

## **Minutes of CVE CenClub Board of Directors Meeting November 14, 2023**

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

### **Minutes:**

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

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

Rita shares that if residents have concerns or problems to please go to the Staff or Administration Office to fill out a suggestion form. Rita welcomes back all the part-time and full-time residents. Rita reminds every one of the importance of always carrying your Resident ID card with you. For safety reasons, a security officer will visit the satellite pools throughout the day and if they ask for an ID and you do not have one, you will be asked to leave.

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

Jay gives a two-month summarized report for September and October. On August 31, 2023, the balance in the operating account was \$510,344. In September and October combined, CenClub received \$1,809,361 and during that same 2-month period, dispersed \$1,578,799. \$99,508 was transferred from the reserves into the operating account. At the end of October, CenClub had operating funds of \$840,414 and \$6,237 was in petty cash. In the reserve account, there was \$4,164,719. The total cash of CenClub as of October 31, 2023, was \$5,011,370.

The reserve account on October 31, 2023, was at \$4,164,719. On October 31, 2022, CenClub was at \$5,139,482 in the reserve or about \$ 1 million more than today. This reduction was planned in the 2022/2023 capital spending budget. It underscored the due diligence of the CenClub Board in managing necessary maintenance restoration and improvements to keep this 50-year-old community relevant as a financially viable and valuable residential investment offering the best lifestyle amenities in South Florida. 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 the long-term financial and economic planning and reinforces CenClub's commitment to ensuring sustainability and ongoing renewal of CenClub's recreational

facilities. As the summer of 2024 approaches, this will mark the end of five years from the original assessment. CenClub will authorize the update by the professional independent appraisers to keep the 20-year outlook going forward. During the 2023/2024 budget presentation on September 12<sup>th</sup> CenClub reported to owners that the coupon will remain unchanged for the new fiscal year. The outside CPA firm is working to complete its audit of CenClub's financial statements as of September 30, 2023, for the year ended. The report should be finished in the near future and owners are welcome to request a copy at that time. CenClub's budget and spending for capital projects and scheduled repairs this coming fiscal year will approach or exceed \$3.5M. In addition to the \$3.5M mentioned above, CenClub paid \$786,000 for property insurance premiums in May 2023 for wind mitigation coverages. CenClub's insurance liability has doubled since last year. As residents will understand, this is necessary protection for our CenClub facilities, and it has risen from almost \$700,000 in previous years to about \$1.4M during the year just ending. It will represent an ongoing fiscal and budgetary challenge until the Florida insurance marketplace emerges from chaos.

Interest income on operating and reserve cash balances amounted to almost \$71,000 for the recently completed fiscal year ended on September 30, 2023.

Recreation accounts receivable was \$135,743, down from \$144,451, a decrease of \$8,708 from August 31, 2023. The accounts receivable staff and collections attorneys are achieving impressive results in holding all delinquent owners accountable. At the end of October 31, 2023, total assets for CenClub Recreation Management Inc. were \$15,219,625, up from \$14,723,094. Total liabilities were down to \$4,148,172, down from \$4,461,848. As a result, CenClub members' equity (assets minus liabilities) is \$11,071,453, up from \$10,261,248.

Rita notes that for everyone, insurance rates have increased and are something everyone needs to take into consideration. Finally, after 4 years, CenClub went to court in regard to the legal matter mentioned during the October meeting and won their case. Rita thanks Mike Burdman for representing CenClub on behalf of their corporation in court.

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

### **Recreation Updates**

**Construction notice:** The Pickleball Complex on the west side of the Clubhouse is nearing completion. Surfacing of the courts, the roadwork and landscaping has been done with just some touch up work remaining. In the coming days, work on the fencing and gates will be completed

followed by the installation of the nets. Once clean up and inspection is completed, the courts will be opened for play. The new tables have been added and the new garbage cans are going out today. The Richmond Pool is nearing completion. We are waiting for the relocation of an FPL line to be moved away from the pool. Due to working on this with FPL since May, a private contractor has been hired to move the line. The permit was signed last week, and work should start this week. A 50-foot handrail will be installed that runs down the beach entry of the Richmond Pool. Once the line is moved and the handrail is installed, we can fill the pool up with water for inspection. The Richmond bathroom is completed, and the fixtures and toilets are being put in this week. The city approved the additional information we gave them for approval of the handball and practice wall. Therefore, groundwork will be happening on the east side of the building soon. Sealcoat surfacing of our clubhouse parking lot is now also complete, it looks great and will protect our new parking surface for years to come. Mike showed a short video on the updated construction work on Richmond Pool and the new Pickleball Courts. The video, photos and additional information are available on [cenclub.com/projects](http://cenclub.com/projects). Residents can stay informed about what is happening on current CenClub projects and see the progressive timeline of these developments.

**Maintenance and Pools:** For October, 256 work orders were completed by our maintenance team and our pool team completed 44 work orders. Mike was notified of mustard algae that is in some of the pools and those pools have since been treated. The pool team has started the pool heaters, and the pools will now be warm for the winter months. A layer of silicone was added to the Ventnor Pool canopy and new LED light panels were installed in the MPR to replace old light fixtures.

**Fitness Center:** The Fall and Winter Fitness Schedule is available, and 135 classes are being offered weekly for our residents to enjoy. For a full schedule stop by the Staff Office, Fitness Center or CenClub website at [cenclub.com/fitness](http://cenclub.com/fitness). A new Pickleball instructor, Coach Cleo, has been hired. She is currently teaching Beginner and Intermediate/Advanced Pickleball Lessons at the Tilford Courts Tuesdays through Thursdays. For the complete schedule, grab a flyer from the Staff Office or Fitness Center.

**Personal Training:** Personal training is available in the fitness center at an amazing rate. Stop by the Fitness Center for more information and a free consultation. Fitness Equipment

Orientation signups are happening now. Sign up in the Fitness Center for this hour-long session where one of our fitness experts explain equipment functions and safety.

**Entertainment:** This season there is an incredible lineup of acts that are taking the stage in the theater. Sunday, November 19 is *True Rumors: The Authentic Fleetwood Mac* experience. Sunday November 26 is *Sounds of Soul: Motown and Beyond*. Sunday, December 3 is Comedian Brad Zimmerman with *My Son the Waiter, a Jewish Tragedy*. Sunday, December 10 is *Lane Braden* and the (Country) Tailgate Shakedown. Tickets for these shows are just \$15 and available for purchase online and at the box office. All shows start at 8pm. If you are bringing a guest, please make sure they have a ticket, a form of photo ID and are checked in at a security desk, you must accompany them. Guests will not be let in without a resident. Rita reminds residents that shorts are not permitted in the theater for shows.

**Dances:** The dances are happening on Saturday nights in the party room. Remember, like the theater policy, shorts are prohibited 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 are signed into the Clubhouse with security upon entry.

Mike thanked all who participated in the Annual Ticket Launch on October 13<sup>th</sup> for show ticket sales. It went smoothly and we appreciate everyone's excitement about this season's awesome lineup. Also, Mike thanks all of the residents who attended the Halloween Party and congratulated the costume contest winners. The Valentines Dance in February still has tickets for sale, this year is a Groovy Peace and Love theme. Rita thanked the CenClub staff for all their hard work at the Halloween Party, led by Andy Hackett.

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](http://www.cenclub.com). In addition, you can sign up in person at the Staff or Administration offices at any time.

### **CenClub Announcements and Events**

**BJ's Wholesale** is returning on December 6<sup>th</sup> to offer residents discounts. They will be available in the Clubhouse from 11 a.m. - 2 p.m. Check the Staff Office for flyers with these offers and the dates that the BJ's representative, Elizabeth, will be here.

**Classes.** Don't miss the Winter Class Showcase on December 4th where you can meet the instructors and register for classes on the spot. Fall Session #2 classes are underway, and Winter #1 Registration begins December 1st. We have new classes like Calligraphy, Porcelain Flower making, Wheel Throwing for Clay, History of Comedy Legends, and over 40 others! Visit [Cenclub.com](http://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, December 7th, 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 2023.

**AARP Defensive Driving** classes are back! Classes are filling up quickly and are available December 13th. Residents must come in person with a check to reserve a spot in a class session. The cost is \$20.00 for AARP members, \$25.00 for non-members and the class lasts from 11 a.m. – 5 p.m., so bring lunch!

**Hear USA** will be back on December 7th from 1:00pm to 3:00pm offering free amplified telephones for eligible residents. Stop by the landing outside the theater to discuss this offer.

**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; residents should call the 800 number.

**BINGO!** Bingo is in the party room every Tuesday at 7:00 p.m. 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.

**Toys for Tots:** The Holidays are coming up quickly, and CenClub will again be collecting toys for Toys for Tots. So far, we have collected over 220 toys. Last year, residents donated a very generous 444 toys. Help us beat last year's record and serve the community this Holiday season. Mike thanked everyone for their continued donations.

**Century Diner** has a Thanksgiving special available to residents! Orders must be placed by November 19th and will be delivered the Wednesday before Thanksgiving.

Mike congratulated the Employee of the Month, **Santa Adamo**. Santa does an amazing job running the Ticket Office and does all the programming for the website for ticket sales. She

troubleshoots for residents who don't know how to buy tickets online and helps them learn how to use and log in to the website. Rita says the Board is very proud of all the facilities in the village and that the Board always tries their best to make the residents happy.

**New Business:** None

**Old Business:** None

The next **CenClub Board meeting will be on December 12 at 9:30 a.m.**

Phyllis Meiner moved to adjourn, seconded by Susan Dove at 10:00 a.m. The motion carried unanimously.

Respectfully submitted by

Rita Pickar

President, CenClub Board