

## **Minutes of CVE CenClub Board of Directors Meeting February 14, 2023**

In attendance: Jay Baimel, Susan Dove, Arnold Klein, Phyllis Meiner, Rita Pickar (via zoom), Michael Rackman, Stanley Spitzer; Executive Director Mike Burdman.

Rita welcomed the newly elected member of the CenClub Board, Arnold Klein, and asked the newly elected Vice President, Stanley Spitzer conduct the meeting.

### **Minutes:**

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

**Correspondence:** None

**President's Comments:** None

**Treasurer's Report:** Jay Baimel

On January 1, 2023, the balance in the operating account was \$1,317,580. During January, CenClub received \$1,096,403 and dispersed \$953,021. \$195,131 was transferred from the reserves into the operating account. At the end of January, CenClub had operating funds of \$1,265,831, and \$2,088 was in petty cash; therefore, at the end of January, the total aggregate cash was \$1,267,919. In the reserve account, there was \$5,586,034. The total cash of CenClub as of January 31, 2023, was \$6,853,953. The reserve account had a balance in January of \$5,390,903 and transferred \$195,131 from the operating account to the reserve account for future projects, which left a total in the reserve of \$5,586,034.

The reserve will be adjusted monthly for upcoming significant projects and replaced with new and budgeted board-approved projects according to our 20-year capital needs plan. The budgeted spending for capital projects and schedule repairs for this coming fiscal year will approach \$3.5M and includes anticipated expenditures for the Richmond pool modernization of more than \$1.3M and other diverse projects; four new pickleball courts, multiple theater improvements, grounds repaving and landscaping, pool furniture upgrades. From the beginning

of this fiscal year, from October 1, 2022, through January 31, 2023, we have dispersed about \$781,000 against the \$3.5M line item.

The outside CPA firm has completed the audit of CenClub's financial statements as of September 30th, 2022, and for the year ended. This report, expressing their unqualified opinion on the fair presentation of the financial statements, is available, and owners are welcome to request a copy by contacting Mike Burdman, Executive Director.

At the end of January 2023, accounts receivable were \$219,666, down from \$223,335, a decrease of \$3,669 from December 31, 2022. The CenClub Board is proud of the accounts receivable staff who work non-stop to hold all delinquent owners accountable.

Total assets at the end of January 2023 for CenClub Recreation Management Inc. were \$11,961,013, down from \$12,407,376. Total liabilities were \$5,901,374, up from \$5,814,907. As a result, CenClub members' equity (assets minus liabilities) is \$6,059,639, down from \$6,592,469.

Stanley congratulated Mike Burdman and his staff on their progress on the monthly receivables.

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

Mike presented the 2022 annual report video and thanked Andy and his staff for this compilation.

### **Recreation Updates**

**Maintenance Team:** The maintenance team completed 158 work orders in January. Changed sauna thermostats and timers, replaced two pickleball nets, replaced a 3-phase 600-volt disconnect for the irrigation pump, and replaced a burnt-out exhaust fan for the indoor pool. And the maintenance team repaired the lights under the petanque and bocce court canopy.

**Pools:** The pool team completed 44 work orders in January. The pool team designed and built two lifts to move the new chaise lounges and delivered new pool furniture to Newport, Lyndhurst South (16 lounges), Oakridge, and Ventnor. The team inspected lifesaving equipment and found no issues. They also checked all heat pumps

and set all pool temperatures to 86 degrees. Heat pumps work off the air; therefore, when the weather is cooler, it takes time for the pump to heat up, as it works harder when the outside temperature is cold; please be patient.

**Fitness Center:** An updated season schedule of fitness classes is now available, and residents can enjoy 140 classes each week. Saunas have been reopened and controlled by the fitness center staff. Please see an attendant for more info on the saunas. New equipment for the fitness center has been delivered and installed. Residents can enjoy various machines in the fitness center and additional free weights. Dashi's "Healing Yoga" series is back on Wednesday, Feb. 22 – 1 - 3 PM. The event will be in GP-A and is \$5 to attend. Visit [cenclub.com/fitness](http://cenclub.com/fitness) or the fitness center to register for this interactive event.

There are some fantastic shows this season; plenty of shows remain! If you haven't picked up a season show booklet, you can get one 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 these fabulous shows remain for just \$15. Please remember shorts are not allowed in the theater for ticketed shows; residents can wear them in the theater for movies. 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 bring 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 allowed into the Clubhouse with a resident.

Residents are still trying to use their old ID cards. However, they are **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 revalidate your ID. Revalidation is a crucial task that over 95% of units have already done.

The inaugural CenClub Open Putting Course Tournament was a "hole in one" as 18 residents competed for the title of Champion; 40 residents signed up for the tournament. Thanks to Cindy and the fitness team, who did an outstanding job organizing and hosting the tournament. Congratulations to our first-place winner, Julie Fritz. To

see photos from the event, visit [cenclub.com/putt](http://cenclub.com/putt).

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 can only attend dances with a resident and must sign in with security upon entering the Clubhouse.

Mike reminded residents that additional furniture is on order and will be distributed as soon as it arrives. Please remember that the cost of replacing all the furniture was over \$1 million as it is from a commercial vendor and custom-made.

The CenClub putting course is now open. 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. Another reminder that children must wait outside while you get the equipment. Only individuals 18 years or older are permitted inside the Clubhouse. Remember this 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, as they can easily damage the playing surfaces and cause costly repairs.

All three of our upcoming Bus Trips are **sold out!** February 17 to Flamingo Gardens, February 23 to 42nd Street, and March 2 to Shark Valley. We will have more bus trips available in the next few months. Stay tuned for more information.

As a reminder, being a part of the CenClub email list is essential. Important updates, 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](http://www.cenclub.com). In addition, you can sign up in person at the staff or administration offices anytime.

Mike congratulated Anna Marie King, the January employee of the month. Anna works at the front desk in the Staff Office and is always helpful and kind to the residents. Congratulations!

### **CenClub Announcements and Events**

**Classes:** Winter Session #2 classes begin on February 20th, with over 200 students registered. Spring Session registration starts on March 17th. There are over 30 classes, including new classes like theater, rock painting, belly dancing, fused glass, woodworking, and the newest class, pottery wheel throwing, and much more! Visit [Cenclub.com/classes](http://Cenclub.com/classes) to register for classes online or the staff office to register in person.

**HearUSA:** CenClub is welcoming back The Center for Hearing and Communication, along with HearUSA, to assist residents in ordering and using amplified telephones. This service will be available every other month. The next visit will be on April 6 from 1 p.m. to 3 p.m. in the theater alcove. Visit the staff office for the complete schedule and more information.

**Property Appraiser:** The Broward County Property Appraiser's office will be back on Thursday, March 2nd, to assist residents with homestead. Visit them in the second-floor lobby of the Clubhouse. Please make an appointment by contacting the staff office and range from 9:30 a.m. to 12:00 p.m. The property appraiser is 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 on February 15th to help residents sign up and renew memberships. Stop by the second-floor theater alcove and see Elizabeth for more details!

**AARP Tax Aide:** AARP Tax-Aide has returned to help residents file their taxes. Unfortunately, only a few appointments are left, but appointments are available off the property nearby. For more information and to book appointments, visit the Staff Office.

**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.

**Valentine's Day Dance:** The Valentines Day dance "A Night Under the Stars" was the best in the galaxy. Mike thanked Haley, Andy, and the Staff for continuing to elevate the dances to the next level as all residents enjoyed the evening.

**BINGO!** Bingo is in the party room every Tuesday at 7:00 p.m. Bingo seating is at a limited capacity of 300 and on a first-come, first-serve basis. 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 will be made.

**Theater Shows for February:**

February 15 – The Brooklyn Bridge (NY Oldies Band)

February 16 – Richard Abel (musician and entertainer)

February 19 – Dudu Fisher (Israeli Cantor and performer)

February 22 – Charo (music and pop culture icon)

February 26 – The Beach Buoys (Beach Boys tribute)

March 1 – The Latin Divos (Pop Opera Trio with Latin flavor)

March 5 – Woodstock Tribute

Season envelopes are available for purchase in the Staff Office or Box Office. Envelopes to Canada are \$4; the US \$2, Israel \$7; and England \$7.

The Clubhouse will be open on Presidents Day, February 20th; however, the Payment and ID offices and Administration and Ticket Offices will be closed in observance of the holiday.

New Business: None

Old Business: None

Stanley Spitzer moved to adjourn, seconded by Susan Dove at 10:30 a.m. The motion carried unanimously. The next CenClub Board meeting is on Tuesday, March 14th, at 9:30 a.m.

Respectfully submitted by,

Rita Pickar

President, CenClub Board