

## Minutes of CVE CenClub Board of Directors Meeting June 13, 2023

Present: Rita Pickar, Stanley Spitzer, Arnold Klein, Michael Rackman, Jay Baimel, Phyllis Meiner, Mike Burdman, Executive Director of CenClub, and Norma Taylor, Executive Director of Bay Management

Absent: Susan Dove

### **Minutes:**

Stanley Spitzer made a motion, and Phyllis Meiner 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 that the Board and Mike Burdman, the Executive Director, read all comments. Rita also reminded residents that the pool belongs to everyone. CenClub welcomes all residents to use any satellite pool, but please be respectful. Several pools are under construction; therefore, residents can use any other satellite pool in the Village.

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

On May 1, 2023, the balance in the operating account was \$727,524. During May, CenClub received \$966,692 and dispersed \$2,196,699. \$1,013,361 was transferred from the reserves into the operating account. At the end of May, CenClub had operating funds of \$510,878, and \$5,410 was in petty cash; therefore, at the end of May, the total aggregate cash was \$516,288. In the reserve account, there was \$4,798,729. The total cash of CenClub as of May 31, 2023, was \$5,315,017.

The reserve account started in May at \$5,812,090 and transferred out from the reserve was \$1,013,361, arriving at the May 31 balance of \$4,798,729. The reserve is 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 fiscal year's budgeted spending for capital projects and scheduled repairs will approach \$3.5M. From the beginning of this fiscal plan on October 1, 2022, through May 31, 2023,

CenClub has disbursed \$2,410,000 against this \$3.5M line item. During May, CenClub spent \$729,000 in scheduled disbursements consisting of \$464,000 of on-account progress payments for the Richmond pool modernization and \$132,000 to upgrade furniture at all pools, \$60,000 to repave the walkway behind the Clubhouse tennis courts and cafe and a \$38,000 deposit for another CenClub athletic amenity; racquetball/handball wall. As indicated earlier, CenClub dispersed almost \$2.2M in May. In addition to the expenditures above, aggregating \$694,000, CenClub paid \$786,000 for property insurance premiums; most notably wind mitigation coverages. As residents will understand, this is a necessary protection for our CenClub facilities. It is substantially more expensive than last year and will represent an ongoing fiscal and budgetary challenge until the Florida insurance marketplace emerges from its chaos.

Interest income on operating and reserve cash balances amounted to more than \$49,000 for the first eight months of the current fiscal year.

At the end of May 2023, recreation accounts receivable were \$156,056, down from \$179,739, a decrease of \$23,649 from April 2023. The accounts receivable staff and collections attorneys are achieving impressive results in holding all delinquent owners accountable. They have reduced receivables by more than 61% from the high of \$406,000 as of March 31, 2020, three years ago. Reducing receivables is a critical best practice of our overall cash management strategy.

At the end of May 2023, total assets for CenClub Recreation Management Inc. were \$14,098,210, up from \$13,500,422. Total liabilities were \$5,205,871, down from \$5,347,043. As a result, CenClub members' equity (assets minus liabilities) is \$8,892,309, up from \$8,153,379.

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

### **Recreation Updates**

Construction notice: Work is underway on the Richmond swimming pool, pickleball courts, and Newport pool. The Clubhouse Roadway Beautification project is complete; residents can enjoy the promenade behind the Clubhouse. Mike showed a short video on the construction work. This video, photos, and additional updates are available on [Cenclub.com/projects](https://cenclub.com/projects).

Additional summer projects will include: A new pool deck at Westbury and a new pool surface at Berkshire. Work at both pools will begin following the Newport construction. Once permits are received, new roofs at the Ventnor and Markham pool house will begin, and a Racquetball / Handball / Practice wall will begin! Look for announcements on when these areas will be closed for construction. New furniture has arrived at all pools except for Westbury and Upminster. The loungers and chairs are ordered and should be available soon. In May, there were 160 work orders completed by our maintenance team, and our pool team completed 42 work orders. The annual fire inspection was completed, and no violations were found. A lighting survey was conducted on all CenClub properties, and lights were replaced, serviced, and ordered as needed. Our pool team inspected all the lifesaving equipment, pumps, and safety devices at all pools; no issues were noted.

### **Fitness Center:**

The **summer fitness schedule** is available, and 74 classes will be offered weekly for our residents to enjoy – by popular request, we have a wider variety of aquacise throughout the summer. Aquacise classes are held daily at the Clubhouse outdoor pool with five instructors from 8:15 am to 9:15 am, 9:30 am to 10:30 am, and 10:45 am to 11:45 am. Mike welcomed the new pickleball instructor, Daniela Canabal. Summer pickleball lessons will take place on the Clubhouse court #4 with Beginner from 8 am-9:30 am and Intermediate Advanced from 9:30 am-11 am

The **stickball hitting contest** was an absolute home run! Mike thanked Cindy, the Fitness Director, for organizing a well-received event. Keep an eye out for a pickleball tournament which will be announced shortly.

**Personal training** is available in the fitness center at a fantastic rate! Stop by today for more information and a free consultation with our staff.

**Summer show info:** This summer, we have an incredible lineup of acts taking the stage in the party room. We have a variety of shows through October, from comedy magic and Broadway tunes to Jazz and returning favorites. Join us for some great summer performances in the party room by Boogie Brothers, Poppy Trio, Whitestone Band, and The Fabulons. Pick up the happenings in one of the offices downstairs for a complete show schedule, or visit [cenclub.com/tickets](http://cenclub.com/tickets). Tickets for these shows are just \$6 and are available online and at

the box office. If you bring a guest, please ensure they have a ticket and a photo ID and are checked in at a security desk; you must accompany them. Guests will only be let in with a resident.

**Dances** are happening on Saturday night in the party room! Remember, like the theater policy, shorts are prohibited at the dances, starting at 7:30 pm! Guests can attend dances in the party room if they are with a resident and signed into the Clubhouse with security upon entry.

**Season show envelopes** are once again available to purchase in advance. This program allows snowbirds to receive the season show booklets and order forms via mail as soon as they become available in the fall.

Purchase your envelopes in the staff or box offices during operating hours. The postage price is the US: \$2, Canada: \$4, and Overseas: \$7. Ticket launches are scheduled for October 13; keep a lookout for announcements and emails.

Beginning last week on May 1st, residents started to scan their IDs at the newly installed scanners at the secondary entrances where the button is pushed for the door to be opened; these are doors that a guard does not man.

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 at any time.

Mike congratulated the Employee of the Month, **Miriam D'Ambra**. Miriam has been a long-time employee of the ID office and worked at the Village for 23 years. Last week, Miriam announced her retirement; she is a very loved member of our staff and a considerable asset to CenClub.

### **CenClub Announcements and Events**

**Classes:** Registration for Summer Session 1 classes are underway, and registration for Summer Session II classes will begin on June 23rd. We have a variety of classes, including English classes, Clay Wheel Throwing, Watercolor Painting, and Woodworking. Summer II classes begin on July 24th and continue through September 1st. Visit [www.cenclub.com/classes](http://www.cenclub.com/classes) to register for classes online or the staff office to register in person. Mike

mentioned that it's teacher appreciation this week and thanked all the course instructors and the retired teachers at CVE.

**Property Appraiser:** The Broward County Property Appraiser's office will return to the second-floor lobby of the Clubhouse on Thursday, July 6th, to assist residents with homestead. You must schedule an appointment by contacting the staff office 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 Course:** The defensive driving course at CVE was a huge success. Residents have been benefiting from this program for years. Mike thanked the AARP volunteers for heading up the classes, which will resume in September.

**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. 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. 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.

**New Business:** None

**Old Business:** None

Phyllis Meiner moved to adjourn, seconded by Michael Rackman at 9:54 a.m. The motion carried unanimously.

Respectfully submitted by

Rita Pickar

President, CenClub Board