

Minutes of CVE CenClub Board of Directors Meeting

February 8, 2022

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

Minutes:

A motion to waive the reading and approve the minutes of January as posted on the CenClub website was made and carried unanimously.

President's Comments: Rita Pickar

Rita thanked all residents who have been attending the shows and keeping their masks on. Rita thanked the head usher, Louie for doing such a great job. At the recent Gazebo show, there were a few hundred residents with food trucks, great entertainment which was enjoyed by all. Rita reminded residents to be aware of their surroundings when driving their car, walking and bike riding. There have been more accidents in the Village because residents think they have the right of way. Please be careful.

Treasurer's Report: Jay Baimel

At the beginning of January, the operating checking account balance was \$470,430. In January, \$815,723 was received, \$877,767 was disbursed and \$426,368 was transferred to the reserve account for January 31, 2022, checking account operating balance of \$834,754. Cash in the lockbox account (deposits in transit) totaled \$72,079 and two petty cash accounts totaled \$6,237. This provided CenClub with total operating cash of \$913,070 with a reserve account at the end of January totaling \$3,952,373. The total aggregate cash at the end of January was \$4,865,443. Of the transfer of \$426,368, to the reserve account, \$73,000 was transferred again for the funding of the insurance deductible. The reserve will continue at the same rate each month for the remainder of the new fiscal year ending September 2022 so that the target budget of \$1,750.00 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.

Significant budgeted and board-approved capital projects aggregating more than \$1.8 million are expected in 2022 during the coming months and the strong reserve position will permit CenClub to complete the targeted plans in an advantageous and fiscally responsible manner. These projects continue to underscore CenClub's commitment to maintain and improve the quality of life in the CVE community while stabilizing the cost at the lowest of the three coupons residents pay. CenClub thanks the owners for their unmitigated support.

The Annual audit by the independent outside CPA firm for the fiscal year ended September 30, 2021, has been completed and their report is available to owners upon written request to CenClub. The Audit opinion expressed by the outside CPA firm was unqualified. That means that CenClub's statements are in conformity with Generally Accepted Accounting Principles (GAAP) and attest to CenClub's outstanding financial health.

Accounts receivable is \$237,025 up from \$236,994 an increase of \$31 from December 31, 2021. As mentioned before, CenClub agreed with the auditors to establish an allowance for uncollectible accounts of about \$53,000 to estimate potential write-offs of bad debts. That allowance is less than ½ of 1% of the annual budgeted fees of \$10.7 million.

CenClub's accounts receivable staff has continued to focus successfully on collecting past due balances to protect the financial interests of the entire community and to hold all delinquent owners accountable.

Total assets at the end of January for CenClub Recreation Management Inc. were \$10,544,973 up from \$10,400,197. Total liabilities were \$3,972,663, up from \$3,891,117. CenClub members equity is \$6,572,310 up from \$6,509,080.

Management Reports: Mike Burdman, Executive Director

Tickets went on sale for the February and March shows. Theater seating has been set up in a socially distanced format for the remainder of the season. Every other row will be available. Masks are required in the Clubhouse, especially during shows. If you refuse to wear a mask, you will be asked to leave and risk losing

your Clubhouse privileges for the remainder of the season. Residents only and tickets are available both online and in person. The schedule is posted online at www.cenclub.com.

Dances have returned to the Clubhouse. All residents need to be aware of the current COVID protocols. These rules will be in place at the time of the event and must be followed – masks are required and must be kept on in the party room during the dance. Remember, shorts are not allowed at the dances which start at 7:30 pm. The party room will be kept at half capacity which varies based on the event and how the room is set up. These rules apply to **all** events in the party room. 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 by residents and registered with a security guard upon entry. As a note, guests must have a photo ID card. Currently, masks or an approved facial covering are to be always worn indoors, including in the theater, during movies and events as well as bingo. The only exception is while working out on a fitness machine or during a fitness class. Children and guests must be accompanied by a resident at all satellite pools. Do not send your grandchildren to the pool alone as they need to be supervised. Food must be kept under the canopy. 1 butt = 1 chair. Please be respectful of the restrooms; do not flush anything down that should not be flushed. Additional furniture has been ordered and will be redistributed to those pools in need of lounges and chairs.

Clubhouse/Recreation Updates and Improvements:

The shingle roof at the Durham pool has been completed and passed inspection. Yellow padding was added to the court dividers at the Clubhouse Pickleball Courts to ensure your safety. LED parking lot lights were replaced as needed by our electricians. Additional pool furniture has been ordered for the satellite pools. Commercial pool furniture is built to order; delivery is hoping to be before the end of winter. Timing may be affected by supply chain shortages. At the request of residents, we are having the tables made a bit shorter to accommodate more people and activities at the pools. 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. Remember, 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 at any time.

Upcoming and In-Progress Projects:

Theater lobby shades: Install is in progress; waiting for a back-ordered motor.

Pickleball Courts: Should have an update on the permit by Monday, February 7.

Cameras: Installation for cameras on the courts and parking lots has begun.

Putting Course: Construction is scheduled to begin in March.

Mike showed a rendering video of what the course will look like. There will be a path to take you to the putting course which is designed for adults. The course will not have obstacles. It is designed as a nine-hole, nautical-themed putting course with shaded areas and seating. This course will run adjacent to Central Park; which MM is currently working on. Additional information will be forthcoming as construction gets closer.

General Maintenance:

The maintenance team completed 223 work orders in January. A monthly lighting survey was completed for the Clubhouse and pools; lights were checked and replaced or ordered as needed. Two nets were replaced at the Richmond tennis courts, one net was replaced at the Clubhouse Courts and two pickleball nets were replaced at the Clubhouse Courts. The west walls and west walkway of the Clubhouse were pressure cleaned in conjunction with our landscape project. Six perimeter lights at the shuffleboard courts were replaced; the outage was caused by LED drivers and additional lights were ordered to have on hand. The pull chains that turn the billiard lights on and off were replaced with push-button switches; 20 switches in total. A sewage pipe was unclogged at the Westbury pool. Preventive maintenance was carried out on the ice machines in the party room and in the restaurant. A toilet valve in the women's restroom at Berkshire pool was replaced. The maintenance team reopened the showers and repaired 5 handle cartridges. Damaged benches were replaced at the Bocce Courts. A toilet was replaced in the Clubhouse downstairs men's room. Wayne Fire disassembled, removed and replaced

the internal check valve component in the underground single check valve to improve the water pressure of the fire pump of Clubhouse. Empire Fire replaced six smoke detectors and two pull stations that burned out due to a short circuit. Inspections were done and our entire fire system of the Clubhouse is in perfect working condition. A new data wire to each mechanical room on the first floor was run to control the building automation. The concrete surrounding the Old Florida Café was pressure cleaned. A broken exhaust fan was replaced at the indoor pool.

Upcoming Maintenance Projects:

The 10HP motor for the Clubhouses fountain pump will be replaced.

The annual painting will continue around the Clubhouse.

Theater Maintenance and Technical Update:

Annual maintenance on the main theater PA amplifiers was performed; no issues were reported. A production network was run to the staff office and MPR to control the AV gear. A Clubhouse amplifier was installed for Clubhouse and pool music. An input switch was installed for music in the party room; now music can be played before bingo or other events in the party room. An audio output switch was installed for music in the gym. Preshow theater announcements were programmed to play before shows in the lobby. Music stations were programmed for the Clubhouse, pool, party room and the gym; all areas now have their own music. Will be adding music to the ping-pong room and game room.

Pools:

52 work orders have been completed in January. The pool team finished installing valves on the return lines at all swimming pools. All satellite pool bathrooms were pressure washed as well as the indoor pool deck. A leak in a return pipe was repaired at the Oakridge pool and a broken fitting was repaired at the Newport pool. All phase monitors were inspected, and no issues were noted. The pool team inspected all sump pumps and cleaned

out the sump pits as needed. All pool safety equipment was inspected and cleared for use; no problems were noted.

Upcoming Pool Projects:

Heat pumps will be installed at the Durham and Markham pools and two additional pumps were ordered to have on hand as needed.

Fitness Update:

The CenClub Fitness Center Hours 7 a.m.-10 p.m. daily. Swimming Dragon Qigong Series w/ Dashi held January 25 and 28; Keep a lookout for additional fitness-related events both in-person and virtual coming from our fitness center. Aquacise classes are being held at the Richmond pool. The average daily has been increasing steadily; 16 attended yesterday! Mats have been placed under treadmills to prevent forward movement. Fitness tech tightened three belts on the treadmills and ensured the tightness on all. This is common maintenance for new equipment during the break-in period. Indoor Pool Hours 7 a.m.-10 p.m daily. Reminder – Please don't swim alone; bring a buddy. Pickleball-instruction @ the Tilford Courts – Instruction is available Tuesdays, Wednesdays and Thursdays 8-8:45 a.m. beginner, 9-9:45 a.m. and 10-10:45 a.m. for intermediate/advanced – During the winter season. As a reminder, the fitness center, locker room, indoor pool and Clubhouse outdoor pool are open for residents only. It is recommended that you do not leave any personal belongings in the lockers overnight.

140 classes are being taught per week; up from 123. The top-class day was Monday, January 3; 466 attendees. The top three classes for January were low impact aerobics w/Shon - 56 attendees; body toning and weights w/Shon - 58 attendees and aquacise w/Claudia - 56 attendees.

Announcements and Events:

Tickets for February and March Theater Shows are on sale now at the Box Office as well as online. Shorts are not permitted in the theater.

- CVE is always looking for instructors for new classes. If you have a hobby and would like to teach a class to your fellow residents, stop by the Staff Office to see how you can become an instructor.
- Registration for Winter Session I is underway and registration for winter session 2 classes opens on January 21 and closes on February 14. The first day of winter 2 classes is on February 21, and residents have a wide selection of great classes like art, stained glass, clay sculpture, cinema appreciation, and guitar lessons. Residents can visit www.cenclub.com/classes or the Staff Office for class schedules, descriptions and to register.
- BJs wholesale returns to the Clubhouse 2nd-floor lobby on February 16 from 11:00 a.m. – 2:00 p.m. Take advantage of their membership discounts offered to all CVE residents.
- The Broward County Property Appraisers office will be in the Clubhouse on Thursday, March 3 to assist residents with Homestead. Call or visit the Staff Office for an appointment.
- Bingo is held 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. - Masks are required even if you have been fully vaccinated, guests are welcome and food and beverages are permitted.

New Business: None

Old Business:

Rita mentioned that CenClub is in the process of working with architects on a new annex building and the putting course and the replacement of the Richmond pool. CenClub is trying to vary the activities as they have received a lot of negative comments because of the mask mandate; there is only one place that requires masks- the Clubhouse, all other activities are outside which do not mandate masks.

Jay commended, Carol Kurtz, who wrote a short quiz published on page 12 of the *Reporter*. She pointed out, in a very sardonic way, the proliferating discourtesy and lack of care that is being shown on a daily basis by some residents.

Phyliss moved and Stanley seconded to adjourn the meeting at 10:02 a.m. Motion carried unanimously.

Respectfully submitted by,

Rita Pickar

President, CenClub Board