

Minutes of CVE CenClub Board of Directors Meeting Via Zoom

June 8, 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 May 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. Rita stated that as of tomorrow, June 9 the satellite pools will be open to all guests and relatives. The Clubhouse pool and indoor pool will continue to be open for residents only. Masks are optional. Residents at CVE had the opportunity to get vaccinated and some residents have chosen not to. If you have an underlying condition that would be detrimental if exposed to COVID, please continue to wear your mask. Residents are still required to carry their IDs with them at all times; this is stated on the back of your card.

Treasurer's Report: Jay Baimel

At the beginning of May, the operating checking account balance was \$728,710. In May, \$890,833 was received, \$644,446 was disbursed and \$305,179 was transferred to the reserve account for a May 31, 2021, operating checking account balance of \$669,918. Cash in the lockbox account (deposits in transit) totaled \$81,658 and two petty cash accounts totaling \$8,173. This provided CenClub with total operating cash of \$759,749 with a reserve account at the end of May totaling \$2,673,047. The total aggregate cash at the end of May was \$3,432,796. Of the transfer of \$305,179 to the reserve account, \$232,179 was transferred for an

additional reserve to fund upcoming major projects to be paid within the short term. In addition, \$73,000 was transferred again for the funding of the insurance deductible reserve which will continue at the same rate each month 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 reduced in due course as the 2021 capital program is fulfilled. As of May 31, 2021, current ongoing capital projects to be paid within the near term, Board and/or budget approved, amount to almost \$1.4 million. This total includes Clubhouse window replacement, the balances for bocce, petanque and cornhole canopies, renovation of the ID office 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 \$163,000; 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 you pay.

Accounts receivable is up to \$280,503 up from \$279,357, an increase of almost \$1,100 from April 30, 2021.

The collections team continues 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 May of CenClub Recreation Management Inc were \$9,579,589 up from 9,253,364.

Total liabilities were \$2,596,878, up from \$2,400,954. CenClub members equity is \$6,982,711 up from \$6,852,410.

Management Reports: Mike Burdman, Executive Director

CoronaVirus Update

Beginning tomorrow, June 9 the CVE Clubhouse and satellite pools will be open for residents and as well as guests. This change will allow guests to attend bingo as well as shows and movies in the CVE theater. At this time the Clubhouse pool, fitness center and indoor pool will continue to be open for residents only. You will still need to show an ID to access these areas.

Fitness Center reservations are no longer needed for the afternoon sessions. Due to the popularity of the morning sessions and to provide more space between residents, reservations are still required at this time.

Reservations are available through June for the morning fitness center sessions and spin classes. Beginning on July 1, reservations are no longer required. The fitness center capacity will be increased to 24 people at a time, and the spin class will have a maximum capacity of 7 people; an additional bike will be added. Aquacise still has a capacity of 20, and the in-person fitness classes have a maximum of 15 people. Check the fitness schedule for the most updated classes and locations. All fitness classes will be first come first served, so be sure to get there a little early! The downstairs card room has been reopened for resident use. The Clubhouse library is also open on Tuesdays and Thursdays from 10 a.m to 2 p.m.

Clubhouse/Recreation Updates and Improvements

Clubhouse windows - Our largest project of the year, new impact windows for the Clubhouse is well underway and just passed the halfway mark. Work is scheduled to continue for the next few weeks or longer if needed. 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.

Pickleball Courts - Construction will begin shortly with the addition of four pickleball courts near the parking lot. Currently, the designs are in permitting and planning. We anticipate this project to be complete by the beginning of next season with a budgeted cost of approximately \$90,000.00.

Ficus Hedge - The ficus hedge on the bus ramp that leads to the front of the Clubhouse has been replaced. This hedge was infected with the whitefly disease. The removal of this hedge provided us with the opportunity to beautify the front of our facility with a new hedge, colorful shrubs and tropical palms at a cost of about \$18,000.

Badminton: Work is complete on the badminton courts! Equipment 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.

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.

Cornhole - A second permanently mounted cornhole set has been ordered and will be installed and in a few days contractors will be breaking ground for the installation of awnings to provide shade to the area.

Bus Parking Lot - The awning in the bus parking lot has been replaced with a new bright turquoise covering that adds a fresh new look to the area. This project was completed 2 weeks ago at a cost of approximately \$5,000.

Clubhouse upgrade - The Building Automation System upgrades are underway. Gulfstream Controls has begun the integration and replacing outdated equipment as needed. This new system will improve our 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. The project team will continue to make multiple onsite visits with Andy to map out the integration. Transition scheduled to be completed by July. The total cost of this project is approximately \$42,000.

Security - The pool camera project is complete. New high-resolution cameras have been added to all of our pool decks. This was done in an effort to provide a safer facility for our residents. Fine-tuning and adjusting will continue this month but the entire system is now operational. The total cost of this project was \$45,000.

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.

Fitness Classes - Classes registration for summer session #2 opens on June 25 and closes on July 19. Classes for summer #2 are from July 26 until September 3. Classes will be returning to the Clubhouse in person beginning in November. The Fall #2 Session will offer 25+ classes in person as well as a few virtual options.

Badminton: The badminton facility rules are now posted at the new courts along with a mounted park trashcan. If you haven't seen the new badminton courts, visit www.CenClub.com/sports to get a look at the beautiful landscaping and professional turf and net. Today, June 8, the ground was broken on the new pathway of pavers that will connect the roadway and the other pathway to the badminton area. The deep fryer at the restaurant received a new thermostat. The dials and components underneath were also replaced.

General Maintenance

204 work orders were completed in May. A lighting survey was completed for the Clubhouse - all lights were checked and replaced as needed. The entire fitness center received a fresh coat of paint. This included the walls, doors, baseboards and chair rails. New vibrant colors were added to the multi-purpose room. The maintenance team repaired a damaged power line that fed the water fountain and the emergency phone at the volleyball court. At the Ventnor pool, a door frame was replaced, and painting was done to all the exterior doors and the entrance to the pool house. A silicone coating was applied to the canopy roof to stop leaks; all work was done in conjunction with the annual maintenance of the pool. Quarterly maintenance was performed on the standby generator. A hole was reported behind the restaurant by the bus stop. A broken irrigation line was repaired, and the hole was filled. The maintenance team continues to address wasps at the recreation facilities and around the community. Summer is their active season, so we will continue to locate and take care of problem areas.

Upcoming Maintenance projects:

Storm drains at the Clubhouse and parking lots will be jet washed and cleaned out. A new blower motor will be installed on the party room air handler. Canopies at the Oakridge pool and Ashby pool will be sealed. A broken storm drain collar in our parking lot will be excavated and repaired.

Pools

40 work orders have been completed in May. The pool team performed annual maintenance on the indoor pool before reopening. This included service on the heaters, thermostats and pumps as well as freshly balancing of the water. Preventative maintenance was done for the clubhouse outdoor pool, Ventnor, and Durham. The pool team replumbed gutter lines in the pump room at Ventnor pool replacing two, three-inch lines with one six-inch. This was to alleviate an ongoing issue of leaves and debris blocking up the three-inch valves. Our plumbers installed a new pump room discharge line for the Ventnor pool house. The old line ran around the building and was creating too much pressure for the sump pump to move any water out. This improvement will greatly reduce the time it takes to drain excess water off the pool, making operations more efficient. Durham pool was acid washed while drained for maintenance. The paver contractor was called to address problem areas on the pool decks at Westbury and Upminster. The pool team pressure washed the canopy at Ventnor pool in preparation for the maintenance team to seal it with a silicone coating to prevent any leaks. 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. The team will pressure wash the remaining flat roof pool canopies for sealing. The Markham pool resurfacing began on June 2 and is going very well. The Westbury pool preventative maintenance began yesterday, June 7 and will continue through June 11. The

Upminster pool preventative maintenance will be from June 14 – June 18. The Berkshire pool preventative maintenance will be from June 28 – July 2.

Fitness Update

Fitness Center Hours have been extended Monday-Friday until 8 p.m. On June 2 Pickleball with Gabriel moved to the Clubhouse courts and will be available throughout the summer. (Beginner 8 a.m., Intermediate/Advanced 9 a.m., Intermediate/Advanced 10 a.m.). The indoor pool is open and has between 15-20 residents per day. The indoor pool and locker rooms were reopened on May 17th, showers and saunas continue to be closed until further notice. Please remember the lockers are for daily use only and any belongings left overnight will be discarded. Quarterly preventive maintenance of all machines and equipment was completed on May 13, by our contractor FitnessSmith. The reopening of the Multi-purpose room for group exercise took place two weeks ago. The first class back was aerobics with Shon on May 27th, with a capacity of 15. Once again, the in-person fitness classes have a maximum of 15 people. Check the fitness schedule for the most updated classes and locations. The schedule is available on cenclub.com/fitness. All fitness classes will be first come first served, so be sure to get there a little early. Throughout the remainder of June, reservations will remain in place for the following: fitness center mornings: 7:15, 8:30, 9:45 & 11 a.m., and indoor spin. All other fitness-related classes and the fitness center are operating on a capacity basis. Again, beginning July 1st, reservations are no longer required. The fitness center capacity will be increased to 24 people at a time, and the spin class will have a maximum capacity of 7 people.

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 three classes for May were low impact aerobics w/Shon-34 attendees; body toning and weights w/Cleide-32 attendees and low impact aerobics w/Cleide-31 attendees. The top in-person/onsite classes were: Chair Yoga-37 attendees out of 48 available spots; Cardio Sculpt-20 attendees out of 24 available spots; Easy Stretch-27 attendees out of 48 available spots; Indoor Spin-120 attendees out of 126 available spots; Core Yoga-19 attendees out of 24 available spots; Water Aerobics-484 attendees out of

1,200 available spots; Pickleball-54 attendees out of 120 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: We are excited that Bingo is back in the Party Room every Tuesday at 7:00 p.m. Doors open at 5 p.m to purchase cards. The space is limited capacity and will be on a first-come, first-served basis; 300 seats are available.

Summer Shows: Summer shows are back starting June 13th in our Clubhouse theater! Tickets are on sale now 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 are open for residents and guests as they are now permitted. Please bring your CVE ID card with you to the Box Office to purchase tickets as well as on the day of the show to access the Clubhouse.

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, the next visit will be on August 5. Visit the Staff office or go onto the website for the complete schedule.

Virtual Magic Show: CenClub is excited to bring back “Shazoom” with Dan Kamin (Cam-in). This virtual Magic Show is tailored to our community and will be hosted LIVE online on July 15th. Residents will enjoy watching and interacting with the magician, as well as learning a trick or two! We hope to have you join us virtually for some magic!

Dive-in Movies at the Clubhouse Pool: Dive-in movies are being held on the first Wednesday of each month from June through September. The next movie is “Jaws” and will be shown on July 7 at 8 p.m.

Mike reminded everyone that the CenClub will not be meeting in July and August. The next meeting will be held on September 14 at 9:30 a.m.

Susan asked if guests need to have a pass. Rita replied that they must come with a resident and the guest must have an ID with them; there will be a sign-in book at the Clubhouse. Rita, stated again that masks are optional

and there are plenty of seats in the theatre for social distancing. Rita stated that new furniture for the Clubhouse pool has been ordered. Mike stated that the bus ramps in front of the Clubhouse as well as the area behind that goes to the tennis courts, are slated to be paved around the September/October time frame.

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