

Minutes of CVE CenClub Board of Directors

May 12, 2026

Present: Rita Pickar, Stanley Spitzer, Jay Baimel, Michael Rackman, Susan Dove, Sheila Pascar (via Zoom), and Michele Conte.

Also present was Mike Burdman, the Executive Director of CenClub and Norma Taylor from Bay Management.

Minutes:

Jay Baimel addressed a correction of the April minutes as posted on the CenClub website and printed in the *Reporter*, correcting a misprint that stated CenClub owners had a \$125 monthly obligation. The correct number is \$120. Stanley Spitzer seconded the motion to waive the reading and approve the April minutes as posted on the CenClub website and printed in the *Reporter*. Motion carried unanimously.

Treasurer's Report: Jay Baimel

Jay presented the April 2026 financial update. The operating account began the month with a balance of \$236,306. During April, CenClub collected \$1,064,673 in revenue and incurred \$835,621 in expenses. An additional \$265,900 was transferred to the reserve account, bringing the ending operating balance to \$199,458 as of April 30, 2026.

The reserve account began the month with a balance of \$3,072,333, earned \$2,572 in interest, and transferred \$265,900 from the operating account, resulting in an ending balance of \$3,340,805. Operating cash totaled \$199,458, and petty cash totaled \$6,294. The total cash as of April 30, 2026, was \$3,546,557.

Sweep reserve fund balances are maintained below \$250,000 per account to ensure full FDIC insurance coverage. As reported last month, the reserve balance exceeded \$3 million, and we expect it to grow in the near term. We are implementing additional cash management tools to improve our flexibility in meeting these anticipated commitments, in light of our updated 20-year capital needs requirements analysis.

Jay dispelled the incorrect perception of an abundance of reserves. He noted that the April 30, 2026 balance of over \$3.3 million was reduced dramatically on May 1, 2026 when CenClub paid its annual wind mitigation and windstorm insurance premium of around \$415,000. More significantly, CenClub's collaboration with Master Management on the Central Park Project will obligate CenClub to spend several million dollars over the next two or three years for major additions on parcel three. In addition, CenClub must maintain a mandated reserve of \$1,750,000 to fund the hurricane insurance deductible. CenClub is doing responsible planning now in order to ensure adequate financial resources in the future to continue to modernize the recreation facilities.

In April 2026, CenClub disbursed \$188,000 for Board-approved capital projects, including continued funding for the replacement of fencing at various satellite pools, the upgrade of deteriorating palmetto frond (thatched) roofs at the mini golf tiki huts to durable plastic materials for improved longevity and wear, and interior and exterior concrete restoration work to the Clubhouse.

CenClub earned approximately \$2,500 in interest income in April, bringing total interest income for the current fiscal year (beginning in October) to over \$31,000.

As of April 30, net receivables were \$96,952, down from \$113,298 at the end of March—a decrease

of \$16,346. This significant reduction reflects the efforts of the accounts receivable team, as more owners have caught up and remained current on the new \$120 monthly obligation that began January 1, 2026. Total assets at the end of April were \$8,032,407, with liabilities of \$343,738, resulting in members' equity of \$7,688,669.

Executive Director Report: Mike Burdman, Executive Director

Community Updates & Ongoing Projects

- **Markham Pool:** The new perimeter fence at Markham Pool has been completed. During the closure maintenance was performed on the pool equipment and facilities as well. The completion of this project concluded the scheduled installations for this fiscal year, and we plan to continue replacing the older white fences next fiscal year.
- **Putting Course:** The thatching on the Putting course tiki huts were replaced with a synthetic material to prevent shedding and increase the lifespan of these structures. While traditional organic thatching has a life of about 5 years, this new synthetic material lasts for 20+ years and better protects the cedar crossbeams from intense weather conditions, and UV rays, extending the life of the entire structure. The new thatching looks completely natural and will keep our putting course tiki huts looking new for many more years.
- **Shuffleboard Courts:** A water line break was repaired beneath the concrete at the shuffleboard court. A broken pipe was identified, and a section of concrete was cut and removed to access the damaged area. The pipe was then repaired, the area was properly backfilled, and the concrete was restored to its original condition. During the same process, a defective water valve located near the bus stop area was also replaced, as it could not be shut off. Our maintenance team hand excavated the area and the valve was found approximately 4 feet underground. It was replaced with a new brass lever valve and raised to grade to ensure proper accessibility for future maintenance.
- **Swansea Courts:** Sound deadening panel installation is complete on the fencing at the Swansea Courts. These panels are measured and manufactured to order. The material is engineered to reduce noise by up to 38 decibels. Thank you for your patience while these custom panels were ordered, assembled, and installed. It was a big job, as they weigh about 70 lbs. each.

Maintenance and Pool Operations Update – April

Through the month of April, 211 work orders were completed by our maintenance team, and 100 work orders were completed by our pool team.

- Replaced all Stenner tubing, weighted strainers, and injectors for all pools.
- A soundproofing system was installed at the Swansea tennis court to reduce noise levels and prevent disturbances to nearby residents during play.
- As part of the clubhouse maintenance and Fire Department inspections, nine fire hoses were replaced. These are replaced every five years. Additionally, two backflow test valves were repaired.
- The indoor and Durham pools were acid washed to remove stains.

Bicycle Safety and Policy Reminder

- Residents are reminded to use the bike racks provided at all recreation areas.
- Bicycles are not permitted on pool decks due to a major health code violation.
- Any bicycles left abandoned in restricted areas may be booted by security or removed by management after repeated offenses.
- For safety reasons, bicycle riding is not permitted on recreation sidewalks, within the maintenance area, or under the tunnel entrance to the clubhouse. These restrictions are in place because equipment and materials are frequently moved through these areas.
- Residents are asked not to bike through these areas. Instead, please ride around the clubhouse or walk your bicycle safely through the area if necessary.

Pool Rules Reminder

- Residents are reminded to use the restroom facilities when needed. A contaminated pool must be closed and disrupts use for all residents.
- **Pool Gathering Requests:** Residents planning gatherings at the pools must submit a request in advance. This ensures management is aware of scheduled parties, prevents double bookings, and helps maintain organization at busy facilities.
- **ID Cards:** Residents must carry their **ID cards** when using pools and all CenClub recreation areas, including courts. Failure to present an ID card when requested may result in suspension of recreation privileges.
- **Glass and Food:** Residents are reminded that **glass containers and food are not permitted** in pool areas.
- **Pool Conduct:** Music, horseplay, and ball playing are not permitted in pool areas.
- **Pool Floats:** Flotation loungers, inner tubes, and large inflatables are not allowed. Pool noodles are permitted.

Fitness Center and Athletics Updates

Tennis Instruction

- Tennis lessons with **Coach Ron** are held at **Clubhouse Court #4**.
- Classes take place **Monday through Friday beginning at 8:30 AM**.
- Residents can view the **complete class schedule and times** by visiting the staff office for the Tennis Schedule.

Pickleball Instruction

- **Pickleball workshops with Coach Cleo** are held at the **Tilford Pickleball Courts**.
- Lessons are offered on **Thursday** with the following sessions:
 - **8:00 AM – Beginner**
 - **9:30 AM – Intermediate/Advanced**

Fitness Center Services and Updates

- **Personal training** is available in the fitness center at a competitive rate. Residents are encouraged to stop by the fitness center for additional information and a free consultation with staff.
- Residents interested in learning how to use the fitness equipment properly are encouraged to sign up for a **Fitness Equipment Orientation** led by a trainer. Sign-up is available at the fitness center.

Lifestyle and Entertainment Update

Upcoming Performances

- **Sunday, May 17:** All Request Night with Melody Road – Residents choose the songs
- **Sunday, May 31:** The Best of Broadway – Featuring iconic songs from generations of theater
- **Sunday, June 14:** The Rumbletones – A high-energy band celebrating classic rock 'n' roll
- **Sunday, June 28th:** Coolwater Party Band – The best party songs from the 50's to the 70's

Residents are encouraged to pick up a Show Booklet or Happenings Brochure for the complete schedule of summer performances.

Tickets: \$7 per show, available online and at the box office during business hours. All performances begin promptly at 8:00 PM in the Party Room.

Guest Policy for Shows

- Guests must have a valid ticket and photo ID and must be checked in at a security desk.
- A resident must accompany guests at all times and will not be admitted without the resident present.
- These policies are posted at the ticket window, on the website, and printed on the back of each ticket.

Additional Community Events

- **Saturday Night Dances:** Held in the Party Room beginning at 7:30 PM. Residents are reminded that shorts are not permitted. Guests are allowed to attend, provided a resident accompanies them and signs in with security upon entry.
- **Sunday Pool Parties:** Sunday Pool Parties are held every week from 1:00 PM to 4:00 PM under the Outdoor Pool Canopy at the Clubhouse, weather permitting. In case of inclement weather, the event will be moved to the MPR. Activities include DJ music, karaoke, and dancing for residents' enjoyment.

Resident Communications

- Residents are encouraged to join the CenClub email list to receive important updates, event information, class schedules, activities, and the monthly Happenings.
- Sign-up is available online at www.cenclub.com or in person at the staff office or the administration office.

Programs, Services, and Community Activities

- **Summer Session #1 Registration:** The six-week session runs **June 1 through July 10** and includes classes such as Belly Dance, History, Spanish, Watercolor, and Computers. Residents may register online or in person at the Staff Office.
- **Instructor Applications:** Applications are being accepted for new instructors for the seven class sessions offered throughout the year. Apply online or in the Staff Office.
- **Property Appraiser Visit:** The Broward County Property Appraiser's Office will be on-site **Thursday, May 21, from 9:30 AM to 12:00 PM** in the second-floor lobby of the Clubhouse to assist residents with homestead matters. Appointments are required and can be scheduled through the Staff Office.
- **Supervisor of Elections Visit:** The Supervisor of Elections Office will also be onsite **Thursday, May 21, from 9:30 AM to 12:00 PM** in the Theater Alcove to assist residents with voter registration updates. No appointment is necessary. This service is offered on the third Thursday of each month.
- **Bingo:** Held every Tuesday in the Party Room. **Doors open at 5:30 PM, and games begin promptly at 7:00 PM.** Food is permitted. Participants must be present before the start of the first game; no late entry is allowed.
- **Community Cares Shuttle:** Stay connected to essential resources with the Community Cares Shuttle. Residents can enjoy convenient transportation to Nina's Place food pantry, including a free pre-packed box of groceries for each visit. The shuttle runs every Monday, departing the clubhouse at 2:00 PM and returning by 3:00 PM. Space is limited, and advance registration is required. See the Staff Office for the flyer and more details.

- **Low Vision Workshop:** Lighthouse of Broward will host a **Low Vision Workshop on May 27 from 1:00 PM to 3:00 PM** in the Party Room. The workshop will provide tips for improving reading and writing, techniques to enhance quality of life, and information on assistive technology. Additional details are available in the Staff Office.
- **Baby Wipe Donations:** We are holding a baby wipe donation drive here at the clubhouse to support local families in need through Deerfield Beach Community Cares. Drop off baby wipes at the Staff Office now through May 25th and help those who need it most.

Employee of the Month: Congratulations to James Pamphile of the Allied Universal security team for earning this month's honor. James is always very friendly, does a great job and is always on time. CenClub would like to recognize him as a vital member of our Clubhouse and thank him for helping to keep our community safe.

New Business: None

Old Business: None

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

Rita Pickar moved to adjourn and was seconded by Stanley Spitzer at 9:55 AM. The motion carried unanimously.