

## Minutes of CVE CenClub Board of Directors Meeting November 8, 2022

In attendance: Jay Baimel, Susan Dove, Phyliss Meiner (via zoom), Rita Pickar, Michael Rackman (via zoom), Phil Raymond, and Stanley Spitzer; Executive Director Mike Burdman and Director Property Management Norma Taylor (via zoom).

Rita mentioned the passing of Charlie Parness and asked that the community keep his family in your prayers.

### **Minutes:**

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

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

Rita mentioned the passing of Charlie Parness and asked that the community keep his family in your prayers.

CenClub is taking precautions on the pending hurricane and will remove all pool furniture. For all those just coming back home, you should check out the new 9-hole putting course; all ages are welcome.

CenClub has full intentions of building four pickleball courts; they are waiting for permits from the City. The saunas will remain closed due to inappropriate actions. Before this, CenClub had to build cages around the heating elements, causing fires. The CenClub Board wishes everyone a Happy Thanksgiving.

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

Since there was no meeting in September, September and October reports are provided below.

At the end of August 31, 2022, the balance in the operating account was \$465,016. Received \$913,314 in September and dispersed \$1,070,659. \$556,282 was transferred from the reserves into the operating account. At the end of September, \$863,953 was in the operating account and \$5,461 was in petty cash. At the end of September, there was total aggregate cash of \$869,414 and reserve cash of \$5,016,847. Total cash assets at the end of September were \$5,886,261. At the end of August, accounts receivable are \$234,728, down from

\$236,705, a decrease of \$1,977. Total assets at the end of September for CenClub Recreation Management Inc. were \$13,535,296, up from \$13,640,328. Total liabilities were \$4,874,050, down from \$5,818,036. CenClub members' equity (assets minus liabilities) is \$8,661,246, up from \$7,822,292.

October began with a balance in the operating account was \$863,953. Received \$1,024,220 in October and dispersed \$656,999. \$122,635 was transferred to the reserves. At the end of October, \$1,108,539 was in the operating account, and \$2,465 was in petty cash. At the end of October, there was total aggregate cash of \$1,111,004 and reserve cash of \$5,139,482. Total cash assets at the end of October were \$6,250,486. During October, when \$122,635 was transferred to the reserves, \$73,000 was to finish funding the hurricane insurance deductible. The other \$49,635 was to reserve for upcoming major projects.

After reserving \$73,000 each month since October 2020, CenClub has completed the mission to fund the hurricane insurance deductible at \$1,750,000. 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. CenClub continues to exercise fiscal responsibility to keep the recreation coupon the lowest of the three monthly payments. During the 2022/2023 budget presentation on September 13th, CenClub reported to owners that the coupon would remain unchained for the new fiscal year.

At the end of October, accounts receivable was \$228,801, a decrease of \$5,227 from September 30. Our accounts receivable staff continues to collect past-due balances to protect the entire community's financial interests and hold all delinquent owners accountable.

Total assets at the end of October for CenClub Recreation Management Inc. were \$11,737,016, down from \$13,535,296. Total liabilities were \$5,061,953, up from \$4,874,050. As a result, CenClub members' equity (assets minus liabilities) is \$6,575,063, down from \$8,661,246.

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

**Recreation Updates:**

Mike announced that Tropical Storm Nicole is heading to South Florida and lies in the uncertainty cone. As a precaution, CenClub staff has already begun preparations for the high winds and rain. Residents and Staff are the main priority. While removing furniture and closing courts is temporary, it is vital to prepare for the worst.

Season show tickets are now on sale! The show booklets are available for pick up at the box office and staff office, and the digital version is available online. In addition, the show preview video is available both online and on Channel 98. Tickets for these fabulous shows remain at \$15. The theater has just undergone a facelift and upgrades, including a new roof, insulation, lighting, and paint. As a reminder, shorts are prohibited in the theater for ticketed shows.

The Clubhouse remains open for all residents and guests. 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.

Dances are happening on Saturday night in the Party Room! Remember, shorts are not allowed at the dances, which start at 7:30 pm. Guests can attend dances in the party room as long as they are signed in with security upon entry. As a reminder, long pants are also required in the theater for all ticketed shows.

Mike reminded residents of the guest rules at the satellite pools. No Glass – Guests can enjoy their beverages, but glass is extremely dangerous on a pool deck and nearly invisible in water. Please use plastic or aluminum and throw away the trash. A resident must accompany children and guests. Food must be kept under the canopy—no saving tables for card or game playing. Please be respectful of the restrooms, and help keep our facilities clean. BBQ Grills and open flames are not permitted on any pool deck. \*Reminder - additional furniture was ordered (the plant is located in Ft. Myers), and we look forward to receiving it in January.

The CenClub Putting Course is now open. The course features nine unique and challenging greens for those unfamiliar to practice their putting skills on. Equipment for the course can be checked out on a first-come, first-served basis from the fitness center during business hours 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, and someone will assist you. The putting course is for putting use only; bikes, scooters, skateboards, and anything with wheels (other than mobility aids) are not permitted. A new paver pathway will be installed soon, along with additional lighting to make it easier for residents to access the putting course from the east door. Please stay on the pathways when navigating around our property. Visit [Cenclub.com/putt](https://cenclub.com/putt) for the rules and more information about the new putting course.

Landscaping improvements are underway at all the CenClub swimming pools. Old damaged and worn-out planters are being replaced with new plants. At the Clubhouse pool, three large planting beds have been cleared and are being prepped for new plantings. The team is trying to use plants and materials that the iguanas will not eat and destroy.

The maintenance team has reinstalled the windscreens and canopies at all our outdoor courts in preparation for the winter months. During the off-season, the team has done a fantastic job keeping the building beautiful and in excellent working order. This month, a light survey was completed, and it was determined that the lighting at the Bus Depot would need to be replaced. As a result, LED canopy packs were installed to create a much brighter, safer pickup and drop-off area in the evening. In addition, the maintenance team completed several hundred work orders over the summer, including electrical repairs, painting, and plumbing around the recreational areas.

The on-property “Old Florida Café” is open for business and has served the residents fantastic food at a great price. We are excited to announce that the menu has been expanded with more food offerings and Ice Cream! Sail shades will be installed to provide our residents with a better outdoor dining experience. Additionally, the Café will be trying something new on show nights. A buffet-style dinner is planned for select show nights and will be served in the Clubhouse party room! Please keep a lookout for more information.

As a reminder, it’s vital to be a part of our email list. Important updates, including information related to the pandemic, events, classes, activities, and monthly happenings, are sent out to every resident on our list.

Remember, you can join the CenClub mailing from the comfort of your home by visiting [www.cenclub.com](http://www.cenclub.com).

You can also sign up at the staff office at any time.

Mike thanked the fantastic staff members who made the 2022 Halloween dance a success. The event was sold out in the party room, and all who attended had a wonderful time. Residents and guests all had a blast bobbing for apples, getting a soda from the “diner” in the party room kitchen, and taking a picture in the creepy living room. The event space was truly transformed into something special. Thanks to Andy, Haley, Tayla, Katlin, Suzanne, and the rest of the team, who made the event a huge success. The event was sold out, and Mike thanked all who attended; we’re already looking forward to an even more exciting party next year.

The Employee of the Month is back. Please congratulate Haley Comerford! Haley is the Assistant Director in the Staff Office, handling all classes and dances at the Clubhouse.

### **CenClub Announcements and Events**

CenClub will again collect toys for Toys for Tots. Last year residents donated 456 toys. Help us beat our village record and serve the community this holiday season. So far, we have collected a little over 150 toys.

Winter Session #1 Class Registration will begin December 2nd. We have new classes like Abstract Art, Quilting, Theater, Rock painting, Belly Dancing, Holiday-Themed Fused Glass, Mah Jong, and more! Visit [Cenclub.com](http://Cenclub.com) to register for classes online, or visit the staff office.

Don't miss the Winter Class Showcase, where you can meet the instructors and register for classes on the spot. Thank you to all the residents that attended to meet our fantastic instructors to discuss and demonstrate their classes. The Winter Showcase is on December 5th in the Partyroom from 10 am to noon. Registration will be available on the spot. If you are interested in becoming an instructor for the 2023-2024 season, please visit the staff office or contact Haley to apply to be an instructor.

**The Broward County Property Appraisers** office will be back on Thursday, December 1st, in the second-floor lobby of the Clubhouse to assist residents with their homestead exemption. Appointments must be made by contacting the staff office. Appointments range from 9:30 am to 12:00pm.

**BJ's Wholesale** has returned to offer residents discounts. In addition, Elizabeth Valentino will be at CVE on November 9th to help residents sign up and renew memberships.

**COMCAST** will be at the Clubhouse on the second-floor lobby every Tuesday from 8 am to noon and assist residents with troubleshooting issues. In addition, they will schedule house calls if you need assistance setting up equipment, operating the remotes, connecting to your internet, or any other hardware issues. These appointments are not for billing and account questions; please contact the 1800 number for these issues.

**Hear USA** will be back on December 1st from 1:00 pm to 3:00 pm, offering free amplified telephones for eligible residents. Stop by the landing outside the theater to discuss this offer.

**Bingo** is being held in the party room every Tuesday at 7:00 pm. Seating is a limited capacity on a first-come, first-serve basis. A reminder that doors open at 5:30 pm - guests are welcome, and food and beverages are permitted.

### **Staff Announcements**

We want to encourage residents to explore the **CenClub Online Portal**. Residents can make court and outdoor reservations, register for classes, purchase tickets, and manage their recreation fee payments in one place.

A reminder for residents who host events in recreation spaces; CVE residents can now view availability and reserve activity spaces directly online through the CenClub portal. View images of our facilities and make deposits for BBQ grills all online. This tool will be beneficial for residents to book facility reservations with ease. Watch the tutorial video and explore the portal by visiting [cenclub.com/events](http://cenclub.com/events).

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Theater Shows for November and December:

- November 20 - Marcel and Marcela
- November 27 – The Motowners
- December 4 – “Barely” Manilow Tribute
- December 11 – Broward Pops Holiday Concert
- December 28 – Stunt Comedian Max Winfrey (children are permitted)
- December 31 – The Rocket Man Show

Get your tickets to the New Year's Eve dance. This year's theme will be a winter “Snow Ball” We are excited to continue our tradition of counting down the new year together.

The Clubhouse will be closed on Thanksgiving Day!

**New Business:** None

**Old Business:** None

Susan thanked the pool team for the spectacular job of laying the pavers at the Ventnor pool. Mike added that all the pool decks had been pressure washed and are being treated with a sealer to keep them clean during the season.

A motion was made to adjourn the meeting at 10:00 a.m. The motion carried unanimously.

The next **CenClub Board meeting is on Tuesday, December 13, at 9:30 a.m.**

Respectfully submitted by,

Rita Pickar

President, CenClub Board