

## **Minutes of CVE CenClub Board of Directors Meeting December 13, 2022**

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

#### **Minutes:**

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

#### **President's Comments:** Rita Pickar

Rita welcomed everyone back. There have been many improvements. Behind the Clubhouse between Berkshire and Lyndhurst, check out the putting course, sand volleyball, and badminton court. The landscaping around the putting course is beautiful, and signs are being installed to showcase the many different plants. Permits were received for the pickleball courts and work will begin after the holidays. A memorial service is on Sunday, December 18th, at 1 p.m. for Charlie Parness. Charlie was instrumental in the development of the Village.

#### **Treasurer's Report:** Jay Baimel

At the end of October 31st, 2022, the balance in the operating account was \$1,108,539. Received \$1,023,071 in November and dispersed \$709,894. A net amount of \$407,285 was transferred from the reserves into the operating account. At the end of November, \$1,014,431 was in the operating accounts, and 2,144 was in petty cash. At the end of November, there was total aggregate cash of \$1,016,575 and reserve cash of \$5,546,767. Total cash assets at the end of November were \$6,563,342. On October 31st, the reserve account had \$5,139,482; in November, \$407,285 was transferred from the operating account to the reserve account for a total of \$5,546,767 as of November 30th. After reserving \$73,000 each month from October 2020 to September 2022, CenClub has completely accomplished its two-year mission to fund the hurricane insurance deductible at

\$1,750,000. The reserve will be adjusted monthly for upcoming major projects and will replace them with new and budgeted board-approved projects according to our capital needs plan. CenClub continues to exercise fiscal responsibility to keep the recreation coupon the lowest of the three monthly payments. During the 2022/2023 budget presentation on September 13th, CenClub reported to owners that the coupon would remain unchanged for the new fiscal year while continuing to provide excellent lifestyle amenities for our community. The CPA firm is completing the audit of CenClub's financial statements as of September 30th, 2022, and for the year ended. This report will be available shortly, and owners are welcome to request a copy.

At the end of November, accounts receivable was \$223,496, down from \$228,801, a decrease of \$5,305 from October 31st. Our accounts receivable staff continues its non-stop efforts to collect past-due balances to protect the entire community's financial interests and hold all delinquent owners accountable.

Total assets at the end of November for CenClub Recreation Management Inc. were \$12,118,759, up from \$11,737,016, down from \$13,535,296. Total liabilities were \$5,602,582, up from 5,061,953. As a result, CenClub members' equity (assets minus liabilities) is \$6,516,177, down from 6,575,063.

Rita explained why CenClub is funding the hurricane deductible. As a result of Wilma, the roof to the Clubhouse was damaged, and there was a lot of damage throughout the Village Recreation did not have the funds to meet the deductible and had to borrow it from the Levy Trust Fund. Now, CenClub will have the deductible and will not need to look for funding.

**Executive Director Report:** Mike Burdman, Executive Director

### **Recreation Updates**

**Maintenance Team:** The maintenance team completed 189 work orders in November. The team prepared and reset the entire property in two days for Hurricane Nicole. Mike thanked the residents for their patience while some facilities were closed. The team replaced nine light fixtures under the shuffleboard court canopies and the

water fountain near the Fitness Center due to a bad water pump and a damaged compressor. The team also installed an air filtration system in the new woodshop room.

**Pools:** The pool team completed 56 work orders in November. Markham pool deck was cleaned and sealed, and replaced life-saving signs were at all pools.

**Fitness Center:** The new season schedule of fitness classes is available. There are a total of 140 classes each week open to residents. In addition, the saunas reopened. A Lecture and Relaxation Wellness Event will be held in the Party Room on January 2nd from 10 a.m.-12 p.m. Wellness experts in muscle physiology and yoga will speak on related topics and teach best practices for residents. Tickets are \$30 and available in the Fitness Center or online at [CenClub.com/Fitness](http://CenClub.com/Fitness). The session will include coffee and fresh fruit and attendance is limited.

The season show ticket sales have been tremendous and selling fast. The shows have been excellent and well-received. There are many great returning acts as well as new talent that we will welcome to the stage. Season show booklets are still available at the Staff Office, Ticket Office, or online at [cenclub.com/tickets](http://cenclub.com/tickets). The show preview video is available both online and on Channel 98. Tickets for the shows remain at \$15. The theater has just undergone a facelift and upgrade including a new roof, insulation, lighting, and paint. Please remember that shorts are prohibited in the theater for ticketed shows. The theater is a fragrance-free zone; please be courteous to those around you and do not wear perfume or cologne in the theater. If you are bringing a guest, please ensure they have a ticket and photo ID and check in at a security desk; you must accompany them. Guests will only be let in with a resident.

Our revalidation campaign has successfully updated resident information and purged the Village of outdated or expired ID cards of residents that no longer live in the Village. Thank you to everyone who has completed the revalidation of their IDs. If you still have an old ID card, please note that it is **no longer valid** and will be confiscated by security and management. If you have an old ID card and need a new one, please visit the Payment and ID Office on the first floor of the Clubhouse to Re-validate your ID. Over 90% of units have already completed this essential task. The process takes little time.

Dances are scheduled at 7:30 p.m. on Saturday nights in the Party Room; like the theater policy, shorts are not allowed at the dances. Guests are allowed to attend the dances but they must be accompanied by a resident and sign into the Clubhouse with security upon entering.

Mike once again reminded residents of the guest policies and rules at the satellite pools. No Glass – residents can enjoy food and beverages under the canopies, but glass is hazardous on a pool deck and nearly invisible in water. Please use plastic or aluminum and throw away the trash. **CenClub is your home; help the CenClub team keep it clean!** Children under 16 and guests must accompany the resident while at the pools. There is no saving of tables for card or game playing. Please be respectful of the restrooms and report any issues or damages. BBQ grills of any kind and open flames are not permitted on any of the pool decks. Please report any non-compliance to management. The Staff Office phone number is on the bottom of the pool rules signs. Mike reminded residents that additional furniture has been ordered and should arrive in January; the factory is located in Ft. Myers and was hit hard by the hurricane. We will order additional furniture in January for two additional pools.

For those residents just joining us for the season, the CenClub Putting Course is now open. This course features nine unique and challenging greens on which to practice your putting skills. Equipment for the course can be checked out on a first-come, first-served basis from our fitness center at any time with your CVE ID Card.

Children are permitted to play but must be accompanied by an adult. The East door is now active for residents to check out equipment and exit towards the course; press the button to the left of the door, and someone will assist you. This a reminder for residents that the putting course is for putting use only. Bikes, scooters, skateboards, and anything with wheels (other than mobility aids) are not permitted in this area or other sporting areas, such as tennis courts and pickleball courts. To make it easier for residents to access the putting course from the East door, a paver pathway has been installed and the lighting for the path is nearly complete. Please stay on the pathways when navigating around our property. Visit [cenclub.com/putt](http://cenclub.com/putt) for the rules and more information about the new putting course.

Up-lighting is being installed on the newly rooted landscape in the parking lot side of the Clubhouse. Conduit has been laid, and electrical is in place to wire receptacles for WiFi landscape lighting. These lights are the

same ones we have throughout the Clubhouse, including the Cupola, Bus Depot, and Putting course. The lights will provide colorful themed lighting and help illuminate the surrounding areas.

Landscaping improvements were completed here at the Clubhouse pool. Old damaged and worn-out plantings have been replaced with new foliage that will withstand the elements. In addition, tropical selections were made to match the surrounding landscape designs across the Clubhouse and Village.

The Shuffleboard area and picnic tables were pressure cleaned in addition to the surrounding areas as a part of our custodial quarterly maintenance schedule. During the winter, these areas are being utilized more frequently. Old Florida Café is excited to welcome residents back to the Village. In addition to a new appetizer menu and Ice Cream, they are offering great value in Gift certificates, \$115 Gift certificate for \$100. The Café will have a buffet style dinner on select show nights and will be served in the Clubhouse Party Room. The next "Dinner before the Show" is scheduled for January 4th for the Bronx Wanderers. Please get in touch with the Café to make reservations for these dinners; seating is limited. The Café is now open until 3 p.m. More information for these deals and specials at the Café, in the Staff Office, or online at [cenclub.com/eat](http://cenclub.com/eat).

The first Dinner on the Town trip to Sawgrass Mills was a success. More "Dinner on the Town" trips are being planned; keep an eye out in the Staff Office, happenings, and website for more trips.

As a reminder, it's essential 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. Remember, you can now join our mailing from the comfort of your home by visiting [www.cenclub.com](http://www.cenclub.com). You can also sign up in person at the staff office or administration office at any time.

Mike congratulated Alexis Braunstein, Executive Assistant in the staff office. Alexis was named the November employee of the month. Alexis is helpful, kind and is an excellent asset to the CenClub family.

### **CenClub Announcements and Events**

**Toys for Tots:** We have had a fantastic turnout from our annual Toys for Tots campaign, and Mike thanked all the residents who contributed to this incredible holiday tradition. As a community 411 toys were collected.

**Classes:** Winter Session #1 Class Registration is underway. We have new classes like Abstract Art, Quilting, Theater, Rock painting, Belly Dancing, Holiday-Themed Fused Glass, Mahjongg and more! Registration for Winter 1 ends on Dec. 26 th and the 6-week courses begin on January 2nd. Visit [Cenclub.com/classes](http://Cenclub.com/classes) to register for classes online or visit the staff office.

**Property Appraiser:** The Broward County Property Appraiser's office will be back on Thursday, January 5th, to assist residents with homestead. Visit them on the second-floor lobby of the Clubhouse. Appointments must be made by contacting the staff office. Appointments range from 9:30 a.m. to 12:00 p.m. They are scheduled to be here the first Thursday of every month through 2023

**BJ's:** BJ's Wholesale has returned to offer residents discounts. Elizabeth Valentino will be here tomorrow, December 14th to help residents sign up and renew memberships. Stop by the Second Floor Theater Alcove and see Elizabeth for more details!

**Comcast:** Every Tuesday from 8 a.m. to noon, Comcast is available on the second-floor lobby in the Clubhouse, assisting residents with troubleshooting issues and scheduling house calls. If you need assistance setting up equipment, operating the remotes, connecting to your internet, or any other hardware issues. This is not for billing and account questions; please call the 800 number for those issues.

**BINGO!** Bingo is in the Party Room every Tuesday at 7:00 p.m. This is at a limited capacity on a first-come, first-serve basis. Just a reminder that 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. No exceptions.

**CenClub Portal:** A reminder for residents who host events in recreation spaces; CVE Residents can now view availability and reserve activity spaces directly online through the CenClub portal. View images of our 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](http://cenclub.com/events)

### **Theater Shows for December and January**

December 28th	Stunt Comedian Max Winfrey
December 31st	The Rocket Man Show

January 4th	The Bronx Wanderers (one of everyone's favorites)
January 8th	Wiesenthal (one-man production)
January 11th	An Enchanted Evening with Barbara (Streisand)
January 15th	David D'or (master of music)
January 18th	Night of the Broadway Stars (greatest moments of Broadway: The Phantom of the Opera, CATS, Jekyll & Hyde and more)
January 22nd	Titans of Rock (Journey, Bon Jovi)
January 25th	Earl Turner (Ultimate Showman)
January 29th	Forever Simon and Garfunkel

The Clubhouse will close at 5 p.m. on Christmas Eve and will be closed all day on Christmas Day. We will reopen with normal hours of operations on December 26th except for the administration office, ticket office and ID Office which will be closed in observance of the Christmas Holiday. We want to wish everyone a Happy Hanukkah, Merry Christmas and Happy and healthy New Year to all residents and their families and friends.

New Business: None

Old Business: None

Phil thanked everyone for their support over the past seven years. He thanked Mike and Andy for all their support and wished the Board all the best as they continue to do what they do best. Rita thanked Phil and mentioned that there are three openings on the Board; Rita and Jay are running for re-election and many residents are running to fill the vacant seat made by Phil.

A motion was made to adjourn the meeting by Michael Rackman and seconded by Susan Dove at 10:00 a.m. The motion was carried unanimously. The next CenClub Board meeting is on Tuesday, January 10th, at 9:30 a.m.

Respectfully submitted by,

Rita Pickar

President, CenClub Board