

Minutes of CVE CenClub Board of Directors Meeting December 12, 2023

Present: Rita Pickar, Stanley Spitzer, Susan Dove, Phyllis Meiner, Arnold Klein, Michael Rackman, Jay Baimel, Mike Burdman, Executive Director of CenClub, and on Zoom was Norma Taylor from Bay Management.

Minutes:

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

President's Comments: Rita Pickar

Rita mentioned that for the last two years, members from CenClub. COOVE and MM have been involved with the Community Improvement and Accreditation Committee. A video was shown on what the Committee of nine Directors from each organization has been working on for the last two years. Rita then thanked Stanley Spitzer and Jay Baimel, who were members of the Committee with Rita. She explained that buildings will not be forced to comply; it is strictly voluntary. This was an introduction; much more information will be posted on cve-ciac.org.

Rita explained that movies were not made during the pandemic and strike. CenClub receives a list of movies each month, and the Board chooses the movies to be played each month. This is a free service; if you don't care for the movie, you don't need to stay and watch it.

Richmond pool is coming along nicely; water is in it now, and we await additional inspections. Bingo volunteers Susan Dove and Susan Giordano are coordinating a fundraiser for Israel during Bingo. An extra game will be added, and that money will be collected for Israel. Last week, a check for \$1,025 was sent to IDF.

Treasurer's Report: Jay Baimel

Jay gave a monthly summarized report for November. On November 1, 2023, the balance in the operating account was \$840,414. During November, CenClub received \$1,039,158 and dispersed \$762,442. At the end of November, CenClub had operating funds of \$1,117,130, and \$6,237 was in petty cash; operating cash was \$1,123,367. On November 30, 2023, in the reserve account, there was \$4,168,144. The total cash of CenClub as of November 30, 2023, was \$5,291,511. The reserve account on November 30, 2023, was at \$4,168,000. One year ago, on November 30, 2022, CenClub had \$5,500,000 in reserve, or about \$1.4 million more than today. This reduction was planned in the 2022/2023 capital spending budget. It underscored the

due diligence of the CenClub Board in managing necessary maintenance restoration and improvements to keep this 50-year-old community relevant as a financially viable and valuable residential investment offering the best lifestyle amenities in South Florida. The reserves are adjusted monthly as CenClub pays for scheduled upcoming significant projects and replaces them with new and budgeted board-approved projects according to the 20-year capital needs plan. This valuation is the cornerstone of CenClub's long-term financial and economic planning and reinforces CenClub's commitment to ensuring sustainability and ongoing renewal of CenClub's recreational facilities. As the summer of 2024 approaches, this will mark the end of five years from the original assessment. CenClub will authorize the update by the professional independent appraisers to keep the 20-year outlook going forward for the Board to make informed and intelligent longer-range financial forecasts. CenClub's budget and spending for capital projects and scheduled repairs this coming fiscal year will approach \$3.5M. CenClub has dispersed almost \$380,000 toward this target, including \$128,000 for pool furniture upgrades and \$42,000 for the pickleball courts that were recently completed. The outside CPA firm is working to complete its audit of CenClub's financial statements as of September 30, 2023, for the year ended. The report should be finished shortly, and owners are welcome to request a copy. Interest income on operating and reserve cash balances amounted to almost \$15,000 for the two months ended November 30, 2023; remember, CenClub is on a fiscal year ending September 30, 2023, and the new year starts on October 1. Recreation accounts receivable were \$134,741, down from \$135,743, a decrease of \$1,002 from October. The accounts receivable staff and collections attorneys are achieving impressive results in holding all delinquent owners accountable. At the end of November 30, 2023, total assets for CenClub Recreation Management Inc. were \$15,397,371, up from \$15,219,625. Total liabilities were down to \$3,608,137, down from \$4,148,172. As a result, CenClub members' equity (assets minus liabilities) is \$11,789,234, up from \$11,071,453. Rita thanked Jay for his report.

Executive Director Report: Mike Burdman, Executive Director

Recreation Updates: The pickleball complex on the west side of the Clubhouses is complete. The Richmond pool is near completion! The custom 50' handrail was installed last week, and the pool has been plastered, filled, and started up for the first time. After inspections and the permit is closed, the pool will be open for residents to enjoy. A new parking lot drain was added to the flood-prone area behind the Clubhouse. Residents can now use this area without walking through a deep puddle when it rains, as they have been for 40 years. Permits for the handball and

practice wall have been requested; the city requires more information based on the proximity to the main building. The sealcoat surfacing of our Clubhouse parking lot is now also complete.

Maintenance and Pools: For November, 188 work orders were completed by our maintenance team, and our pool team completed 44 work orders. Maintenance has been busy refreshing and repairing the outdoor games and facilities. The windscreens have been installed on all courts, and damaged and worn-out windscreens have been ordered. All lights on the property have been surveyed and ordered or replaced as needed. The team installed holiday lights and lobby decorations. As of early November, the pool team fired up the pool heaters for the season and filled the pool decks with new furniture now that storm season has passed. A safety inspection has been completed, and no issues were noted with equipment or facilities. Annual tree and landscape trimming and our winter flowers and mulching are complete.

Pool Reminders:

- New Year's Eve – Pools open until 12:15 am
- Reservations are required
- Please have your ID card on you at pools and any CenClub area (pictures are not accepted)
- Food is allowed. Glass is not permitted.
- Please be courteous to your neighbors, do not play loud music, and be mindful of young children making loud noise.
- Security officers will be patrolling all areas.

Fitness Center: The season Fitness Schedule is now available, and 135 classes are being offered weekly for our residents to enjoy. For a full schedule, stop by the staff office, fitness center, or our CenClub Website, cenclub.com/fitness.

Pickleball: Coach Cleo is the new pickleball instructor, and she will be teaching beginner and intermediate/advanced pickleball lessons at Tilford Tuesdays through Thursdays. Grab a flyer from the Staff Office or Fitness Center for the complete schedule.

Personal Training: Personal training is available in the fitness center at an amazing rate. Stop by the Fitness Center for more information and a free consultation. Fitness Equipment Orientation signups are happening now. Sign up in the Fitness Center for this hour-long session where one of our fitness experts will explain equipment functions and safety.

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Entertainment: This season, there is an incredible lineup of acts that are taking the stage in the theater. Sunday, December 17, is the *Broward Pops Orchestra Holiday Concert* To get residents in the holiday spirit. Wednesday, December 27, is *The Ventriloquist Michael Harrison*: an extraordinarily talented and master showman, a hilarious show for all ages. Sunday, December 31, is *Beatles Tribute: The Beatle Maniacs*. Wednesday, January 3, is *The Long Run*: an Eagles Tribute Band. Sunday, January 7, is the *Divas*: Frank Marino and an All-Star cast of female impersonators. Be prepared for an adult-themed Vegas-style show! Tickets for these shows are just \$15 and are available online and at the box office. All shows start at 8 pm. If you are bringing a guest, please ensure they have a ticket and a form of photo ID and check in at a security desk; you must accompany them. Guests will not be allowed in without a resident. Rita reminds residents that shorts are not permitted in the theater for shows. **Dances:** The dances are happening on Saturday nights in the party room. Remember, like the theater policy, shorts are prohibited at the dances, which start at 7:30 p.m. Guests can attend dances in the party room if they are with a resident and signed into the Clubhouse with security upon entry.

As a reminder, being a part of the **CenClub email list** is essential. Important updates and information about events, classes, activities, and our monthly happenings are sent out to every resident on the list. Remember, you can join the mailing from the comfort of your home by visiting www.cenclub.com. In addition, you can sign up in person at the Staff or Administration offices at any time.

CenClub Announcements and Events

BJ's Wholesale is returning on December 6th to offer residents discounts. They will be available in the Clubhouse from 11 a.m. - 2 p.m. Check the Staff Office for flyers with these offers and the dates that the BJ's representative, Elizabeth, will be here.

Classes. Winter 1 Class registration is closing soon! We have new classes like Calligraphy, Porcelain Flower making, Wheel Throwing for Clay, History of Comedy Legends, and over 40 others! Visit Cenclub.com to register for classes online or visit the Staff Office.

Property Appraiser: The Broward County Property Appraiser's office will return to the second-floor lobby of the Clubhouse on Thursday, January 4, to assist residents with Homestead. You must schedule an appointment by contacting the Staff Office, and

appointments range from 9:30 a.m. to 12:00 p.m. They will be here on the first Thursday of every month through 2023.

AARP Defensive Driving classes are back! Classes are filling up quickly and are available January 24. Residents must come in person with a check to reserve a spot in a class session. The cost is \$20.00 for AARP members and \$25.00 for non-members, and the class lasts from 11 a.m. to 5 p.m., so bring lunch!

AARP TaxAide is back to assist residents with filing their 2023 taxes. Dates and appointments will be open soon. Keep an eye out for emails and flyers in the Staff Office with this information.

Comcast: Every Tuesday from 8 a.m. to noon, Comcast is available on the second-floor lobby in the Clubhouse to assist residents in setting up equipment, operating the remotes, connecting to your internet, or any other hardware issues. These appointments are not for billing and account questions; residents should call the 800 number.

BINGO! Bingo is 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. As a reminder, players must be in the party room before the start of the first game at 7 p.m., with no exceptions.

Toys for Tots: Toys for tots We have officially beat the record from last year's collection of 444. Residents have been very generous this year, and on Thursday, the US Marine Corp. picked up 525 toys! Mike thanked everyone for their continued donations.

Mike congratulated the Employee of the Month, **Ronnie Jo**. Ronnie Jo is the manager of the ID Office and Payment Office. During these past few months, Ronnie Jo has been working long hours and working hard to get residents situated with their IDs and payments as they return to the Village. Mike thanked her for all the hard and the many years of service she has provided to the residents of CVE.

New Business: None

Old Business: None

Happy Holidays and Happy New Year. We will see you next year!

The next **CenClub meeting** will be on January 9, 2024, in GP-A at 9:30 am.

Susan Dove moved to adjourn, seconded by Phyllis Meiner at 10:00 a.m. The motion carried unanimously.

Respectfully submitted by

Rita Pickar, President, CenClub Board