

Minutes of CVE CenClub Board of Directors Meeting March 14, 2023

In attendance: Rita Pickar, Stanley Spitzer, Jay Baimel, Michael Rackman, Susan Dove, Phyllis Meiner, Arnold Klein, and Executive Director Mike Burdman.

Minutes:

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

President's Comments: Rita Pickar

Rita reminded residents that the rule of no shorts to the shows for gentlemen has been in place for a long time. The Board tried to allow shorts at a certain length, but gym shorts were worn. The no-shorts rule makes for a much classier evening when attending the shows. Rita asked residents to refrain from threatening to sue the Board when they disagree with a staff member. When residents reserve a pool, this is merely a notification to the CenClub staff that a large group will be at the pool; it does not mean that other residents cannot be at the pool. Rita also mentioned a great week of entertainment is coming up at CenClub; be sure to get your tickets, as they are selling out quickly. Also, Jozay and Patty will be playing on Thursday at the Gazebo Show; don't miss out, as this is a free event; just bring a chair.

Treasurer's Report: Jay Baimel

On February 1, 2023, the balance in the operating account was \$1,265,831. During February, CenClub received \$947,013 and dispersed \$932,502. \$237,239 was transferred from the reserves into the operating account. At the end of February, CenClub had operating funds of \$1,517,581, and \$4,950 was in petty cash; therefore, at the end of February, the total aggregate cash was \$1,522,531. In the reserve account, there was \$5,348,795. The total cash of CenClub as of February 28, 2023, was \$6,871,326.

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. This fiscal year's budgeted spending for

capital projects and scheduled repairs will approach \$3.5M. This includes expenditures for the Richmond pool modernization of more than \$1.3M, four new pickleball courts, multiple theater improvements, grounds repaving and landscaping, and pool furniture upgrades. From the beginning of this fiscal year, from October 1, 2022, through February 28, 2023, we have dispersed about \$1,040,000 against the \$3.5M line item. The net of actual revenues and expenses compared to the budget for the five months ended February 28, 2023, is highly favorable. We will continue to monitor the expenses with professional care. Theatre ticket sales for this winter have been exceptionally robust. And CenClub appreciates the encouraging comments from owners and guests who enjoyed the creative and talented artists performing this season; many thanks to the Creative Director, Kim Dove.

At the end of February 2023, accounts receivable were \$218,816, a decrease of \$850 from January 2023. The accounts receivable staff and collections attorneys continue aggressively pursuing all delinquent owners to fulfill their legal and financial obligations.

Total assets at the end of February 2023 for CenClub Recreation Management Inc. were \$12,035,738, up from \$11,961,013. Total liabilities were \$5,656,799, down from \$5,901,374. As a result, CenClub members' equity (assets minus liabilities) is \$6,378,939, up from \$6,059,639.

Rita thanked Jay for his report and mentioned that CenClub's legal fees are very high because CenClub has paid over a half million dollars in fees since they are involved in an owner lawsuit.

Executive Director Report: Mike Burdman, Executive Director

Recreation Updates

Construction notice; CenClub announced that they received the permits for the Richmond Pool and the new parking lot pickleball courts; construction will start soon as they schedule the work. Residents of Richmond can enjoy any of the 15 swimming pools at CenClub during the construction. In addition, pickleball players can use the Clubhouse, Tilford, and Swansea courts during this time. Additional summer projects will include a new pool deck, pool surface, tile, and coping at Newport, a new pool deck at Westbury, and a new pool surface at

Berkshire. Announcements will be posted when these areas are closed for construction. In addition, we are replacing a palm tree on Century Blvd. and removing excess sand from the tennis courts due to the lack of rain.

Maintenance Team: The maintenance team completed 236 work orders in February. The team demolished and relocated the storage area near the mini golf. The grandstands at the Richmond courts were serviced, and replaced the rusty parts. The water fountain at the Grantham pool was replaced and installed. Maintenance repaired the lights under the petanque and bocce court canopies and fixed the water heater in the women's bathroom at the Newport pool. During March, the team will service the lights at the bocce courts; service was completed on the petanque courts.

Pools: The pool team completed 36 work orders in February. Two hundred new chaise lounges and 200 new chairs have been distributed to the pools; old furniture found in usable shape will be distributed to pools as needed, and installed a new exhaust fan at the Berkshire pump room. Installed a new sump pump in the Markham pump room and inspected lifesaving equipment; no issues. Check all heat pumps, and all pool temps are at 86*. At the April CenClub meeting, the preventive maintenance schedule for the year will be available.

Fitness Center: The schedule of fitness classes of 140 classes will be available for a few more weeks; we will minimize classes for the off-season. As a reminder, the saunas have been reopened and are controlled by the fitness center staff; for more information, see an attendant. New equipment for the fitness center has been delivered and installed. Residents can enjoy a more comprehensive array of machines in our fitness center and free weights. At a discounted rate, personal training is available in the fitness center. For additional information and a free consultation, speak to a staff member. CenClub has two basketball half-courts at Newport and Ventnor; basketballs are available at the staff office for residents. A Free Throw competition was held at Newport courts on 2/28; there were 16 attendees. Mike thanked Cindy and her team for overseeing this event.

This season was one of the best for talent and entertainment, and there are still shows left to attend! It's great to have the entertainment lineup back in CVE. 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. 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. On busy nights we are happy to accommodate residents and guests with several check-in points to speed the entry up, but please come early; lines can be long. Upstairs near the bus dropoff area are two stations; the right side is for residents with guests.

Saturday night in the Party room, dances are being held. Remember, like the theater policy, shorts are prohibited at the dances, starting at 7:30 pm! Remember, the “no shorts” rule applies if the dances relocate to LeClub. Guests can attend dances in the party room if they are with a resident and signed into the clubhouse with security upon entry.

Be on the lookout for the summer show schedule coming out soon. We are excited to have these shows back in the party room for the off-season. An email blast will follow with additional information.

Additional furniture has been ordered, and we look forward to receiving it this month. Furniture will also be ordered at that time for two more pools. The new tables, by popular request, will be about 2” shorter when they arrive.

The putting course is open, and equipment for the putting 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. Just press the button to the left of the door, Show your resident ID, and someone will assist you. Children and guests must wait outside while you get the equipment. Only individuals 18 years or older are

permitted inside the Clubhouse. Bikes, scooters, skateboards, and anything with wheels are prohibited in this area or other designated sporting areas like tennis courts and pickleball courts. Unfortunately, they can easily damage the playing surfaces and cause the facility to close for costly repairs.

The CenClub bus trips and special events have been extremely popular, with each one selling out almost as quickly as they are released. So keep an eye out for more trips coming soon! Mike thanked the fantastic staff, Kim Dove and Darnean Vautrin, for planning and attending the events to ensure everything went smoothly and all had fun.

Season Show envelopes are once again available to purchase in advance. This program allows snowbirds to receive the show booklets and order forms via mail as soon as they become available in the fall. Purchase your envelopes in the staff or box office during operating hours. This year's postage price is US \$2, Canada \$4, and Overseas \$7.

As part of our service commitment, we added a new help page on our website. [Cenclub.com/help](https://cenclub.com/help) is a valuable tool for residents who need assistance utilizing our online services. The page has tutorial videos, Frequently asked questions, and links to more resources.

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. In addition, you can sign up in person at the staff or administration offices at any time.

Mike congratulated Cindy Sawadogo, the February employee of the month. Cindy is the Fitness Director and has transformed the fitness program and schedule at CVE; we are lucky to have Cindy on the team.

Congratulations, Cindy, on a job well done!

CenClub Announcements and Events

Classes: Spring class registration begins on March 17th and ends on April 10th. We have a variety of classes, including English classes, acrylic painting, woodworking, lapidary, and more. Visit [Cenclub.com/classes](https://cenclub.com/classes) to register for classes online or the staff office to register in person.

Hear USA: 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 is on April 6 from 1 to 3 pm.

Property Appraiser: The Broward County Property Appraiser's office will return to the second-floor lobby of the Clubhouse on Thursday, April 6, 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.

BJ's: BJ's Wholesale has returned to offer residents discounts. Elizabeth Valentino will be here on April 12th to help residents sign up and renew memberships. Stop by the second-floor theater alcove and see Elizabeth for more details!

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.

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.

Remaining theater shows for March:

- March 15: The Carpenters (Tribute)
- March 19: Jimmy Mazz (Impressionist Rod Stewart, Beatles, Bee Gees, Sylvester Stallone, Arnold Schwarzenegger)
- March 22: Abba-Cadabra (Abba Tribute)

- March 26: After Midnight (Eric Clapton tribute)
- March 29 (Last Show Finale): Viva Pavarotti (Italian Opera: Pavarotti Tribute)

Mike thanked everyone for attending the shows this year; the turnout was great.

New Business:

Rita reminded everyone of the Richmond pool closure and assured everyone that communications would go out on the closure and detail throughout the process.

Old Business:

Rita explained again how they choose movies to show in the Clubhouse. The movie service which CenClub uses provides a list of movies that can be offered at the Clubhouse. Each Board member does their best to pick movies to show in the Clubhouse. In addition, members do their best to please the 16,000 residents of CVE.

Phyllis Meiner moved to adjourn, seconded by Susan Dove at 10:00 a.m. The motion carried unanimously. The next CenClub Board meeting is on Tuesday, April 11, at 9:30 a.m.

Respectfully submitted by,

Rita Pickar

President, CenClub Board