

## Minutes of CVE CenClub Board of Directors Meeting September 13, 2022

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

### Minutes:

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

### President's Comments: Rita Pickar

Rita welcomed everyone back and mentioned the show schedule is available online and the booklets have been mailed. Tickets go on sale October 27, with the first show scheduled for November 20th. Tickets remain at \$15, and guests are permitted. There will be an additional \$5 surcharge if more than six tickets are purchased. CenClub continues to wait on permits from the City of Deerfield Beach for the four additional pickleball courts. CenClub hired an expeditor and asked for assistance from the Commissioner. The putting course is now open. A brick walkway is being added near the first tee box. To keep residents shaded, Seminole Indians built the tiki huts; fascinating to watch them being made. Be sure to sign up for email alerts. Day trips are beginning to be planned; Shark Valley, plays, shopping centers, dinners, etc.

### Treasurer's Report: Jay Baimel

The June report left a May 31, 2022, balance in the operating account of \$429,127. Received \$1,901,954 in June and July, and \$1,437,765 was transferred from the reserves. At the end of July, \$1,035,236 was in the operating account, and \$5,620 was in petty cash. At the end of July, there was total aggregate cash of \$6,128,292.

At the beginning of September, the operating checking account balance was \$1,035,236. In August, \$930,907 was received, \$1,017,392 was disbursed, and \$483,735 was transferred to the reserve account for an August 31, 2022, operating account balance of \$465,016. Cash in the lockbox account (deposits in transit) totaled \$470,582, and two petty cash accounts totaled \$5,566. Therefore, CenClub has total operating cash of \$465,016

with a reserve account at the end of August, totaling \$5,571,171. On August 31, 2022, the total aggregate cash was \$6,041,753. In addition, \$73,000 of the transfer was for the hurricane insurance deductible, and \$410,735 was for upcoming approved projects. The reserve will continue at the same monthly rate for the remainder of the new fiscal year ending September 2022, so CenClub can reach the target budget of \$1,750.00 for this reserve item. According to the capital needs plan, we will adjust the reserve monthly as CenClub pays for the scheduled major projects and replaces them with new budgeted projects.

The completed putting golf project to the right of the badminton and pickleball courts is the latest addition to an athletic area that has rapidly become an attractive sports complex. Volleyball, tennis, pickleball, badminton, bocce, petanque, and golf offer varied CenClub amenities in one relatively convenient location. CenClub continues to exercise fiscal responsibility to keep the recreation coupon the lowest of the three monthly payments.

At the end of August, accounts receivable are \$236,705 down from \$241,530, a decrease of \$4,825 from July 31, 2022. Our accounts receivable staff, led by Roni Jo and Sandy and Property Manager Norma Taylor, supported by capable collection attorneys, continue to collect past due balances to protect the entire community's financial interests and hold all delinquent owners accountable. Their non-stop efforts continue for 12 months throughout the year. Total assets at the end of August for CenClub Recreation Management Inc. were \$13,640,328 up from \$12,891,573. Total liabilities were \$5,818,036 up from \$5,154,266. CenClub members equity (assets minus liabilities) is \$7,822,292, up from \$7,737,307.

Three years ago, CenClub Recreation Management adopted a fiscal year; October 1 to September 30, to mirror the activities year. In late October, the outside CPA firm will begin its year-end audit on September 30, 2022. A completed report should be available at the end of the year. In making budget decisions, the CenClub board accumulated relevant data, discussed, analyzed, and completed their fiduciary responsibility by formulating a thoughtful and comprehensive financial plan for the benefit of the Residents. In addition, the amenities that CenClub builds, maintains, modernizes and contribute to the growth of property values in CVE. As stated last year, CenClub relies on a detailed capital needs assessment and replacement reserve analysis prepared by

professional and objective consultants to develop the 20-year capital spending needs. Their recommendations were reviewed throughout the year, and CenClub continues to agree with the direction of their projections. Therefore, the Board again voted unanimously to maintain the 2022 coupon rate throughout 2023 and will continue to evaluate all future spending to ensure the highest quality of recreation facilities to protect and enrich the community property values.

The operating side of the budget is very comparable to the preceding year. A very descriptive pie chart will be available to all residents at [cenclub.com/documents](http://cenclub.com/documents) and in the staff office, illustrating the distribution of the CenClub dues. Jay discussed the line item scheduled projects on the budget listed at \$3,533,500. This number includes the Richmond pool replacement and furniture, other pool upgrades and furniture, various athletic structures, and repairs to the theater.

Stanley Spitzer moved and Phyliss Meiner seconded to accept and adopt the budget as detailed by Jay Baimel. The motion carried unanimously.

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

**Recreation Updates:**

Our season ticket launch will be on October 27. The show booklets and the preview video will be available online, in the staff office, and on Channel 98. Mike has some with him today and residents can pick them up after this meeting. Tickets for these fabulous shows remain just \$15 - the best deal in the Village.

CenClub looks forward to welcoming our residents back to the theater, which is undergoing a facelift and upgrade, including a new roof, insulation, lighting, and paint. We hope to have the theater open again for movies by mid-October.

Tickets for all Off-Season shows are on sale now. Off-Season shows are presented in our party room, and tickets are only \$6. Visit [CenClub.com](http://CenClub.com) or our Staff Office for a complete schedule, and stop by the box office to purchase tickets in advance. Food and drink are permitted in the party room. Guests are welcome to the summer shows, and ice will be available. Please bring your cups, paper goods, and utensils.

Dances are held on Saturday nights in the Party Room, beginning at 7:30 p.m. Shorts are not allowed at the dances. Guests can attend dances in the party room if they sign in with security upon entry. Shorts will not be permitted in the theater for all ticketed shows.

Mike reminded residents of the guest rules at the satellite pools. No Glass – We don't mind that you enjoy your beverages, but glass is hazardous on a pool deck and nearly invisible in water. Please use plastic or aluminum and throw away the trash. Residents must accompany all children and guests at the pools. Food is to be kept under the canopy. Please do not save 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 our pool decks. CenClub ordered additional pool furniture; we look forward to receiving it in December.

Mike announced that the CenClub Putting Course is now open. Mike thanked the 150 residents who came out to celebrate the opening on September 1. It was a fun day in the Village. The Course features nine unique and challenging greens for practicing your putting skills. Equipment for the course can be checked out on a first-come, first-served basis from our fitness center at any time 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. Press the door button to the left, and someone will assist you. A reminder for residents that the putting course is for putting use only. Bikes, scooters, skateboards, and anything with wheels (other than mobility aids) are not permitted.

Preventive Maintenance and off-season painting continue around the Recreation properties. Our maintenance team has done a fantastic job keeping the building beautiful and in excellent working order. CenClub completed a light survey, and the lighting at the Bus Depot needs to be replaced. The maintenance team installed LED

canopy packs to create a much brighter, safer pick-up and drop-off area at nighttime. Our maintenance team completed several hundred work orders over the summer, including electrical repairs, painting, and plumbing around the recreational areas.

The building preservation and painting project was completed by Hartzel Painting and Construction; the Clubhouse looks as good as new. “Old Florida Café,” the on-property cafe, is open for business and has served our residents all summer. During their annual vacation, the team performed maintenance on the facilities. Canopy posts for a shade sail were installed, and new windows and doors and a railing around the parking lot perimeter to prevent residents from walking into traffic. The building was also deep cleaned and painted in preparation for winter. In addition, Old Florida Café will offer Rosh Hashanah meals for pickup or delivery. The meals include tossed green salad, matza ball soup, chopped liver, roasted potatoes, string beans, a dinner roll, and a slice of cake, with your choice of beef brisket, salmon, or turkey and cranberry relish. Residents must place orders by September 17. The meals will be available for pickup or delivery on Saturday, September 24. For more information and to place an order, call 954-708-2423. There are fliers at the Café or in the Staff office.

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.

The Employee of the Month is back. Please congratulate Francisco Osorio, the Director of Maintenance for all his hard work and projects he oversaw this off-season.

### **CenClub Announcements and Events**

**Halloween Dance Tickets** are on sale at the box office or online at [cenclub.com/tickets](http://cenclub.com/tickets). This year is a creepy 1950s theme; tickets are \$7.

CenClub will again be collecting toys for **Toys for Tots** beginning in October. Last year residents donated a very impressive 456 toys. Help beat the Village record and serve the community during this holiday season.

**Fall Session #2 Class Registration** will begin October 7. We have new classes like abstract art, quilting, conversational English, rock painting, belly dancing, holiday-themed fused glass, and more. Visit [Cenclub.com](http://Cenclub.com) to register for classes online or visit the staff office. There was an excellent turnout for the Fall Class Showcase. Thanks to all the residents and our fantastic instructors who discussed and demonstrated their classes. Registration ends soon, so sign up for what interests you most before registration closes on September 12. Also, don't miss the Winter Class showcase, where you can meet the instructors and register for classes on the spot!

**AARP Defensive Driving Classes** return to CVE. Classes are filling up quickly and are available on October 12, November 9, and December 14. Residents must come in person with a check to reserve a spot in a class session. The cost for the class is \$20.00 for AARP members and \$25.00 for non-members. The class is from 11 am – 5 pm, so bring lunch.

**The Broward County Property Appraisers** office, will be back on Thursday, October 6th, 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 9:30am to 12:00pm.

**BJ's Wholesale** is returning in October to offer residents discounts. Keep an eye out for an email with the dates for when they will be at the Clubhouse, or check the staff office for flyers.

**COMCAST** will be at the Clubhouse on the second-floor lobby every Tuesday from 8 am to noon and assist residents with troubleshooting issues. They will schedule house calls if you need assistance setting up

equipment, operating the remotes, connecting to your internet, or any other hardware issues. This is not for billing and account questions.

**Hear USA** will be back on October 6th 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.

### **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.

The **CVE Performing Pumpkins** will be back at the end of the month to perform their spooky hits in a new location.

In conjunction with the Clubhouse Library, we have started a **Community Puzzle**. Stop by the Library and add a few pieces at a time. New puzzles appear regularly, so there is always a new challenge.

The payment and ID Office now have a sign-in system, similar to DMV or Comcast store. Residents sign in, indicate their needs and are called into the office to see the best person for them. This system has been working great and has reduced wait time for residents.

The season is right around the corner, and CVE residents can now view availability and reserve activity spaces online through the **CenClub portal**. View images of our facilities and make deposits for BBQ grills online.

This tool will be helpful for residents in booking facility reservations. Watch the tutorial video and explore the portal by visiting [cenclub.com/events](http://cenclub.com/events).

Join us for **BINGO** in the Party Room every Tuesday at 7:00 pm. Capacity is limited and is on a first-come, first-serve basis. Just a reminder that doors open at 5:30 p.m.; guests are welcome, and food and beverages are permitted.

**We are calling all class instructors.** CenClub is seeking instructors in various fields to teach classes for upcoming sessions. If you are interested in teaching a class, please apply by reaching out to Haley Comerford in the Staff Office.

As a reminder, **guests must have a form of ID** to enter the clubhouse. Guests are required to sign in with the guards upon entering a security checkpoint. No more than two guests per resident at a time, please. Guest pass forms are available at the ID office, and the forms must be approved by your building President. Residents of the unit must be present during the time of issuing the ID to the guest.

Mike mentioned that last year CenClub added a game room to the Clubhouse. Recently, the Board discussed the larger interest in the woodworking club and decided to provide them with a larger space and move the game room upstairs. As a result, the large cardroom has been split into two rooms; half for cards and half for the game room.

**New Business:** None

**Old Business:** None

A motion was made to adjourn the meeting at 10:11 a.m. Motion carried unanimously.

The next **CenClub Board meeting is on Tuesday, October 11, at 9:30 a.m.**

Respectfully submitted by,

Rita Pickar

President, CenClub Board