

Minutes of CVE CenClub Board of Directors Meeting - via Zoom

March 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:

Susan Dove made a motion and seconded by Phyliss Meiner 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 mentioned that she received a note from Linda Hochberg and her husband Jules who raised over \$7,000 for Cancer Research. Beginning today, the mask mandate in the Clubhouse has been lifted with the exception of the Theater. Residents should continue to wear their masks at shows or movies. Rita announced that CenClub will be building a new pool and replacing the pool at Richmond. Rita stated that CenClub has received much criticism from residents on this project. When conversations with architects progress, CenClub will gladly meet with residents who would like to express their opinions, but for now, it is too soon to criticize as nothing has been done. Rita reminded residents that there are 16 pools in CVE and any resident has the luxury of enjoying any one of them. The CenClub Board was elected to make intelligent, well-informed decisions for the good of the entire community.

Treasurer's Report: Jay Baimel

At the beginning of February, the operating checking account balance was \$834,754. In February, \$864,150 was received, \$591,299 was disbursed and \$633,318 was transferred to the reserve account for February 28, 2022, checking account operating balance of \$474,287. Cash in the lockbox account (deposits in transit) totaled \$68,740 and two petty cash accounts totaled \$3,520. This provided CenClub with total operating cash of \$546,547 with a reserve account at the end of February totaling \$4,585,691. The total aggregate cash at the end

of February was \$5,132,238. Of the transfer of \$633,318, 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 CenClub pays for the scheduled major projects and replaces them with new budgeted projects according to the capital needs plan.

Significant budgeted and board approved capital projects aggregating more than \$2.0 million are expected in 2022. These undertakings include a major pool modernization, miniature golf and putting green site, and reconstruction associated with our recently demolished golf building. CenClub's strong reserve position will 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 community while stabilizing your cost at the lowest of the three coupons you pay. Once again, CenClub thanks the owners for their unmitigated support and appreciation of CenClub's efforts on their behalf.

Accounts receivable is \$238,971, up from 237,025 an increase of \$1,946 from January 31, 2022. 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.

After a 2-month relief transition period in connection with the ID revalidation project, CenClub will again be charging late fees beginning in March against past-due owners.

Total assets at the end of February for CenClub Recreation Management Inc. were \$10,769,888 up from \$10,544,973. Total liabilities were \$4,085,921 up from \$3,972,663. CenClub members equity is \$6,683,967 up from \$6,572,310.

Management Reports: Mike Burdman, Executive Director

Tickets are on sale for the 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 only required in the Clubhouse theater. 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 no longer required. 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. Children and guests must be accompanied by a resident at all satellite pools. Food must be kept under the canopy. Please do not bring glass containers to the pool areas; use a plastic or aluminum container; please dispose of all trash in the receptacles. 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. Please do not go to the pool early in the morning and put your mahjong set on the table and expect it to be there at 2 p.m. This is not fair for other residents who want to use the facilities. If residents do this, CenClub staff will have the authorization to remove all items; residents will need to come to the Staff Office to retrieve those items.

Clubhouse/Recreation Updates and Improvements:

Replacement for office equipment has been ordered, including new irons for the sewing room, pickleballs, and wax for the shuffleboard table. Residents can borrow this equipment and more from the Staff Office.

Residents are receiving phone calls from our staff members to verify their Revalidation submissions. CenClub has revalidated over 9,200 residents, and plans for this project will continue until the end of July. If you have

not completed the revalidation paperwork, please visit the Clubhouse offices, or www.cenclub.com/id to submit your information online.

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:

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

Putting Course: Construction is scheduled to begin in March.

General Maintenance:

The maintenance team completed 186 work orders in February. A monthly lighting survey was completed for the Clubhouse and pools; lights were checked and replaced or ordered as needed. Our Maintenance Team added two outlets in the storage shed at the shuffleboard to power the DVR for the new cameras. The maintenance staff replaced two perimeter lights on the outside corner of the new game room. The staff unclogged the sewage pipe to Berkshire & Newport pool. At the Clubhouse a new outlet was added to feed the new digital outdoor pool clock. Two emergency exit lights at the Westbury and Upminster pools were replaced. A CAT6 wire from the server room was wired to the 3rd floor for new telephone lines. A toilet valve in the women's restroom at the Newport pool was replaced. A large 14 x18 junction box and a two-inch pipe from the shuffleboard electrical panel to the canopy were installed to provide power for the new cameras. Two light fixtures were replaced with 4x2 LED flat light panels in the downstairs west hallway. This is an example of

what will be replacing the older style lights as needed. A hand dryer was replaced in the Grantham Pool men's room. The concrete floor at the Richmond and Clubhouse tennis courts was repainted with anti-slip paint; this is the area where the bleachers are located. Wayne Fire performed an annual inspection of the fire pump and sprinkler system in the Clubhouse, as well as an annual fire backflow certification; no issues were reported. A data wire to each mechanical room on the first floor was installed to control building automation. Two emergency lights were replaced in the Clubhouse gym area.

Upcoming Maintenance Projects:

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

The annual painting will continue around the Clubhouse.

A junction box will be added to the parking lot pickleball courts.

Theater Maintenance and Technical Update:

10 Shows were produced for the Month of February. Integrated new music players for the pool, gym and Clubhouse that are commercial-free. Added a wall controller in the staff office to centralize control of music throughout the Clubhouse, gym, pool and party room. Scheduled Clubhouse pool music to turn on and off at specific times so pool music so that it is not playing all night long. Scheduled music to automatically play before bingo. Installed new handrails and lights on the theater stage stairs. Installed new seat covers to socially distance residents attending shows and movies and installed a new access point in the theater for the AV network.

Pools:

43 work orders were completed in February. The pool team installed new heat pumps at the Durham and Markham pools. The team installed an outdoor digital clock for the Clubhouse pool. The team floated new floors inside the pump room filter pits to create a strong pitch so that debris is carried to the drain more efficiently resulting in saving about 5 to 10 mins each time the filters get cleaned. All phase monitors were

inspected; no issues were noted. The pool team inspected all sump pumps, pool equipment and heaters; no issues were noted. All pool safety equipment was inspected and cleared for use; no problems were noted.

Upcoming Pool Projects:

The pool team will finish sloping the floor inside the pits for Durham and Lyndhurst North pools.

Fitness Update:

The CenClub Fitness Center Hours 7 a.m.-10 p.m. daily. Aquacise classes are being held at the Richmond pool.

The average daily has been increasing steadily; 30 has been the average. 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. The top-class day was Thursday, February 3; 525 attendees. The top three classes for February were low impact aerobics w/Shon - 63 attendees; aquacise w/Cleide- 63 attendees and low impact aerobics w/Shon - 59 attendees.

Updates:

Quarterly Preventative Maintenance on all equipment- was performed on February 2

The Fitness Center Desk was built by carpenter Jerry Moll and was installed as a front reception for the fitness center.

An upgrade was made to the indoor pool camera. A more effective device was installed on February 24.

Announcements and Events:

Tickets for 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.
- Classes for Winter Session II are underway and registration for spring classes opens on March 18. The first day of spring classes is on April 18, 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 March 16 and April 20 from 11:00 a.m. – 2:00 p.m. Take advantage of their membership discounts offered to all CVE residents.
- The Broward County Property Appraiser's office will be in the lobby on the 2nd floor of the Clubhouse on Thursday, April 8 and May 5 to assist residents with Homestead. Call or visit the Staff Office for an appointment.
- AARP Tax-Aide is back to assist residents with filing their taxes. Contact the staff office to make an appointment. Appointments range from 12:30 p.m. to 3:30 p.m. on Mondays through April 18.
- 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 no longer required, guests are welcome and food and beverages are permitted.
- Haley Comerford (Cum-er-ferd) is our new Assistant Director for Events and Reservations. Join us in welcoming her to the CenClub family.
- Passover dinner will be offered by Old Florida Café, our onsite restaurant. The dinner includes matzo ball Soup, roasted potatoes, veggie, Passover cake, and your choice of gefilte fish with horseradish, or chopped liver with lettuce and tomato, and a choice of beef brisket, turkey with cranberry relish, or salmon filet. It also includes a free box of matzo! All of this for \$29.95 per person. Call 754-465-2450. Order by April 6 for delivery or pickup on April 15.

- Register to Vote at the Clubhouse every Thursday and Friday through July 1. 9 a.m, to 1 p.m., in front of the Theater. Please bring your driver's license or have your SSN ready.
- Thank you to Shelia Pascar for bringing her food trucks by the Clubhouse for residents to enjoy this season.
- Safe travels back home to everyone leaving us for the Summer.

Rita mentioned that advances are being made with the Woodworkers and a big announcement will be coming shortly.

New Business: None

Old Business: None

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

The next CenClub Board meeting will be held on Tuesday, April 12 at 9:30 a.m.

Respectfully submitted by,

Rita Pickar

President, CenClub Board