

Minutes of CVE CenClub Board of Directors Meeting May 9, 2023

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

Minutes:

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

President's Comments: Rita Pickar

There will be no CenClub Board meetings in July and August. Rita announced that Mike would be showing a presentation and asked everyone to pay attention and note what is happening in the Village. Many projects are being worked on as quickly as possible.

Treasurer's Report: Jay Baimel

On April 1, 2023, the balance in the operating account was \$1,061,962. During April, CenClub received \$906,929 and dispersed \$1,236,632. \$4,756 was transferred from the reserves into the operating account. At the end of April, CenClub had operating funds of \$727,524, and \$6,237 was in petty cash; therefore, at the end of March, the total aggregate cash was \$733,761. In the reserve account, there was \$5,812,090. The total cash of CenClub as of April 30, 2023, was \$6,545,851.

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 plan is flexible and will be adjusted as conditions change. 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 April 30, 2023, CenClub has disbursed \$1,681,000 against this \$3.5M line item. During April, CenClub spent \$531,000 in scheduled disbursements consisting of \$412,000 of on-account progress payments for the Richmond pool modernization and \$108,000 to replace the theater roof. The net of actual revenues and expenses compared to the budget for

the seven months ended April 30, 2023, is highly favorable. We will continue to manage and monitor our operating and capital expenses professionally.

Interest income on operating and reserve cash balances amounted to more than \$41,000 for the first seven months of the current fiscal year.

At the end of April 2023, accounts receivable were \$179,739, down from \$189,854, a decrease of \$10,115 from March 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 55% from the high of \$406,000 as of March 31, 2020, three years ago.

At the end of April 2023, total assets for CenClub Recreation Management Inc. were \$13,500,422, up from \$13,144,305. Total liabilities were \$5,347,043, down from \$5,523,025. As a result, CenClub members' equity (assets minus liabilities) is \$8,153,379, up from \$7,621,280.

Rita mentioned that the Board will meet with the insurance vendors on the wind coverage later today.

Executive Director Report: Mike Burdman, Executive Director

Recreation Updates

Construction notice: CenClub recently broke ground on the Richmond swimming pool, pickleball courts, and the sports complex paver pathway. Mike then directed everyone to the video for a short presentation on the work.

Sports complex paver pathway: Removing roadway, asphalt walkways, and curbing behind the Clubhouse and replaced with brick pavers. Pavers provided a safer and more convenient walkway for residents and beautify the area. Also added trees and landscaping improvements.

Additional pickleball courts: Four courts are being added to the existing court complex in the Clubhouse parking lot. Patio area for spectating and relaxing between games or waiting your turn to play. The Center walkway provides convenient access to all courts.

Richmond pool project: Concrete structure and rebar were failing, causing a 5ft void under the pool.

Bathrooms and outdoor showering areas are being renovated. New energy-efficient pool equipment, a shaded

overhang will be added to the pool deck area and new fencing around the perimeter of the pool deck.

Additional summer projects will include a new pool deck at Newport, a new pool surface, tile and coping. A new pool deck at Westbury and a new pool surface at Berkshire. New roofs at the Ventnor pool house and the Markham pool house and a racquetball/handball practice wall. A new elevator will be installed at the summer's end, close to Labor Day.

Look out 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. The factories have been able to catch up.

Fitness Center:

The **summer fitness schedule** is available, and 74 classes are being offered weekly for our residents to enjoy – by popular request, we have a wider variety of Aquacise throughout the summer. Mike welcomed the New pickleball instructor Daniela Canaba. Summer pickleball lessons will take place on Wednesdays at Clubhouse court #4 from 8 am-11 am; Beginner 8 am-9:30 am, Intermediate Advanced 9:30 am-11 am

A **stickball hitting contest** will be held on Saturday, May 20th @ 9 am, rain date of May 27

Clubhouse parking lot-far side near the bus depot. \$5 entry fee, cash only, sign up in Fitness Center w/ Cindy or contact Larry Cohen at 508-259-5381- larrycohen26@yahoo.com.

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. 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 Office or Box Office during operating hours. The price for postage is: US: \$2, Canada: \$4, and Overseas: \$7

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.

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 the Employee of the Month, **Darnean Vautrin**. Darnean is the fiscal manager and works hard at keeping the office running. Darnean is the backup when employees are out sick and a go-to person who is kind, loyal, and dedicated to the community.

CenClub Announcements and Events

Classes: Registration for Summer Session #1 Classes began this past Friday, May 5th, and is still open through May 29th. We have a variety of classes, including English classes, Clay Wheel Throwing, Watercolor Painting, and Woodworking. Visit 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, June 1, to assist residents with homestead.

You must schedule an appointment by contacting the staff office. Appointments are 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: There are openings for the June 14 class, which begins at 11:00 am in GPA and is up to 6 hours long, so bring a lunch. Registration is required; the fee is \$25 and only \$20 for AARP members. Reserve your spot by visiting the Staff Office; please bring your driver's license, a check made out to AARP, and your membership card if you are a member.

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.

New Business: None

Old Business: None

Stanley Spitzer moved to adjourn, seconded by Michael Rackman at 10:00 a.m. The motion carried unanimously. The next CenClub Board meeting is on Tuesday, June 13, at 9:30 a.m.

Respectfully submitted by

Rita Pickar

President, CenClub Board