

ENJOY THE JOURNEY



2024

ANNUAL
REPORT
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REPORT

WWW.CENCLUB.COM

A Message from CenClub

At CenClub, we've had an incredible year here in Century Village East, and the journey keeps getting better! Our community is thriving with expanded amenities, essential services, facilities, and fun that enhance every corner of life. We're on our way to new and improved facilities and resources, and we can't wait to share what's ahead!

In 2024, our committed Board of Directors and staff worked tirelessly to enrich the lifestyle of residents across the village. We're always on the lookout to prioritize safety, provide the essentials, and lay the groundwork for future innovative ventures. Year after year, we use these principles as a compass to expand our facilities and services.

Sincerely,

CenClub
Board of Directors



Safety First

Providing safe and secure grounds for our residents

At CenClub, we pride ourselves on providing safe and secure grounds for our residents. As we expand, ensuring the security of our recreational areas becomes even more important. We're committed to safeguarding our community, so everyone can enjoy the journey with peace of mind.

This year, we added mobile scanning stations to the security check points during show nights and large-scale events. This has improved the flow of traffic into the Clubhouse, ensuring all residents and guests are scanned in properly. These stations have also been utilized for managing event capacity, limiting guests, and completing transactions for classes and tickets.



Safety First

Ensuring everyone feels welcome and accommodated

We are pleased to announce the installation of new handicap-accessible push buttons and doors to the card rooms. This enhancement is part of our ongoing commitment to improving accessibility and ensuring that all residents have convenient access to our facilities. The new push buttons provide a more inclusive experience, allowing individuals a clear and safe passage into the card rooms, ensuring everyone feels welcome and accommodated.

Speedbumps have been added to the road leading to the back of the clubhouse. These speed bumps have helped slow traffic, ensuring a more secure and comfortable space for residents to enjoy, especially through this active pedestrian area.



Providing the Essentials

The quality of service that we provide the Village continues to climb

CenClub knows how important the essentials are to your adventures here in CVE. As the heart of your active lifestyle, the clubhouse offers a range of services and amenities that our residents count on. As we trek forward into the New year, the quality of service that we provide the Village continues to climb.

Every year, we rally together to support the Toys-for-Tots campaign and give back to our amazing community. This year, the holiday spirit was stronger than ever, with residents coming together to make a big impact. We're excited to announce that we've set a new record, with 575 toys collected and picked up by the US Marine Corps! CenClub is proud to be part of this incredible show of generosity lighting the beacon of community service!



Providing the Essentials

To help with organizing check-ins with security at the Clubhouse, and ensuring legitimacy of credentials, we have implemented appointments for realtors. These appointments can be made online, and require realtors to provide important information, including the names of any prospective buyers that come on to property. In addition, appointment times are limited to minimize any potential disruptions.



A popular outdoor service utilized at the clubhouse are the BBQ grills near the gazebo. These grills are a “hot” commodity during the fall and winter months and provide ideal entertaining space for residents and their guests. Although these grills are cleaned regularly and remain covered while they are not in use, they are still affected by the South Florida weather. After 3 years and thousands of reservations, we have once again replaced all 6 grills with new commercial grade grill boxes and grates. We look forward to more outdoor cooking with family and friends for years to come.



Innovative Ventures



Setting the standard for new ventures

There is always something new and exciting around the corner. CenClub strives to be a leader in innovation, setting the standard for new ventures here at CVE.

As sewing and quilting become more popular in the clubhouse, the need for durable machines has increased. CenClub has purchased 6 new state-of-the-art Brother sewing machines and an embroidery machine to accommodate the recent growth in demand. Tables were custom built to fit the space and provide functionality. Training courses are available for residents wanting to learn how to use the innovative features, and sewing classes are being offered using the new machines as well. This has been a fantastic addition to the creative studios within the clubhouse, as CenClub is always finding new ways to improve.

Innovative Ventures

The restrooms at the Upminster Pool have been completely remodeled. Just like the Richmond Pool, the restrooms have been upgraded with materials that match the design concepts of the remodeled pools. Blue mosaic tiles are used throughout the pools and pool houses, as well as the wall tile and epoxy floors. Modern countertops and fixtures complement this innovative look.

Another innovative initiative has been the implementation of QR Codes into our offices and services. With the abundant resources we provide online at cenclub.com and on the Cenclub portal, QR Codes have been a quick and convenient way for residents to access information, view videos, and sign up for events! We are always searching for innovative ways to improve the resident experience, here at CenClub.



Facility Operations

Our operation landscape continues to adapt to the changing needs of our community

We have enhanced the office service counters with a beautiful grey veneer overlay, in addition to a brand-new top and hardware. These new counters look great and now match the rest of the clubhouse security and service desks.



While the restaurant was closed for annual maintenance, we hosted the Curbside Cuisine Food Truck events with several cuisines to choose from.

Keeping our facilities clean is one of our priorities. Well this year, we went above and beyond. The roof at the restaurant was cleaned using drone technology. This new method is time efficient and much safer than traditional roof cleanings.



Facility Operations

Exploring new adventures within the community

Several bike racks have been added around the recreation areas to accommodate our active residents. These additional bike racks allow residents to secure their bikes in a designated location, rather than leaving them in unauthorized areas.

We installed automated fans at the Richmond Pool. These fans are modern and functional, providing residents with a breeze of cool air under the canopy.

Network surge protectors have been added to the main server rack to protect valuable equipment from a surge through Low Voltage lines.

CenClub upgraded its server, further protecting data, documents, in addition to improving processing speed and storage.

More and more activities are being added to the lineup, and residents are staying busier than ever, exploring new adventures within the community.



Lifestyle and Entertainment

There's never a dull moment in our community's entertainment calendar!

This year, we've continued to bring fresh and talented acts to our community, with standout performances like Melanie Amaro's Whitney Houston Tribute, Jayne Curry's "I Am What I Am," and fan favorites such as The Bronx Wanderers and The Motowners.

We've also kept the outdoor spirit alive with our CenClub Gazebo shows, offering residents a chance to enjoy live music under the open sky.

For those looking for even more adventure, our bus trips have taken residents to the Lauderhill Performing Arts Center's Broadway series.

Residents had a memorable trip to the Spring Training Baseball trip to watch the New York Mets take on the Washington Nationals.



Classes and Events

As residents discover new interests, we're here to support their next adventure every step of the way

We're thrilled to see our instructional classes expand here at CenClub, with a little something for everyone to experience. From staple courses such as Lapidary and Cinema, to new hands-on sessions like Woodworking and Quilting, there's a class for everyone seeking to learn something new! This year, we've offered more than before with 221 unique courses, making sure there's something to spark interest in all our residents.



As our community continues to thrive, clubs and organizations are growing to match the interests of our residents. Returning clubs such as the CVE Fishing Club, and the Nature Club are becoming more popular, and new classes like Book Club and Mahjong are off to a great start!

We also keep close connections with essential services that make life easier, like AARP TaxAid, Broward County Property Appraisers for Homestead assistance, and exclusive discounts at BJs Wholesale. AARP Defensive Driving Courses, the Oneblood Blood Drive, and the Veterans Center events are just a few of the ways we're helping to improve the convenience and well-being of our residents, keeping everyone on the right path to a healthier, happier journey.

Our Valentine's Dance, Halloween Party, and New Year's Bash have all been unforgettable moments, and we're eager to gather around the next exciting event!

Resident Services



The services we provide residents is continuously improving, and we are going above and beyond

This year, we successfully launched our season ticket sales, ensuring a smooth and enjoyable experience for all our residents. Opening day for our ticket sales is extremely popular for our residents.

In order to ensure that residents get their seating preferences, we had opened additional ticket stations within all CenClub offices to aid residents in purchasing tickets. These additional ticket stations allowed us to help more residents at a faster pace than years past. Thanks to an enhanced lineup of engaging shows, we achieved record-breaking ticket sales for the 2024-2025 season.



We continue to verify residents requests for access to the CenClub online portal and create usernames and passwords for each unit, making it easy for residents to navigate and manage their accounts. Our team is always ready to lend a hand, offering one-on-one assistance in person or over the phone, guiding residents through the online ticket ordering process. This hands-on approach creates a positive and welcoming experience, strengthening our sense of community.



Athletics and Fitness

Sparking energy at the heart of the village

As the community continues to thrive, the Fitness Center remains active, sparking energy at the heart of the village.

The competition in 2024 continued for residents. CenClub hosted our annual tournaments and challenges for putting, pickleball, and billiards. This year we added a basketball competition where residents played HORSE for a cash prize! Congratulations to our winners!

Personal training sessions have become more and more popular among our residents. This year we added a desk for personal trainers to consult their clients and map out training sessions. We have added even more new equipment to the gym floor. Ellipticals, recumbent bikes and upright bikes are new to the Cardio Room, as well as 7 new machines added to the weight room, including a leg press and weight benches. Athletic Classes are growing to meet the needs of our residents. New classes such as Spin Sculpt and Zumba Gold are just a couple examples of classes that adapt around the residents needs.

We have continued our sports lectures and presentations with topics such as baseball, basketball, and preparation strategies for an active lifestyle. Residents continue to show interest in learning more about health and well-being. Here at the fitness center, we'll continue to expand our amenities to support the journey of our active and adventurous community.



Maintenance

CenClub works hard to maintain the recreation properties

Lighting panels were upgraded to LED fixtures throughout the first floor of the Clubhouse in the general purpose rooms, and hallways. These lights are energy efficient and illuminate these areas much better.

The main water heaters were replaced for the Clubhouse hot water with new Rheem units.

Another improvement this year has been the replacing of the GP-C air conditioning unit. This units was nearly original to the building.

Annual Chiller maintenance was performed on both chillers, and parts were replaced.



Community Pools

A refreshing escape around every bend

The pools at CVE continue to make waves as a popular highlight of the Village, offering a refreshing retreat for residents to enjoy the beautiful South Florida weather. Preventative maintenance and pressure cleaning were carried out across all pools, with upgrades made where necessary to keep everything in top shape.



We added new LED disc lights to the eaves of the satellite pool houses, bringing a modern touch and improving nighttime visibility.

To streamline the process of storing and accessing pool furniture, new double doors were installed on the large storage rooms at Newport, Ventnor, Durham, and Westbury. Chemical controllers were relocated inside the pump rooms, positioned just inside the door for efficiency and easier access.

New life-saving rings were placed at the satellite pools, enhancing safety for all swimmers. The Pool team also ensured that all chaise lounges were secure, ensuring stability and comfort for residents.

Major Projects

Richmond Sail Shades

To compliment the newly completed Richmond pool, sail shades have been added to the corner of the pool deck adjacent to the tennis courts. Not only does this addition provide even more shade for this busy pool, it also adds beauty and sophistication to this fun outdoor amenity, not to mention a splash of color.



Building Automation

Through GulfStream controls and AutomatedLogic, the CenClub facilities are fully automated and controllable. Lighting circuits have been added to new outdoor areas such as the Putting Course, and old photocell circuits have been added to the system, regulated online and via text notification. We are excited to complete this huge project, adding efficiency and control to the rest of the property.



Clubhouse Roof

We are excited that the work on our brand-new roof across the entire clubhouse is nearing completion. This new roof on the Clubhouse will fortify protection against the storms and weather the South Florida climate brings. We continue to strive to improve and protect the recreation properties, helping to preserve our facilities for years to come.



Major Projects

Clubhouse Pool

The clubhouse pool has been undergoing renovations this year, and has made significant progress. The pool is being transformed to a resort-style amenity, with new features, such as a zero-point entry ramp similar to Richmond, as well as an area for floor jets, waterfalls, and a beautiful new pool deck.



The capacity of the pool will be increased, as well as the pool deck area. The cage structure of the canopy has been refinished and will receive a brand new fitted canvas. To top it off, the surrounding landscaping will be redone with lush tropical foliage and 360 degree speakers for music.



Major Projects

Handball and Racquetball Court



This year we completed the construction of the new Handball and Racquetball Court. This facility has been a great addition to our outdoor amenities, naturally shaded and located on the East side of the Clubhouse. Residents are enjoying the versatility of the court, utilizing it for both sports and as a practice wall. The retaining wall provides a barrier to keep your ball in play, and picnic tables were added for seating.

Ashby Pool Renovation

The Ashby Pool underwent a full renovation this year. The pool was resurfaced with new coping and tile, and new pavers were installed to match the new pool decks around the village. In addition, the fence was replaced with a higher and more secure fence, similar to Richmond. These newer fences are less noticeable than the older bright-white fence, allowing residents to feel more connected to the outdoors.



Pickleball Sail Shades

As an extension of our recently expanded pickleball complex near the parking lot, CenClub has added 3 huge sail shades to the courtyard seating area, improving the aesthetic of the facility, and the comfort of the residents who frequent the courts. This project took just a little over a month to complete and compliments this popular amenity with a modern design and functionality.



Major Projects

Elevator Project

The elevator in the Clubhouse has been completely redone. To accommodate residents during the project, a shuttle was provided to transport patrons between floors. The hydraulics were replaced, and the entire system was completely updated. In addition to the elevator's mechanics, the interior was remodeled, matching the building's aesthetic. We hope these renovations make the trip throughout the clubhouse more enjoyable.



Other Projects

Here are a few more steps we've taken on our path through 2024.



Additional Cornhole Boards
Clay Studio Sink Station Rebuild
Trees Added to Putting Course
Improved Drainage at Richmond Pool
Computerized Lost and Found
TV Added to Sewing Room
New Flag Uplighting
Additional Outdoor Tables
Irrigation Upgrades



Awaiting Adventures

CenClub is proud to be a part of such a vibrant community, and we will continue to aid in fortifying its future. Here is a look at the upcoming adventures of 2025.

Entertainment Upgrades

Regular entertainment in the Theater and Party Room is a huge part of the identity of our beloved community, and the resident's experience is always in mind. In 2025, CenClub will be making additional sound upgrades as well as lighting improvements to both of these active spaces. These enhancements will elevate the already vibrant atmosphere of our fun and exciting entertainment calendar, and give residents even more to look forward to.



Ashby Pool House Renovation

To compliment the recent renovations of the Ashby Pool, the restrooms will also be getting revamped to match the new design of the surrounding pools. These new restrooms look great and are much easier to maintain. Bright wall tiles open up the space, while a splash of blue mosaics tie in the beautiful blue water of the pool. New counters and fixtures will be installed to top off the modern design.



Awaiting Adventures

AC Unit Replacements

It's important the temperature inside the Clubhouse is comfortable throughout the year, especially in the warm summers. Most of the AC units are nearly original to the building and have been repaired several times. As the years go on, parts to make these repairs become harder to come by. In 2025, CenClub will begin to replace AC Units throughout the building, starting with the large roof units. These newer units will be more reliable, easier to maintain, and more energy efficient.



New Basketball Court

Residents who enjoy basketball here in CVE are using shared courts that are often booked with tennis reservations. We are excited to announce that as a part of the 2025 project lineup, CenClub will be adding a designated half-court basketball court to the clubhouse sporting complex. Located on the back side of the new Handball and Raquetball Court, basketball will offer residents another way to stay active and engage in some friendly competition. This project will be a slam dunk.



Awaiting Adventures

Ping Pong Room Flooring

In the coming year, we will be updating the flooring in the Ping Pong Room to enhance both the functionality and aesthetic of the space. The new flooring will provide a smoother, more durable surface, improving the overall playing experience for residents. Not only will it create a safer environment by reducing slips and falls, but it will also make the room more inviting for socializing and recreational activities. We look forward to unveiling the refreshed space later in the year.



2024-2025 Budget

At CenClub, we take great care in how we allocate your monthly recreation payments, with an aim towards enhancing and expanding the amenities and services available to our residents. Our focus is on introducing and improving facilities and spaces that enrich quality of life, while strengthening reserves to ensure the continued growth and sustainability of CVE for years to come. Below is the CenClub Recreation Management, Inc. budget for the fiscal year 2024-2025.

Income

CenClub's income is comprised of monthly recreation fees, and activity revenue such as classes and ticket sales. This year, the CenClub Board of Directors standardized the monthly recreation fee among owners. This adjustment is aimed at making our fee structure more consistent and predictable for budgeting utilities, major projects, in addition to routine maintenance and repairs. We are proud to say that the CenClub coupon remains the lowest of the three payments required by owners. Next year, \$11 million will be allocated towards preserving the recreation facilities, and helping us navigate new paths for growing the amenities and services offered through CenClub.

COUPON INCOME	\$11,090,226.00
OTHER INCOME - Classes, I.D., and Ticket Sales	\$961,120.00
REPLACEMENT RESERVE DRAWS	\$1,051,224.00
TOTAL INCOME	\$13,102,570.00

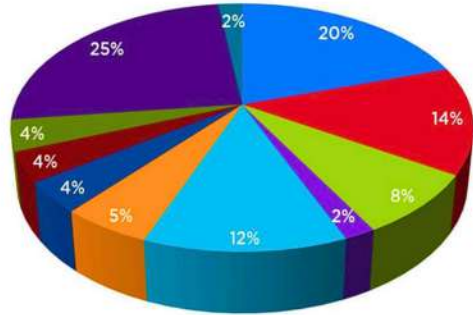


2024-2025 Budget

Expenses

As part of this vibrant community, CenClub has various costs associated with maintaining the recreation amenities. We utilize our annual operating budget as a map, outlining a detailed breakdown of how the income is spent.

- GENERAL AND ADMINISTRATIVE (20%)
- TAXES/FEES/INSURANCE (14%)
- ID AND SECURITY (8%)
- LEGAL AND PROFESSIONAL SERVICES (2%)
- ELECTRIC/TRASH/JANITORIAL (12%)
- THEATER/ENTERTAINMENT/DANCES (5%)
- ATHLETIC/INSTRUCTORS/SPORTS/GAMES (4%)
- POOLS/COURTS/GROUNDS (4%)
- FACILITIES/EQUIPMENT/HVAC (4%)
- SCHEDULED PROJECTS (25%)
- REPLACEMENT RESERVES FOR REPAIRS (2%)



EXPENSES

GENERAL AND ADMINISTRATIVE	\$2,660,875.00
TAXES/FEES/INSURANCE	\$1,792,809.00
ID AND SECURITY	\$1,050,700.00
LEGAL AND PROFESSIONAL SERVICES	\$229,980.00
ELECTRIC/TRASH/JANITORIAL	\$1,587,070.00
THEATER/ENTERTAINMENT/DANCES	\$658,710.00
ATHLETIC/INSTRUCTORS/SPORTS/GAMES	\$533,000.00
POOLS/COURTS/GROUNDS	\$508,500.00
FACILITIES/EQUIPMENT/HVAC	\$560,230.00
SCHEDULED PROJECTS	\$3,311,000.00
REPLACEMENT RESERVES FOR REPAIRS	\$209,696.00
TOTAL EXPENSES	\$13,102,570.00

A copy of our annual operating budget is available for residents to reference online at cenclub.com/documents or in the Staff Office at the clubhouse.

A Special Thank You
to our
2024 Board of Directors

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