

Minutes of CVE CenClub Board of Directors Meeting June 14, 2022

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

Rita mentioned some members being on zoom due to personal problems.

Minutes:

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

President's Comments: Rita Pickar

Rita mentioned this will be the last issue of the reporter until fall. Reminder for all of those returning back home, you should take a walk around the East side of the Clubhouse and see all of the amazing amenities that are offered. Please be respectful of the property, and help keep our facilities clean. The board wished everyone a great summer and mentioned there will be no meetings in July or August. CenClub will be building four pickleball courts in the summer; they are waiting for permits from the City.

Treasurer's Report: Jay Baimel

Since there was no meeting in September, September and October reports are provided below.

At the end of April, 2022, the balance in the operating account was \$667,305. Received \$936,300 in May and dispersed \$967,026. \$207,452 was transferred from the reserves into the operating account. At the end of May, \$429,127 was in the operating account and \$544 in the lockbox, as we are receiving more direct debits. and \$4,654 was in petty cash. Total operating cash at the end of May is \$434,325. At the end of May, we have \$5,229,356 in our reserve accounts. Total cash assets at the end of September were \$5,663,681.

The transfer of \$207,452 was composed of our normal \$73,000 hurricane insurance deductible. The balance of \$134,452 was to fund future projects. We will continue to fund the \$73,000 insurance deductible until we meet \$1,750,000 which we plan to at the end of September 30, 2022, the end of our current fiscal year. The reserve will be adjusted monthly as CenClub pays for the scheduled major projects and replaces them with new budgeted projects according to the Capital Needs Plan.

The new Putting Course to the right of the pickleball courts behind the clubhouse is soon to be the latest addition to an athletic area that has rapidly become an attractive Sports Complex. Volleyball, Pickleball, Tennis, Badminton, Bocce, Petanque, and now Golf, all varied CenClub amenities in one relatively convenient location. As we at CenClub continue to exercise fiscal responsibility to keep the CenClub recreation coupon the lowest of the three CVE payments.

At the end of May, accounts receivable was \$241,682 down from \$245,747. Our accounts receivable staff continues 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 May for CenClub Recreation Management Inc. were \$11,999,323 up from \$11,482,576. Total liabilities were \$5,115,307, up from \$4,791,730. As a result, CenClub members' equity (assets minus liabilities) is \$6,884,016, up from \$6,690,846.

Executive Director Report: Mike Burdman, Executive Director

Recreation Updates:

Mike announced that tickets for all Summer Shows are on sale now! Summer shows will be presented in our party room and tickets are just \$6. Visit CenClub.com or our Staff Office for a full schedule and stop by the box office to purchase tickets in advance. Food and drink as well as guests are permitted to the party room summer shows and ice will be available. Please bring your own cups, paper goods and utensils.

The Clubhouse remains open for all residents and guests. 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.

Dances are happening on Saturday night in the Party Room! Remember, shorts are not allowed at the dances, which start at 7:30 pm. Guests can attend dances in the party room as long as they are signed in with security upon entry.

Mike reminded residents of the guest rules at the satellite pools. No Glass – Guests can enjoy their beverages, but glass is extremely dangerous on a pool deck and nearly invisible in water. Please use plastic or aluminum and throw away the trash. A resident must accompany children and guests. Food must be kept under the canopy—no saving tables for card or game playing. Please be respectful of the restrooms, and help keep our facilities clean. BBQ Grills and open flames are not permitted on any pool deck. *Reminder - additional furniture was ordered.

Have you revalidated your CVE ID Card and updated your CenClub Payment information yet? If not please do so as soon as possible by stopping by the Clubhouse during business hours. For those residents who have not revalidated their ID Cards or Updated Payment information, delinquent notices are going out and late fees are now being charged. Soon the old ID cards will no longer be valid... If you have not completed Re-Validation Paperwork, please visit the Clubhouse offices, or www.cenclub.com/id to submit your information ONLINE.

As of writing we have Re-Validated over 12,500 residents.

Construction is still underway on our brand-new putting course! The putting course, similar to a miniature golf course, is located on the east side of the clubhouse and has a Nautical theme. The Course features 9 unique and challenging greens to practice your putting skills on and will be available for play as soon as construction is done! Recently the Tiki Hut Shade Structures have been built and the larger landscaping features have been

installed. Please keep an eye on our announcements for more information concerning the putting course as we get closer to opening for play!

Landscaping improvements are underway at all the CenClub swimming pools. The American flag at Ventnor has been replaced with a Duralast high quality flag. We are ready for Independence Day! The Epoxy floor at the Westbury pool has been repaired.

Preventive Maintenance is scheduled and is being completed in the meeting spaces and common rooms over the summer. Painting touchups, carpet steaming, deep cleaning will all take place. This week the smaller meeting rooms and Sewing rooms will be done. Another major project currently underway is our building preservation and painting. Hartzel Painting and Construction started phase two of the project last week by painting and refinishing the east side of the clubhouse. We're looking forward to our clubhouse looking brand new again!

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: The Oakridge Pool Deck is currently underway! New drainage has been added and a new paver deck will be installed! The Diner windows and canopy are still awaiting Permits. The Parking lot pickleball Courts are breaking ground this summer!

The maintenance team has completed 185 work orders in the month of May. A monthly lighting survey was completed for the Clubhouse and pools - All Lights were checked and replaced or ordered as needed including 13 lights under the shuffleboard canopies and 5 perimeter lights that were damaged by an electrical storm. Our Maintenance trenched 400 ft to bring a new circuit over to power our putting course project and additional camera system. 26 concrete forms were made and poured to support the bollard lights that will illuminate our

putting course at nighttime. Following the completion of the epoxy floor repair at the Upminster pool, the maintenance team reinstalled and tested all the bathroom fixtures prior to reopening. An electric hand dryer was replaced at the Durham Men's bathroom. Two new floor drains were installed in the Westbury bathrooms to improve drainage of the low areas. This was done prior to epoxy repairs. The entire party room was repaired and repainted. New water pipes to service a drinking fountain at the putting course were installed. Annual Preventative Maintenance took place at Newport, Oakridge, and Markham. A toilet seat was replaced at the Ventnor Pool Women's bathroom.

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Our theater will be closed beginning July 5th for Annual Maintenance. Movies will be moved into the party room during this time. Some of the scheduled repairs include; Repair Broken House Light Motors and change bulbs, Repair All Broken House Light Fixtures, Replace Under Balcony Light Fixtures, Paint Stage, Touch Up Paint All Walls, Maintenance Spotlight, Maintenance Projector, and more. Mike thanked Mike Prudente, Director of the Theater, for maintaining the theater and keeping it up to date.

Pool Update. 55 Work orders were completed over the month May. The Pool team performed preventative maintenance on Newport pool and installed new Unistrut mounts for the piping in the pump rooms. They replaced the pool pump motor for Richmond pool and performed preventative maintenance on Markham pool. The Upminster pool deck was pressure cleaned and sealed and resurfacing was completed as well as the bathroom floors were completely redone. Preventative maintenance was performed on Westbury pool and the bathroom floors are currently under construction to get redone. The Pool team brought new pool lounge

furniture to Ashby and Berkshire pools and replaced the pool pump motor at Lyndhurst North due to loud bearings. All pool safety equipment was inspected and cleared for use. No problems were noted.

Upcoming Pool Projects include preventative maintenance on Oakridge, Ashby, and Berkshire pools and the Oakridge pool deck to be redone and new pavers installed.

Fitness Updates: Aquacise Classes at the Richmond pool will continue again next season. The Indoor Pool Hours are 7AM-10PM Daily – Extended hours. Reminder – Please don't swim alone. Bring a buddy! Summer Pickleball Instruction at the Clubhouse Courts – Instruction is available Wednesdays

- 8AM -8:45AM for Beginner
- 9-9:45AM Intermediate/Advanced
- 10-10:45 AM Intermediate/Advanced

Group Exercise has 74 Classes per week for the Month of May. We are currently in our Summer Schedule. Our Top Day, Group Exercise Attendance was Monday, May 16 with 281 residents.

Our Top 3 Classes:

- Body Toning & Weights w/ Shon- 37 residents
- Low Impact Aerobics w/Cleide- 37 residents
- Pilates w/ Cleide- 36 residents

CenClub Announcements and Events

Tickets for Summer Shows are on sale now at the Box Office as well as online. Summer 1 Session of classes are underway, and classes like Ballet, Argentine Tango, and Watercolor are available still. Registration for Summer #2 classes opens on June 24. You can visit www.cenclub.com/classes or the Staff Office for class schedules, descriptions and to register!

An exciting announcement regarding reservations for courts and outdoor areas: Residents can now view availability and reserve these spaces directly online through the CenClub portal. View images of our facilities and make deposits for BBQ grills all online. This tool will be extremely helpful for residents to book facility reservations with ease. Watch the tutorial video and explore the portal by visiting cenclub.com/events.

We have added trailers for upcoming showings to the Movie previews in the theater. While residents wait for their movies to start, they can watch the upcoming films and view the schedules for each month's movies!

The Broward County Property Appraisers office will be back on Thursday, June 2nd, in the second-floor lobby of the Clubhouse to assist residents with their homestead exemption. Appointments must be made by contacting the staff office. Appointments range from 9:30 am to 12:00pm.

Hear USA will be back on August 4th from 1:00 pm to 3:00 pm, offering free amplified telephones for eligible residents. Stop by the landing outside the theater to discuss this offer.

Register to Vote at the Clubhouse every Friday through July 1st. 9am to 1pm in front of the Theater. Please bring your drivers license or have your SSN ready.

Bingo is being held in the party room every Tuesday at 7:00 pm. Seating is a limited capacity on a first-come, first-serve basis. A reminder that doors open at 5:30 pm - guests are welcome, and food and beverages are permitted.

Staff Announcements

Monday Muffin Madness at the Café. Get a free muffin worth \$3.99 on Mondays with the purchase of \$10 or more (per individual person)

A reminder for residents that may not have heard about our Re-Validation Campaign, we are ridding the village of the outdated ID Cards and updating CenClub payment information. If you have not updated your payment information for recreation fees, please visit our website for information on how to ensure your account is up to date.

Calling all class instructors! We are seeking instructors in various fields to teach classes for upcoming sessions. If you are interested in teaching a class, please reach out to Haley Comerford in the Staff Office to apply.

Security Cameras have been installed around the shuffleboard and Gazebo areas. Soon, they will also be installed in the parking lot and pickleball court area.

We want to encourage residents to explore the CenClub Online Portal! Residents can make court and outdoor reservations, register for classes, purchase tickets, and manage their recreation fee payments all in one place. An instructional video will be coming out soon, aiding residents on how to utilize this portal, including a detailed segment for each service and department. Keep an eye out later this month.

Hearing Devices are once again available for use during movies. Residents who wish to use a hearing device must use their own headphone. Stop by the staff office before the movie if you need a hearing device.

As a reminder, guests must have a form of ID to enter the clubhouse. Guests are required to sign in with the Guards upon entering a security checkpoint. No more than 2 guests per resident at a time please! Guest pass forms are available at the ID office, and the forms must be approved by your building President. Residents of the unit must be present during the time of issuing the ID to the guest.

Mike wished everyone a happy, healthy, and safe summer.

New Business: None

Old Business: None

Rita mentioned that picnic tables and benches will be added to the large Tiki hut by the new putting golf course.

A motion was made to adjourn the meeting at 10:04 a.m. The motion carried unanimously.

The next **CenClub Board meeting is on Tuesday, September 13, at 9:30 a.m.**

Respectfully submitted by,

Rita Pickar

President, CenClub Board