

Minutes of CVE CenClub Board of Directors Meeting

May 14, 2024

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

Minutes:

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

President's Comments: Rita Pickar

Rita congratulated both Lyndhurst H and Oakridge F for being the first two buildings to achieve compliance with the Community Improvement and Accreditation Committee (CAC).

Treasurer's Report: Jay Baimel

Jay gave a monthly summarized report for April. The month of April began with an operating account of \$71,673. During April, CenClub received \$908,603 and transferred \$162,807 from the reserve account. During April, CenClub dispersed \$991,713, leaving a balance in the operating checking account at the end of April \$151,370. There was \$6,473 in petty cash with total operating funds of \$157,843. The reserve account at the end of April was \$4,893,401. CenClub's total cash on April 30, 2024, was \$5,051,244. The reserve account started in April with \$5,047,814 and took in \$8,394 in interest income, transferred from the reserve account of \$162,807, ending the reserve account with \$4,893,401. 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 we approach the summer of 2024 and mark the end of five years from the original assessment, the CenClub Board has voted unanimously to authorize our professional independent appraisers to update their study to maintain a 20-year outlook. Their analysis is scheduled to begin in June. CenClub's budget and spending for capital projects and repairs planned this coming fiscal year, which started on October 1, 2023, will approach \$3.5M. For the seven months ending April 30, 2024, CenClub has dispersed almost \$2,100,000 toward this target, including \$950,000 to complete the Richmond pool and other pool furniture upgrades for four pools and begin work on the Clubhouse pool. \$157,000 for the pickleball courts, \$248,000 for the new racquetball/handball court and related land modifications required by this structure, \$244,000 deposit for mobilization costs to replace the entire Clubhouse tile roof, \$183,000 for sail shades at the Richmond pool and ten other projects aggregating \$318,000 representing safety and amenity improvements.

Interest income on operating and reserve cash balances amounted to \$61,000 for the seven months ended April 30, 2024, as we continue to benefit from CenClub's cash management practices and the higher interest rate environment. At the end of April, recreation accounts receivable was \$120,475, down from \$122,443, a decrease of \$1,968 from March 31. From the high of \$406,000 on March 31, 2020, when CenClub assumed the responsibility of collection efforts led by Ronnie Joe Terone, Property Manager, Norma Tayler and our outside attorneys who teamed up to reduce receivables by more than 70% from then until now. The total assets of CenClub Recreation Management Inc. for April were \$16,783,700, up from \$15,357,683. Total liabilities were \$4,196,801, up from \$3,604,135. As a result, CenClub members' equity (assets minus liabilities) as of April 30, 2024, was \$12,586,899, up from \$11,710,297. Stanley congratulated all who are involved in reducing the receivables; they are doing a great job. Jay added that the 70% reduction was achieved without write-offs; these are real reductions in cash. Rita thanked Jay for his report.

Executive Director Report: Mike Burdman, Executive Director

Recreation Updates:

The Clubhouse pool has been demolished, and crews work daily to remove the rubble and old paver bricks. The new pool will be a modern resort-style amenity with a ramped entry and a therapy seating area in the water. Construction is planned to take eight months to a year to complete; the Richmond pool took ten months. While the Clubhouse pool is being renovated, aquacise classes have been moved to the Richmond pool, and a schedule can be found both online and at the Clubhouse.

Sail Shade construction on the Richmond pool deck has begun. A construction fence was installed last week, and the engineered footers were being prepared. This project will take several weeks; the pool will remain open during construction.

The remodeling of the Upminster bathroom has begun. This project will take 6 to 8 weeks to complete. Once done, the bathroom will have additional stalls, be ADA compliant, and have finishes similar to those of the Richmond bathrooms.

Permits for replacing the Clubhouse roof are in. The Board selected a contractor after reviewing four proposals. The roof project will not interfere with Clubhouse activities but may affect parking and access during different phases; the community will be alerted of any changes to daily operations.

The elevator project is back on track. All equipment and materials have made it to Florida and are in storage, awaiting refurbishment. Please watch for more information to follow and how the elevator project will affect our Clubhouse operations. We look to begin this project in the middle of summer (July/August) when Clubhouse traffic is minimal.

Beginning in June or July, the Ashby pool will be resurfaced, and the pool deck and fence will be replaced. The pool will be closed during this project. The fencing will be replaced with a 6' bronze fence. The start date is unavailable; CenClub will inform the community of the closure.

Maintenance and Pools:

For April, the maintenance team completed 276 work orders, and our pool team completed 68.

The maintenance team has been busy keeping up with the general upkeep of the facilities,

annual wall repairs, and interior painting of the Clubhouse. The entryway and tunnel leading to the welcome desk on the first floor have been repainted. All lights on the property have been surveyed and ordered or replaced as needed. A safety inspection has been completed on all swimming pools, and no issues were noted with the equipment or facilities. Security is actively monitoring the pools and bathhouses as well. Mike said that the air blower at the Richmond pool is being repaired today; over the weekend, someone forced the knob too far to the left; the timer is set for 30 min increments - if you turn it more than that, it will break.

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.
- Bikes, electric bikes, and scooters are prohibited on the pool deck. Please keep them at the bike racks.
- 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. The fitness schedule will change in May; watch for the summer schedule!

Pickleball Tournament: A pickleball tournament will be held on Wednesday, May 15, with Coach Cleo; sign-ups are complete.

Fitness Lecture with Christe Foster: Join Christine as she discusses “The Importance of Maintaining Muscle Mass and Balance as We Age” on Tuesday, June 4, from 2 pm-3 pm in GP-A.

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. Last month, there were 30 training sessions.

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.

Lifestyle and Entertainment: This season, an incredible lineup of acts takes the stage in the party room. Returning acts like the Rhythm Chicks and the Fabulons and new talented performers! Tickets are now on sale for the summer shows, and a complete list of the shows is available online at cenclub.com/tickets, in the Happenings brochure, and in the staff office.

Tickets for these shows are just \$7 and are available online and at the box office. All shows are at 8 pm. If you are bringing a guest, please ensure they have a ticket and a form of photo ID and are checked in at a security desk. You must accompany them. Guests will only be let in with a resident.

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.

Pool Parties have been moved to the Gazebo during the pool construction. The Parties will be on Sundays from 1:00 p.m. to 4:00 p.m. Residents can enjoy the DJs, sing Karaoke, play games, and play shuffleboard.

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

CenClub Announcements and Events

Classes. Summer 1 class registration is now open! Classes include Genealogy, how to play

chess, porcelain flower making, woodworking, how to use smartphones, and more! Classes are for six weeks and begin June 3rd. Visit 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, June 6, 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 June 12. 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!

HearUSA: HearUSA is back at CVE. The Center for Hearing and Communication, along with HearUSA, to the Clubhouse to help residents order and use amplified telephones. This service is available every other month. Their next visit is on Thursday, June 6, from 1 pm to 3 pm in the theater alcove. Visit the staff office for the complete schedule and more information.

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. Guests are again permitted to attend. 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.

Happy Belated Mother's Day to the mothers, grandmothers and great-grandmothers.

Josh Gabriel is the **Employee of the Month for May**. Josh, also known as "Boone," is one of the pool guys. Josh has gone above and beyond this season. He works the weekend shift and is often here on Saturdays and Sundays, cleaning by himself. Thanks for your hard work all

season!

Rita mentioned that the committee received comments from residents who were taking pickleball lessons from Coach Cleo. They told us they couldn't hear it because of the noise from the traffic on the Powerline. Coach Cleo will now use a cordless mic during the lessons to alleviate this issue.

Shelia asked if the canopies over the pools were checked for leakage. Mike explained that they are older and were put in a while ago. Some are older, and some are newer. The newest one is at Richmond, which is double-insulated. When they hear about a leak, the maintenance team does their best to take care of it. Shelia mentioned that the one at Markham is dripping and producing black mold. Mike replied that he would look into it.

New Business: Some residents noticed that when CVE was developed, recreation fees were assessed using variable pricing. The CenClub Board does not know why this was done, but they will fix it so everyone will pay the same amount. If you see changes to our CenClub payment, some will go up, and some will go down by dollars - not much. The variation is from \$98.50 to \$108.

Old Business: None

The next **CenClub meeting** will be on June 11, 2024, in GP-A at 9:30 am.

Jay Baimel moved to adjourn, seconded by Mike Rackman at 10:07 a.m. The motion carried unanimously.

Respectfully submitted by

Rita Pickar, President, CenClub Board