

## **Minutes of CVE CenClub Board of Directors Meeting March 12, 2024**

Present: Rita Pickar, Stanley Spitzer, Jay Baimel, Michael Rackman, Shelia Pascar and Arnold Klein. Mike Burdman, the executive director of CenClub, and Norma Taylor from Bay Management were on Zoom.

Rita mentioned that they recently accepted the resignation of a Board Member and will need to fill this vacancy. Susan Dove was the next highest vote-getter during the election process, and the Board has agreed to ask her to join the Board once again. Susan joined that Board and thanked them for the opportunity.

### **Minutes:**

Stanley Spitzer moved, and Jay Baimel seconded the motion to waive the reading and approve the February minutes as posted on the CenClub website and printed in the *Reporter*. The Motion carried unanimously.

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

Rita mentioned that the Board accepted Michael Rosenweig's resignation. Rita noted that the Board reads all comment sheets. CVE has approximately 16,000 residents, and we try to make everyone happy. We ask that everyone obey the rules; there will be chaos without them. The parking lots were designed for residents to park their vehicles; please use them. There are over 1500 chairs and chase lounges at the pools. Please do not use the chairs and lounges to store your items. If all the chairs are being used with a butt in every chair, then the pool is full and try another pool. Due to city rules, the number of chairs at the pool is adequate, and the deck cannot be overcrowded.

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

Jay gave a monthly summarized report for February. At the end of January 2024, the balance in the operating account was \$942,139. In February, CenClub received \$1,005,620, dispersed \$1,206,316, and transferred \$616,215 net to the reserve accounts. The operating account at the end of February had a balance of \$125,228. There was \$6,392 in petty cash with total operating funds of \$131,620. The reserve account at the end of February was \$4,806,781. CenClub's total cash on February 29,

2024 was \$4,938,401. The reserve account increased due to \$9,008 of interest income.

Transferred into the reserve account was \$616,215; therefore, at the end of February, the reserve cash was \$4,806,781. The reserves are 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 valuation is the cornerstone of CenClub's long-term financial and economic planning and reinforces CenClub's commitment to ensuring sustainability and ongoing renewal of CenClub's recreational facilities. As the summer of 2024 approaches, this will mark the end of five years from the original assessment and the 50th anniversary of CVE. CenClub will authorize the update by the professional independent appraisers to keep the 20-year outlook going forward for the Board to make informed and intelligent longer-range financial forecasts. The excellent condition of our transformative facilities and upgrades over the past several years belies the fact that CVE is a 50-year-old community. CenClub's budget and spending for capital projects and scheduled repairs this coming fiscal year will approach \$3.5M. For the four months ending February 29, 2024, CenClub has dispersed almost \$1,220,000 toward this target, including \$627,000 to complete the Richmond pool and for other pool furniture upgrades, \$157,000 for the pickleball courts, \$195,000 for the new racketball/handball court and related land modifications required by this structure and nine other projects aggregating \$241,000 representing safety and amenity improvements. Theater ticket sales for this winter through February 29, 2024, have remained robust. CenClub appreciates the favorable comments from owners and guests who have enjoyed the creative and talented artists performing this season. As mentioned last month, congratulations to the Entertainment Director, Kim Duff. Interest income on operating and reserve cash balances amounted to almost \$40,000 for the five months ended February 29, 2024. At the end of February, recreation accounts receivable were \$123,839, down from \$127,225, a decrease of \$3,386 from January 31. The accounts receivable staff and outside attorneys continue to receive consistent results in holding all delinquent owners accountable. Total assets of CenClub Recreation Management Inc. were \$15,450,532, down from \$15,707,689. Total liabilities were \$3,740,235, up from \$3,386,467. As a result, CenClub members' equity (assets minus liabilities) as of February 29, 2024, was \$11,710,297, down from \$12,321,222.

Stanley praised the efforts of the collection/accounts receivable staff as the number keeps decreasing from month to month. Rita thanked Jay for his report.

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

Mike mentioned that some pool changes are more for safety than anything else. Residents might feel it is challenging to enter a pool in a wheelchair, or the ladders are being moved, etc. According to the Board of Health, these changes must be adhered to due to safety regulations.

**Recreation Updates:**

The racquetball court is well underway; the completion date is on track to be mid- to end-March. Groundwork and the first phase of landscaping are complete. The team is working on the final electrical work, painting signage, and finishing the court surface. The structure and surrounding area are impressive and will add another sports facility to the current list of activities. Residents can practice any paddle or racket sport, play handball, or even kick a soccer ball. Mike noted that all asphalt pathways around CVE were replaced with pavers, providing a much safer and functioning pathway.

The elevator project is back on track. All the equipment and materials have finally made it to Florida and are in storage, awaiting refurbishment. Please watch for more information on how the elevator project will affect our Clubhouse operations.

This summer, we will be replacing the Clubhouse's roof. We are updating the quotes and bids received before budgeting last year and will notify the community before work begins. The replacement will be completed in three sections. All flat roofs were replaced in past years, and the tiles are being replaced this year.

Also, after 40 years of service, the Clubhouse pool will undergo a complete replacement during the summer. Due to ground movement and settling of the deep end over 40 years, the pool has been sinking from the weight of the water, causing the beam and coping to crack and separate, causing costly repairs. Plans for a new pool are in the planning and permitting stages. Once the work is scheduled, notices will be sent to the community. During this renovation, all classes will take place at the Richmond pool.

**Maintenance and Pools:**

For February, our maintenance team completed 215 work orders, and our pool team completed 74. The maintenance team has been busy keeping up with the general upkeep of our facilities. All lights on the property have been surveyed and ordered or replaced as needed. Mike mentioned that

the canopy lights in the outdoor pool area were replaced with plastic LED bulbs; if they break, glass cannot get into the pool. Two 3-phase water heaters that service the Clubhouse pool were replaced. A safety inspection was completed on all swimming pools; no issues were noted with the equipment or facilities. Security is actively monitoring the pools and bathhouses as well. Preventive maintenance on the chiller tower took place, and the devices were serviced as needed, including replacing a computer module that controls our automation system interface.

#### Reminder of Pools Rules

- Reservations are required when having a gathering at the pools. Reservations help CenClub know who to contact if there is an issue and keep the team organized.
- Please have your ID card on you at pools and any CenClub area (pictures are not accepted).
- Food is allowed. Glass is not permitted.
- Please be courteous to your neighbors, do not play loud music, no ball playing or jumping in the pools.
- Security officers are patrolling all areas.

**Fitness Center:** The fitness center offers 135 weekly classes for our residents. For a full schedule, stop by the staff office, fitness center, or our CenClub Website, [cenclub.com/fitness](http://cenclub.com/fitness).

**Basketball HORSE Competition:** This will occur on Wednesday, March 20th, at 2 p.m. Sign up with Cindy in the Fitness Center or on the event day; \$5 per person. For more information, visit Dana or Cindy at the Fitness Center.

**Pickleball:** Take a class with Coach Cleo! She teaches beginner and intermediate/advanced pickleball lessons at Tilford Tuesdays through Thursdays. Grab a flyer from the Staff Office or Fitness Center for the complete schedule. During the summer, the pickleball schedule will be adjusted and moved to the Clubhouse courts – Please watch for updates from our fitness center.

**Personal Trainer:** The fitness Center offers personal training at a fantastic rate. Stop by the Fitness Center today for more information and a free consultation with our staff members.

**Fitness Equipment Orientation:** Sign up in the Fitness Center for this hour-long session, during which one of our fitness experts, Rocco or Cindy, will walk you through the center and explain the equipment's functions and safety.

**Entertainment:** This season, an incredible lineup of acts are taking the stage in the theater.

- Tomorrow, Wednesday, March 13th, is Yakov Smirnoff. Enjoy Yakov's insightful and laughter-filled philosophy on life, love, family, and country.
- The Broward Pops Orchestra's spring Concert is Thursday, March 14th. It will feature a salute to international dance and the movies and an exciting piano soloist.
- Sunday, March 17th is Kol Esperanza. An intimate evening from Israel.
- Wednesday, March 20th, is Steamroller. The James Taylor Tribute.
- Sunday, March 24th, is the Valjean Cosette, a String Quartet. Josh Young and his wife, Emily Padgett, celebrate the 80s with the sweet percussive harmonics of a piano and award-winning vocals.
- See the Hitmen! **The Season Closer!** Wednesday, March 27th, is The Ultimate Rock Concert—see the Hit Men and relive rock's greatest hits!

Tickets for these shows are just \$15 and are available online and at the box office. All shows start at 8 pm. If you are bringing a guest, please ensure they have a ticket and a form of photo ID and check in at a security desk; you must accompany them. Guests will only be allowed in with a resident.

Remember, shorts will not be permitted in the theater, which is a fragrance-free zone.

**Dances:** The dances are on Saturday nights in the party room. Like the theater policy, shorts will not be permitted at the dances, which start at 7:30 p.m. Guests can attend dances in the party room if they are with a resident and signed into the Clubhouse with security upon entry. Please also remember that this is a fragrance-free zone.

As a reminder, being a part of the **CenClub email list** is essential. Important updates and 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.

### **CenClub Announcements and Events**

**Classes.** Spring registration opens this Friday, March 15th. Classes include Chess, Belly Dancing, Porcelain Flower Making, and Smartphone use. Visit [cenclub.com](http://cenclub.com) to register for classes online or visit the Staff Office.

**Property Appraiser:** The Broward County Property Appraiser's office will return to the second-floor lobby of the Clubhouse on Thursday, April 4, to assist residents with Homestead. You must

schedule an appointment by contacting the Staff Office, and appointments range from 9:30 a.m. to 12:00 p.m. They will be here on the first Thursday of every month through 2024.

**AARP Defensive Driving:** Defensive driving classes are back with AARP! Classes are filling up quickly and are available on May 8. Residents must come in person with a check to reserve a spot in a class session. The cost is \$20.00 for AARP members and \$25.00 for non-members, and the class lasts from 11 a.m. to 5 p.m., so bring lunch!

**BJ's Wholesale** is returning on March 13 to offer residents discounts. They will be available in the Clubhouse from 11 a.m. - 2 p.m. Check the Staff Office for flyers with these offers and the dates that the BJ's representative, Elizabeth, will be here.

**Comcast:** Every Tuesday from 8 a.m. to noon, Comcast is available in the second-floor lobby of the Clubhouse to assist residents in setting up equipment, operating the remotes, connecting to the internet, or with any other hardware issues. These 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., with doors opening at 5:30 p.m. Due to its popularity, bingo is only open to residents and is limited to 300 players. As a reminder, players must be in the party room before the start of the first game at 7 p.m., with no exceptions. As a special announcement, the Bingo team has raised over \$3,000 to support the Israel Defense Force efforts. Congratulations to all who contributed.

Congratulations to the artists and art clubs on another successful **Art Expo** earlier this month. The Woodshop and Quilting clubs were new to the Expo this year.

Andy Hackett is the **Employee of the Month for March**. He does a great job; we could only run this place with him.

Jay asked Mike to review the Clubhouse rules regarding political attire and games or contests involving money. Mike mentioned that the Clubhouse is a religious-free and political-free zone. Political and religious events are not allowed at the Clubhouse. However, they are permitted at LeClub, which is separate from the Clubhouse. You will be asked to leave if you enter the Clubhouse with a Trump or Biden hat or t-shirt or asked to turn the shirt inside out. Mike stated

that CVE frowns upon gambling in the Clubhouse.

**New Business:** None

**Old Business:** None

The next **CenClub meeting** will be on April 9, 2024, in GP-A at 9:30 am.

Shelia Pascas moved to adjourn, seconded by Susan Dovel at 10:17 a.m. The motion carried unanimously.

Respectfully submitted by

Rita Pickar, President, CenClub Board