basis with only four residents at a table. At this time no food is allowed, only bottled water. Beginning on May 17, the indoor pool will be open for resident use only with a limit of 13 swimmers at a time and monitored by the fitness center staff. The community pool hours have been extended to 10 p.m. daily; guests and children are still not permitted. Please have your CVE ID card as the staff will be checking 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.

Clubhouse/Recreation Updates and Improvements

Badminton: Work is complete on the badminton courts! Equipment for play will be available for residents to check out from the Staff Office. In addition to the court, irrigation was upgraded in the area to sustain the new landscape and to keep the area lush and green year-round. Landscape improvements will continue in the area to beautify the facilities.

Pickleball Courts - Construction will begin shortly on the addition of four pickleball courts near the parking lot. Please be mindful of the workers in the parking lot area and drive slow through construction zones. This project is scheduled to cost approximately \$90,000.00.

Ficus Hedge - The ficus hedges around the Clubhouse pool were removed and replaced as they were thinning and infested with whitefly. The landscaping has been upgraded with lush, tropical trees and shrubs.

Bus Shelter - Pavers near the bus shelter have been adjusted and reset.

Pest Control - Fire ant hills around the Clubhouse recreation areas have been addressed. There were several notable piles around volleyball, shuffleboard, and horseshoes that have been treated. We will be monitoring these areas to ensure the piles do not return.

Cornhole - A permanently mounted cornhole set has been installed near our horseshoe area. Additionally, the cornhole bags for both cornhole sets were replaced. In the coming weeks, a second set of concrete boards will be added as well as shade canopies similar to those installed near the bocce and petanque courts.

Gazebo - To maximize the sound quality of the outdoor events at the gazebo, a small speaker system was installed. This system will manage the audio for CenClub shows and events, making it easy for our technical staff to tie into the speakers with a transportable mixer. CenClub is planning to have gazebo shows next year which adds another great amenity to the many events at CVE.

Clubhouse windows - The largest project of the year, new impact windows for the Clubhouse has begun. three 40 foot containers have been dropped off and the majority of impact doors and commercial size windows have been delivered. Work is scheduled to continue for the next 6 weeks or longer. These new windows are energy efficient, will keep the water out, and protect the building from storms for years to come. The budgeted cost for this project is \$850,000.

Clubhouse upgrade - The Building Automation System has been undergoing some upgrades. In the coming months, the BAS system will transfer to a new control system, Gulfstream Controls. This system will improve the building operating systems, such as air conditioning, lighting schedules, irrigation schedules, pool

temperatures, and more. Everything will be updated on one easy-to-use platform, with up to the minute reporting and alarm notifications via text. Transition scheduled to be completed by July. The total cost of this project is approximately \$42,000.

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 completed by the end of April and each pool will receive an update. 0 of the 13 pools have been completed. Lyndhurst North and South and Durham were recently completed. In the next few weeks, the project will be complete with Grantham, Ashby and Berkshire.

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 list by visiting www.cenclub.com or by signing up in person at the staff office.

Bus Parking Lot - The awning in the bus parking lot will be replaced with new material due to sun damage. This project will be completed this month for a cost of approximately \$5,000.

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. The Spring session began on April 19, and registration for the Summer session #1 began on May 7 and will close on May 31. Classes for Summer 1 are from June 7 to July 16th. Learn about Language, Art, Computers, and more.

General Maintenance

152 work orders were completed in April. A lighting survey was completed for the Clubhouse - all lights were checked and replaced as needed. Windscreens were taken down at all courts in preparation for the storm season. The maintenance team emptied all the trash and debris out of the old golf cart building in preparation of the building being demolished and the land proposed for more recreational facilities. The cost of demolition is \$26,000. More facilities will be announced as plans are completed. As part of the recent life safety survey, nine Clubhouse fire hoses were replaced, two flush valves were replaced in the party room bathrooms and the motor for the largest air handler in the building was replaced. This is the unit that services the theater and other upstairs areas. The replacement cost for the motor was \$7,500. Gutters at the Westbury pool were cleaned and repaired. A corner cap on one of the ping pong tables broke off, the part was ordered and the table was repaired. A damaged fascia board at the Lyndhurst South pool was replaced.

Upcoming Maintenance projects:

The maintenance team will be adding a water spicket near the diner. Annual interior painting will begin in the fitness center and the multipurpose room. Several floor outlets will be replaced in the fitness center.

Pools

33 work orders have been completed in April. The pool team rebuilt filters at the Oakridge pool adding 50% more filtration area for better efficiency. A new digital clock was installed at the Upminster pool as a possible replacement for the current analog clocks – we would like to thank master carpenter, Jerry Mall for building an enclosure for the clock. A “jockey pump” was replaced at the indoor pool when a leak was detected. The pool team assembled the chlorine tank and hose on the new chlorine trailer. All paver issues have been repaired at the pools; 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. The pool team prepped the indoor pool for the May 17 opening.

Upcoming Pool Projects

The filter grids at the Newport pool will be rebuilt. Annual preventive maintenance began on May 10 with the Clubhouse pool and will continue through May 14th. The Ventnor pool preventative maintenance has been scheduled for May 17 through May 21. The pump room discharge line will be rerouted during preventative

maintenance on May 17. The Durham pool preventative maintenance will be performed from May 24 through May 28.

Fitness Update

Pickleball instruction will continue through the summer at the Clubhouse courts. Come play with Pro Gabriel who will be available for 3 sessions on Wednesdays for beginners at 8 a.m., intermediate play at 9 a.m. and advanced play at 10 a.m.. Fitness center capacity increased to 16 residents per session as of March 1.

Afternoon sessions will be open and not need a reservation from noon through close. Morning sessions will still require a reservation. Two additional spin classes have been added on Fridays at 8:05 a.m. and 9:10 a.m.

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 April were Cardio Sculpt with Nancy - 36 attendees; low impact aerobics w/Shon-37 attendees; low impact aerobics w/Cleide-31 attendees. The top in-person/onsite classes were: Chair Yoga-29 attendees out of 48 available spots; Cardio Sculpt-22 attendees out of 24 available spots; Easy Stretch-34 attendees out of 48 available spots; Indoor Spin-117 attendees out of 126 available spots; Core Yoga-15 attendees out of 24 available spots; Water Aerobics-1,224 attendees out of 1,500 available spots;

Pickleball-119 attendees out of 200 available spots. Total fitness center attendance for April was 3,072

residents. Weekday daily average-128 residents (decrease by 13); weekend daily average-79 residents (decrease by 11).

Announcements and Events

Bingo: Virtual bingo will be held at 7 p.m. every Tuesday; doors open at 5 p.m. Bingo cards can be downloaded from our website www.cenclub.com/bingo. Seating is limited on a first-come first-serve basis with only four residents at a table. At this time no food is allowed, only bottled water.

Summer Shows - Summer shows are back starting June 13th in our Clubhouse theater! Tickets will go on sale the week of May 10 at the ticket office only. The theater is set up for social distancing and tickets will be sold in groups with spaces in between to allow for safe seating between residents. As a reminder, the Clubhouse and theater is open for resident use only. Guests are not permitted to attend shows and events. Please bring your CVE ID with you to purchase tickets as well as on the day of the show for entrance into the Clubhouse. Check the monthly happenings, our website or channels 98 and 99 for more info on the shows including the schedule and acts! Tickets are \$6 all summer long.

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: The Center for Hearing and Communication, along with HearUSA, is back at 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.

Dive-In Movies at the Clubhouse Pool - Movies at the Clubhouse pool will be played on the first Wednesday of the Month from June to September. All movies for the “Dive-In” will start at 8 p.m. You can swim or sit and watch the movie at the Clubhouse outdoor pool. In cases of inclement weather, the movie will move to the theater. The schedule is as follows: June 2/Blue Hawaii; July 7/JAWS; August 4/American Graffiti and September 1/Creature from the Black Lagoon.

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.

Old Business: None

New Business: None

Susan moved and Phyllis seconded to adjourn the meeting at 10:05 a.m. Motion carried unanimously

Respectfully submitted by,

Rita Pickar

President, CenClub Board