

Minutes of CVE CenClub Board of Directors

November 10, 2025

Present: Rita Pickar, Stanley Spitzer, Jay Baimel, Michael Rackman, Susan Dove, Arnold Klein, Sheila Pascal. Mike Burdman, the executive director of CenClub, and Norma Taylor (via Zoom) with Bay Management were also present.

Minutes:

Jay Baimel moved, and Stannley Spitzer seconded the motion to waive the reading and approve the September minutes as posted on the CenClub website and printed in the *Reporter*. The Motion carried unanimously.

Correspondence:

The annual fundraiser for the American Cancer Society will be held on January 29, 2026, in the party room. Doors open at 5 pm, and the event begins at 6 pm. Tickets for this event will be on sale in December. Tickets will be \$20, the same price as last year. Raffle tickets will also be available at an additional cost, and coffee, tea, cake, and cookies will again be provided to attendees.

Treasurer's Report: Jay Baimel

Jay presented the combined financial report for September and October 2025. The operating account began September with a balance of \$224,836. During the two months, CenClub collected \$2,095,832 and received \$155,415 in transfers from the reserve accounts, while expenditures totaled \$2,269,487. The operating account balance at the end of October was \$206,596. Reserve cash started at \$2,369,741 and, after net transfers of \$155,415 and \$8,019 in interest income, ended at \$2,222,345. Operating cash and petty cash totaled \$211,519, bringing total cash to \$2,433,864.

The sweep reserve account is distributed across 16 banks, with deposits of \$250,000 or less to ensure full FDIC coverage. From September 1 to October 31, \$786,000 was spent on board-approved capital projects for 2024/2025, including \$251,000 for theater ceiling painting, \$203,000 for a new piano, \$131,000 for party room flooring, \$111,000 to replace the east wing AC unit, \$41,000 to roof the Lindhurst South and Upminster pools, \$26,000 for party room sound system upgrades, and \$23,000 to complete the Clubhouse pool.

Interest income for the period exceeded \$8,000, with the average return on reserve balances declining to 1.53% due to a 50-basis-point reduction in the federal funds rate. The independent CPA completed the annual audit for the fiscal year ended September 30, 2025; the final report will be available to owners upon request.

As of October 31, 2025, net receivables were \$120,034, up from \$114,325. Total assets were \$11,798,738, up from \$11,534,583, and liabilities increased to \$738,400 from \$609,083. Consequently, members' equity rose to \$11,060,473 from \$10,925,500.

Executive Director Report: Mike Burdman, Executive Director

Recreation Updates:

Clubhouse Pool: The new Tiki Hut has been completed, providing additional shaded seating with five tables and twenty chairs for resident use. Food and beverages are allowed.

Basketball Court: The new CenClub Basketball Court is complete and open for play. Located behind the Racquetball/Sports Wall, it enhances the sports complex. The Fitness Center will announce upcoming clinics and competitions.

Pool Fencing: A new 6-foot fence has been installed at Upminster Pool to improve appearance and security; the pool is now open. Westbury Pool will be next to receive the updated fencing.

Party Room: Upgrades continue, including new lighting installed in October and an ongoing sound system installation by Show Pro.

Theater: Renovations are complete. The ceiling was repaired and repainted, all house lights replaced with LED color-changing fixtures, and annual maintenance finalized. The Board also purchased a new 9-foot Steinway concert grand piano, replacing the original 50-year-old Yamaha.

Parking Lot: The rear Clubhouse parking lot has been re-stripped for improved visibility. Residents are reminded to drive cautiously and observe posted signage.

Maintenance and Pool Updates

Work Orders: 290 maintenance and 146 pool work orders were completed in September and October.

Lighting: Property-wide light survey completed; replacements ordered or installed as needed. All lights in the Card Room and General Purpose Rooms were upgraded to flat panel LED fixtures.

Pools:

- All pools were treated for phosphates during the summer.
- Main pool pumps replaced at Ashby Pool.
- Pool furniture restored to full capacity following hurricane season.

Courts: Permanent rubber-coated benches are being installed in phases—now in place at Newport Tennis Courts, Clubhouse Pickleball Courts, and the Parking Lot Pickleball Courts. These benches are non-movable and cannot cause damage to the courts.

Bike Rules and Expectations

Bike Racks: Residents must use designated bike racks located at all recreation areas. Bikes are not permitted on pool decks due to health code regulations. Abandoned or repeatedly misplaced bikes may be booted or removed by security or management.

Safety: Bike riding is prohibited on recreation sidewalks, in maintenance areas, and under the clubhouse tunnel for safety reasons. Riders are asked to walk their bikes through these areas and avoid cutting through restricted zones.

Pool & Recreation Reminders

- Please use the restrooms – Contamination will result in pool closures.
- Reservations are required for gatherings to manage attendance and have contact information.
- ID cards must be carried at all pools and CenClub areas, including courts. Failure to present ID may result in suspension of recreation privileges.
- No glass or food in pool areas.
- Flotation loungers, inner tubes, or large inflatables are not allowed in the pool; pool noodles are allowed.
- Music, horseplay, and ball playing are not permitted for the safety and comfort of all residents.

Fitness Center:

New Instructors: Three new fitness instructors have joined the team — Kerstin (Zumba), Julian (Aqua and Group Exercise), and Denise (Aqua).

Upcoming Event: *Dashi's Angel Light Therapy Wellness Event* will be held on November 19 at 10 a.m. in the GPA. The event is free and open to residents.

Season Schedule: The new season fitness schedule is now available online, in the Fitness Center, and at the Staff Office. It includes 133 classes and multiple special events led by Cindy and her team.

Fitness Operations

Equipment Maintenance: Pro Fitness completed preventative maintenance on all fitness center equipment. All machines are operational or under repair as needed.

Saunas: Both saunas are now digitally managed at the front desk. Residents can schedule sessions through the fitness center staff.

Tennis

Coach Ron: Classes held Monday–Friday at 8:30 a.m. on Clubhouse Court #4. Full class schedules are available at the Staff Office.

Pickleball

Coach Cleo: Workshops held Tuesday–Thursday at the Tilford Pickleball Courts.

- 7:30 a.m. – Beginner
- 8:30 a.m. – Intermediate/Advanced
- 9:30 a.m. – Intermediate/Advanced
- 10:30 a.m. – Beginner

Additional Updates

Active Aging Week: Held October 6–12. Appreciation extended to the Fitness Staff for organizing engaging programs and challenges.

Personal Training: Available at competitive rates with free consultations. Visit the Fitness Center for details.

Lifestyle & Entertainment:

- **Sunday, Nov 16 – The Tones of Enchantment:** Sopranos and tenors perform classical and pop hits in “*A Night at the Tonys.*”
- **Sunday, Nov 23 – Best of Rod (Rod Stewart Tribute):** Barry Britton delivers a dynamic tribute to Rod Stewart’s greatest hits.
- **Sunday, Nov 30 – I’m a Soul Man with Billy Buchanan:** A tribute to the soul legends of the 1950s–1980s.
- **Sunday, Dec 7 – How Sweet It Is with Chris Lash:** A high-energy piano performance by Vegas’ premier headliner.

Show Tickets: \$18 per ticket, available online or at the box office (9:00 a.m.–4:30 p.m.). All shows begin at 8:00 p.m. in the Theater. Shorts are not permitted.

Guest Policy: Guests must have a ticket and photo ID and be accompanied by a resident. Entry without a resident is not allowed. Policies are posted at the ticket window, on the website, and on the back of tickets.

Dances: Held Saturdays at 7:30 p.m. in the Party Room. Shorts are not allowed. Guests may attend when accompanied and signed in by a resident.

Sunday Pool Parties: Sundays, 1:00–4:00 p.m., under the Outdoor Pool Canopy (weather permitting) with music, karaoke, and dancing.

Email List: Stay informed about events and updates by joining the resident email list at www.cenclub.com or in person at the Staff or Administration Office.

CenClub Announcements and Events

Winter Class Registration: Opens **November 28 for 6-week sessions**. Classes include Computer Skills, Mixed Media, Lapidary, Russian Culture, Spanish, Pastels, Porcelain Flower Making, Comedy History, and more—including five new courses. Register at CenClub.com or at the Staff Office.

Property Appraiser: Broward County Property Appraiser's Office will be at the Clubhouse on **Thursday, December 4, 9:30 a.m.–12:00 p.m.** (second-floor lobby). Appointments are required through the Staff Office and are scheduled for the first Thursday of each month.

Supervisor of Elections: Representatives will also be on-site **December 4, 9:30 a.m.–12:00 p.m.** in the Theater Alcove to assist with voter registration updates—no appointment needed.

AARP Defensive Driving: Next class **Wednesday, December 10, 11:00 a.m.–5:00 p.m.** Cost: \$20 (AARP members) / \$25 (non-members). Register in person with a check; space is limited. Bring lunch.

BJ's Wholesale: Representative Elizabeth will be in the Theater Alcove on **Wednesday, November 12, 11:00 a.m.–2:00 p.m.**, offering exclusive resident discounts.

Bingo: Every **Tuesday, 7:00 p.m.** in the Party Room (doors open 5:30 p.m.). Guests welcome; food and beverages permitted. Players must be seated before the first game.

Holiday Toy Drive: Donations for **Toys for Tots** are now being accepted. Help surpass last year's record of 575 toys.

Thanksgiving: The Clubhouse will be **closed on Thanksgiving Day**.

Employee of the Month: Congratulations to Santa Adamo, November's Employee of the Month. Santa excels each year during the season ticket launch, expertly programming the ticketing software with minimal online errors—most of which are user-generated.

New Business:

- Shelia Pascar recommended that bike riders use front and rear lights, and suggested that

walkers wear a clip-on light on their shoes or arms for increased visibility.

- Shelia also reminded residents that red emergency boxes are available on the recreation property for use in emergencies. These boxes will transmit the exact location of the incident. She suggests pressing the emergency button first and then calling security.
- Shelia recently created an emergency contact list for her putt-putt group. The group carries it with them each Tuesday, so in case of an emergency, they know who to call and where they live. She suggests that all teams create a similar list.
- Rita mentioned that CPR classes will be offered in December and January; a date has yet to be decided.
- The putt-putt league awards \$0.25 to anyone who scores a hole-in-one. Many members donate their winnings to the cancer fund that Linda mentioned earlier. Shelia issued a challenge to all recreation teams in the Village: On December 16, each league should set up a donation jar, and the recreation teams can present their contributions to Linda on January 29.
- Stanley Spitzer mentioned that a backgammon club has recently started meeting on Mondays at 1 p.m. in the game room, and he hopes it will grow.
- Susan mentioned that during Bingo, donations are being collected for both the Cancer Society and Toys for Tots.
- Rita noted that in the upcoming elections, Recreation will have three open seats. Master Management and COOCVE will also be holding elections. She encouraged residents to both run for office and vote.

Old Business: None

The next **CenClub meeting** will be on December 9 at 9:30 a.m. in GP-A.

Susan Dove moved to adjourn, and was seconded by Shelia Pascas at 10:11 a.m. The motion carried unanimously.