

Minutes of CVE CenClub Board of Directors Meeting Via Zoom September, 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

President's Comments: Rita Pickar

Rita welcomed everyone to the meeting. Rita began by mentioning the 9/11 event Honoring the Heroes and victims. Rita thanked resident Caryl Berner and CenClub Staff for organizing the event recognizing the 20th anniversary. She continued by announcing important information about the CenClub Coupon remaining the same for the next year with no increase. Additionally, the ticket launch will be on October 19, as previously announced. Residents will be able to purchase tickets for the November and December shows only. Residents with CVE IDs will be admitted, and IDs will be required to enter. Social Distancing and masks will be enforced. A free Lecture series will begin again on October 6, and January 13.

Treasurer's Report: Jay Baimel

Throughout the summer the Board of Directors met very often in regard to important planning and budgeting subjects.

At the end of July, the checking account balance was \$706,858. In August, \$921,134 was received and \$964,558 was disbursed and transferred to the reserve account \$364,075 for a August operating checking account balance of \$299,359. \$71,953 in a lockbox account and \$7,289 in petty cash giving us working cash of \$378,601. The reserve account at the end of August totaled \$3,625,201. The total aggregate cash at the end of August is \$4,003,802.

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 30th, 2021. There was another amount, a net of \$291,075, which was the net addition to the reserve for upcoming major projects. The funding for the \$73,000 for the insurance deductible will continue into the next fiscal year in order to reach our targeted budgeted amounts. As demonstrated the reserve will be adjusted monthly as we pay for these scheduled upcoming projects and replace them with new budgeted projects pursuant to our capital needs plan. Our current cash position will be reduced in due course as we fulfill our 2021-2022 capital program.

We will present out new budget shortly. For the 11 months ended August 31st, 2021 CenClub has dispersed approximately 1.5 million dollars for scheduled projects during this budget year as we have aggressively pursued our ongoing commitment to maintain, modernize, and upgrade our valuable recreation facilities which we believe contributes substantially to the premium CVE property values that we have witnessed during the past several years. We offer superior lifestyle activities and amenities in this South Florida marketplace at an incomparably affordable level. CenClub is your lowest coupon of the three-monthly fees you pay. Highlights for the month of August include Accounts Receivable is at \$281,282 down from \$289,522 at the end of July a decrease of approximately \$8,240. All of this reduction was in the over 90 days past new

category and reflected our ongoing commitment and strategy to lean and or foreclose on owners resisting to settle their lawful debts. Our collection team composed of our property manager Norma Taylor, our Staff Office personnel Roni Jo and Sandy, and our outside attorneys continue to work hard during the summer to protect the financial interests of the entire community and to hold all delinquent owners accountable.

Total assets at the end of August were \$10,794,960 up from \$10,311,486 at the end of July. Liabilities were \$3,444,118 up from \$3,046,870. Therefore, CenClub members equity- I clarify every month to be clear this is an accounting equation- the excess of assets over liabilities at the end of August was \$7,358,842 up from \$7,264,617 that concludes the regular monthly treasurer's report.

This is our 2021-2022 budget. To remind you we changed our accounting year last year to a fiscal year to run from October 1 through September 30th in order to mirror our activities here more closely. By the way, our outside CPA firm will begin their audit for the year ended September 30th, 2021, in late October and we would expect a complete audit report somewhere around December 31st for the fiscal year ended September 30th, 2021.

In making our budget conclusions the elected voluntary CenClub board, all seven of whom are full-time residents, accumulated relevant data. We discussed it, we analyzed it and then completed our fiduciary responsibility by formulating a thoughtful and comprehensive financial plan for the benefit of the entire community. Once again, we relied upon, and will continue to rely upon, a detailed 78-page capital needs assessment and replacement reserve analysis prepared by objective and professional consultants to develop our 20-year capital spending needs. We continue to be extremely confident in their recommendations. Their analysis called for necessary spending of more than \$17 million over the next 20 years in current dollars- or greater than \$22 million in inflated- to preserve and maintain the recreation assets of this community. I want to add that is to maintain the existing assets at that time. We are providing and funding and planning for additions over the next year, but beyond that as well. A major component of their plan was that we begin this longer-term task with an initial cash infusion of \$5,000,000. As you may recall, we began only with our existing reserve cash of \$900,000 on October 1st, 2020. This shortfall amounted to \$482 per unit owner and could have triggered a coupon increase in 2021 of \$40 a month. Instead, the board of CenClub has again voted to maintain the 2021 coupon rate throughout all of 2022 and will continue to responsibly evaluate all future spending to ensure the highest quality of recreation facilities to protect and enrich our community property values. The operating side of this budget is substantially comparable to the previous year. The very descriptive pie chart will be available online and in the Staff Office possibly later today. It will illustrate the distribution of your CenClub dues.

Let's look at the final two items under expenses: Scheduled projects are \$3,135,500 and reserves for repairs and hurricanes are \$1,031,050. The total is more than \$4,166,000 and clearly represent close to the amount previously spent annually on rent to the prior owners of our facilities. So, let's talk about that \$3,135,500 and where it is going. I'm going to give you three components. We anticipate spending \$1,135,000 on the Richmond pool replacement, with a minor piece obviously on furniture. We anticipate, and this is going to make many people especially happy, between \$450,000 and \$500,000 on a miniature golf course and we're going to

spend another \$150,000 on the design and planning for the old golf building which is a CenClub asset.

The aforementioned two categories are necessary substitutions and transparently explain how CenClub is carefully and efficiently allocating stabilized financial resources for the future betterment of our community. The pie chart pictorially represents the spending distribution of your CenClub dues. I suggest you read it in a clockwise rotation beginning with the general and administrative segment at the top, which is the 19%. Look at the columnar schedule above the pie chart for the dollar equivalence of the percent breakdowns. If you're lucky enough to have saved the copy of last year's budget- which I did- it's incredibly comparable. Some increases in certain components, some decreases in certain components, but we are putting our efforts into scheduled projects for the next year to a major degree.

Management Reports: Mike Burdman, Executive Director

CoronaVirus Update

I'd like to start my report with an update and reminder of our current rules and operations of the CenClub Facilities.

- 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 residents and registered with a security guard upon entry. **Currently masks or an approved facial covering are to be worn indoors at all times, including in the theater, during movies and events as well as BINGO. The only exception is while working out on a fitness machine.**
- The Clubhouse pools, fitness center and locker room are open for resident use only. Guest passes are not being issued at this time.
- Satellite pools and courts are open normal hours. Guests and children are permitted in these pools however I'd like to remind residents that they are responsible for their actions, and we ask that they are present while their guests enjoy our pools. Please don't send children under the age of 18 to the pools on their own.
- The Clubhouse Library is also open on Tuesdays and Thursdays from 10-2pm

Clubhouse/Recreation Updates and Improvements

Clubhouse windows - Our largest project of the year, new impact windows for the clubhouse have been completed! The windows look amazing and provide protection and cost saving insulation to our facility. We are currently working on receiving bids on window cleaning contractors to keep these beautiful new additions clean.

Canopy Project - The Clubhouse canopy project for all our Bocce, Petanque, and Cornhole courts has been completed. Two new concrete cornhole sets, as well as benches, have been added to our gazebo park area on the east side of the clubhouse. These new canopies will provide shade to the players during the day and LED lighting at nighttime.

Pool Deck - Last month the clubhouse pool deck was pressure washed, re-sanded and coated with a water based wet look sealer to not only protect but also provide a richer look around the pool. The sealer really brought out the color and will protect the surface for up to 5 years.

Landscaping - The Ficus hedge on the bus ramp that leads to the front of the clubhouse has been replaced. As we all know too well, Ficus in our area has been carrying the white fly disease and most of our hedges have been infected. This gave us the opportunity to beautify the front of our facility with a beautiful new hedge, colorful shrubs, and tropical palms at a cost of about \$18,000.

Game Room - In an effort to provide more exciting amenities to the Clubhouse, The CenClub Board of Directors approved the spending to create a new Game Room in place of the downstairs card room. This new room is currently under renovations and awaiting more equipment and furniture to arrive. Residents will be able to enjoy bumper pool, a shuffleboard table, foosball table soccer, dart boards, chess, checkers, and backgammon as well as a full size, four-player arcade machine loaded with all the classics and free to play! This room will be open for residents in the coming weeks.

Bus Shelter Canopy - The sun and wind damaged canopy at our bus lot has been replaced with a new covering. This project was completed 2 weeks ago for approximately \$5,000.00. The new covering is a bright turquoise and really adds a fresh look to the area.

Building Automation System - Building Automation System upgrades are complete! Gulfstream Controls has finished the integration and replacing outdated equipment. 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 and email.

Pool Camera Project - Our new pool camera project has been completed. All satellite pools are now equipped with multiple security cameras. This addition to our security system will provide a safer experience for residents enjoying the facilities as well as hold “misbehaviors” accountable.

Email List - As a reminder it’s extremely important to be a part of our email list. Important updates including information related to the pandemic, information about events, classes, activities, and our monthly happenings are sent out to every resident on our list. As a reminder 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 any time.

Classes - We are excited to announce that classes return in person for Fall Session #2! Class registration for Fall Session #2 opens on October 8th and closes on November 1st. Classes are from Nov 8th until December 17th. The Fall 2 Session will offer 25+ classes in person as well as a few virtual options for those who still prefer online.

Restaurant Equipment - The deep fryer and grease trap at the restaurant have given us years of service, and they are finally “fried.” They were both replaced with new equipment.

Tennis Court Lighting - New LED bollard lights have been installed by the tennis courts. These new, modern looking lights will provide ambient lighting for pedestrians crossing through the areas after dark. These lights are replacing original equipment that was found to be in disrepair. During installation, electricians addressed several issues and safety concerns, including replacement of broken conduit and worn-out wires.

New Theater Signage - New modern signage has been added to the theater doors to help residents find their seats. In addition to the metallic signage outside of the theater, custom built illuminating shadow boxes have been installed above each aisle entrance. These color changing signs look beautiful and assist with finding seats in the dark.

Digital Clocks - Digital Clocks are being added to the event spaces in the Clubhouse. These clocks are hard wired to eliminate changing batteries.

Bus Ramp Paving - The bus ramp up to the second floor has been paved and brings a whole new life to the front of our beautiful clubhouse.

Upcoming and in progress projects

- Theater lobby shades
- Canopy for the Diner Patio
- Pickleball Courts
- ID Office Renovation
- Golf Building

General Maintenance Update – 315 Work orders were completed in the months of July and August.

- A monthly lighting survey was completed for the Clubhouse and pools - All Lights were checked and replaced as needed
- A survey of our fire system was completed, and 6 faulty smoke detectors were replaced, and all fire extinguishers were serviced in the clubhouse and in the pools houses- 298 in total
- The maintenance team completed the silicone sealant to all the pool awnings at Markham, Upminster, and the Newport pools.
- A leak in the party room kitchen ceiling was repaired
- The electrical lobby fountain drain shutoff valve was relocated
- The junction box that powers the lobby fountain was repaired; a new filtering system was also added to help keep the water crystal clear.
- The 2 sagging porch fans in the gym area were replaced with new equipment.

- Following the installation of our new impact windows, 7 sections of dry wall needed repair due to water getting in over the years. The maintenance team repaired and painted these areas and they are now dry and as good as new!
- A water leak was repaired in a 6-inch pipe servicing the chiller room
- The water fountain in front of the billiard room was replaced, the wall was repaired, the drainage was adjusted
- Clubhouse generator quarterly preventative maintenance was performed
- Swansea tennis court was pressure washed, we changed the clock and repaired the fence and 2 damaged lights were replaced with 2 new LED lights also at the Swansea Courts.
- During annual maintenance of the restaurant, a repair to the drain line and a leg of the restaurant ice maker was made and a double sink faucet was replaced. All the air conditioning vents were cleaned and painted black, paint touch-ups were done to all wall and trim work. Light bulbs were checked, and a deep cleaning of the entire facility was conducted and inspected before reopening. The used oil bin was also changed.
- The last 2 lollipop lights near the maintenance shop were changed to LED Retrofit lighting.
- The blower motor and variable pitch pulley was replaced to AHU # 13 that feeds the gym
- The maintenance team installed new Cat6 wire for the chiller controllers. It was a 400 ft run from control room to chiller room
- 6 soap dispensers in the clubhouse were replaced over the summer.
- 4 electrical outlets were added in the COOCVE Office.
- Upcoming Maintenance projects:
 - Lighting upgrades in meeting rooms and gameroom.
 - The roof at the Durham pool will be replaced.
 - Excavation and repair of the check valve that services the main fire pump
 - A broken storm drain collar in our parking lot will be excavated and repaired.

Pool Update. – 75 Work orders complete over the month July and August

- Pool team performed annual preventive maintenance on all CenClub Pools. This included service on the heaters, thermostats and pumps as well as freshly balancing the water.
- New pool furniture has been ordered for the Clubhouse Pool. The delivery date for the furniture has been pushed to October 1st due to the materials shortage caused by the pandemic. The furniture currently at the Clubhouse Pool will be distributed to the satellite pools as needed.
- Lyndhurst North and Markham have been resurfaced. Several cracks in the concrete were chipped out and repaired. Plumbing and fittings were replaced as needed.
- The pool team installed new digital flow meters at Lyndhurst South, Ashby, and Berkshire
- CES installed 4 new pool controllers at Richmond, Ashby, Grantham, and Westbury that will alleviate issues we have been having with the old controllers.

- Pool team pressure washed Newport pool deck prior to reopening.
- Pool team removed old radio antennas from Oakridge, Markham, and Grantham pool houses from our old automation system.
- New digital clocks have been added to several pools. The remainder of the pools will receive the digital clocks in the coming weeks. These new clocks do not require batteries and can be seen easily at nighttime.
- Durham pool was acid washed while drained for maintenance.
- 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 Newport pools.
- Pool team to install a water shut off for the Lyndhurst North pool on Wednesday, Sept. 8th.

Fitness Update

- Pickleball instruction with Gabriel is being held at the Clubhouse Courts on Wednesdays and will continue to be available for residents. (Beginner 8am, Intermediate/Advanced 9am, Intermediate/Advanced 10am)
- Indoor Pool is open and totaling between 15-20 residents per day in the indoor pool – the heat exchanger has been repaired for almost 2 months and we are seeing a nice constant temperature between 91 and 92 degrees. All other issues have been addressed and the pool gets inspected daily.
- Locker rooms were opened on May 17th, showers and saunas continue unavailable until further notice. Please remember the lockers are for daily use only and any belongings left overnight will be discarded.
- Quarterly preventative maintenance of all machines and equipment was completed on August 27, 2021, by our contractor FitnesSmith.

Group Exercise

71 Classes are being taught per week – Zoom will be ongoing during the pandemic and continue after.

Top Day

Group Exercise Attendance – Monday August 9th, 215 residents participating

Top 3 Classes:

Senior Fitness and Weights with Debbie - 35 attendees

Low Impact Aerobics with Shon - 30 attendees

Zumba with Samira – 27 attendees

11 Additional Classes added for September:

Senior Balance & Flexibility w/ Cleide - Tuesday @ 1:10 PM

Back in Action w/ Cleide - Tuesday @ 2:10 PM

Awareness Through Movements w/ Iris - Wednesday @ 2:10 PM

Senior Balance & Flexibility w/ Cleide- Thursday @ 1:10 PM

Back in Action w/ Cleide- Thursday @ 2:10 PM

Body Toning & Weights w/ Cleide- Friday @ 9:05 AM

Low Impact Aerobics w/ Cleide- Friday @ 10:05 AM

Easy Stretch w/ Cleide- Friday @ 11:05 AM

Awareness Through Movements w/ Iris- Friday @ 2:10 PM

Body Toning & Weights w/ Cleide- Saturday @ 9:05 AM

Pilates w/ Cleide- Saturday @ 10:05 AM

CenClub Announcements and Events

- Thank you for all who joined us in Honoring the Heroes of 9/11 this past Sunday in the Theater. It was a very moving event; I would like to thank all who were involved in the planning and implementation of this wonderful event.
- We are excited that Bingo is back in the Party Room every Tuesday at 7:00pm. This is at limited capacity on a first come, first serve basis. Just a reminder that doors open at 5:30 PM. Masks are required even if you have been fully vaccinated, guests are welcome. Food and beverage are permitted at this time.
- CenClub has booked an exciting and unique lecture event. Stephanie Hersh, the former personal executive assistant to Culinary Icon Julia Child for nearly 16 years, is scheduled for Wednesday, October 6, from 7:00pm -9:00pm in the theater. Stephanie is pleased to share her passion about all things culinary with the residents of Century Village East! This lecture is free to residents. This will also be streamed live on Zoom and recorded to premier on Channel 98!
- We are excited to have “Rocky Horror Picture” booked for an outdoor movie for Halloween, Sunday, October 31. The movie will be shown at the Gazebo. Dress up in your favorite costume and enjoy a movie out in our Gazebo Park!
- 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. We just had them on August 5, and we are welcoming them back on October 7. Visit the Staff office for the complete schedule.
- The Broward County Property Appraiser’s office is back in the Clubhouse assisting residents with homestead. They will be back on October 7th by appointment. Schedule your appointment today by going in or calling the Staff Office.

New Business

None

Old Business

Approval of the 2021-2022 budget passes unanimously.

Motion to Adjourn

Phyllis moved and Susan seconded to adjourn the meeting. Motion carried unanimously.

Open Mic (Questions taken from Online Form)

Respectfully submitted by,

Rita Pickar
President, CenClub Board