

Minutes of CVE CenClub Board of Directors Meeting April 8, 2025

Present: Stanley Spitzer, Jay Baimel, Michael Rackman, Arnold Klein (via Zoom). Absentees: Susan Dove, Shelia Pascar, Rita Pickar
Mike Burdman, the executive director of CenClub, was present, and Norma Taylor with Bay Management was on Zoom.

Minutes:

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

President's Report (Stanley Spitzer)

Stanley reported that he recently toured the new pool and described it as magnificent—spacious and roomy. The team expects it to be functional in about four weeks.

Treasurer's Report: Jay Baimel

Jay reported that for March 2025, the operating account began with \$25,364. During March, CenClub received \$997,350. CenClub dispersed \$1,062,868 and transferred \$79,179 to the reserve accounts. At the end of March, the operating account balance was \$39,025, and petty cash was \$6,751. At the end of March, the total operating cash was \$45,776. At the end of March, CenClub had a reserve cash balance of \$3,017,015. As of March 31, 2025, CenClub Recreation Management has \$3,062,791 in total cash. The reserve account began in March 2025 with \$3,090,533, and CenClub earned \$5,661 in interest income. There were net transfers from the reserve to the operating account of \$79,179; therefore, at the end of March 31, 2025, the reserve balance was \$3,017,015.

During the six months from October 2024, the beginning of the current fiscal year, through March 2025, CenClub has dispersed \$2,443,000 for 2024/2025 budgeted capital projects.

The March 2025 expenditures were \$385,000 and included in the \$2,443,000 total. Of the \$385,000 was another payment for the Clubhouse pool replacement of \$254,000. \$122,000 to substantially complete the Clubhouse roof contract and \$9,000 for architectural plans for an amphitheater, CenClubs participation in the Central Park project.

Interest income for the six months ended March 31, 2025, amounted to over \$34,000. For March 31, 2025, net recreation receivables were \$113,156, down from \$116,575, a decrease of \$3,419 from February 28, 2025. Total assets of CenClub Recreation Management as of March 31, 2025, were \$9,879,874, up from \$9,728,799. Liabilities were \$428,162, down from \$557,724. As a result, CenClub members' equity was \$9,451,712, up from \$9,171,075 at the end of March 31, 2025.

Stanley commended Jay for reducing the outstanding dues from the general population. Jay attributed the success to the accounts receivable department led by Ronnie Joe Serone—her staff and outside attorneys who file liens. To be current is to have a little less than one month's billings. One month's billings are about \$1M.

Executive Director Report: Mike Burdman, Executive Director

Projects underway:

The Clubhouse pool is nearly complete; final electrical inspections were passed last week. The paver deck is finished, and handrails will be installed soon. Landscaping is underway to add shade and enhance the area. Contractors are finalizing plumbing in the pump room. Once landscaping is done, we'll clean and seal the pool deck and deep clean the furniture.

The Clubhouse Roof Project is now complete.

Upcoming projects:

Roof replacements are scheduled for the Lyndhurst South and Upminster Pool bathhouses.

The Ashby Pool house restroom will be refurbished. Plans have been finalized, and materials have been ordered.

New central AC units for the Clubhouse have been built and are scheduled for installation in April and May. This major upgrade will improve temperature control and reduce energy costs.

Theater and party room technology updates will begin after the season.

Maintenance and Pools:

In February, our maintenance team completed 188 work orders, and the pool team completed 30.

- All property lights were inspected and replaced or ordered as needed. New push-button timers were installed for pool canopy lights. The second-floor theater hallway aisle lights were replaced to provide soft, performance-friendly lighting. Additionally, 12 lights were replaced in the Clubhouse parking lot, along Century Blvd. palm trees, and in the spinning room with new 4x2 LED panels.
- **A major backup in the ladies' room at the Ventnor pool was unclogged—only flush toilet paper.**
- A safety inspection of all pools found no issues with equipment or facilities. Security continues to monitor the pools and bathhouses. The ceiling drywall in the Markham pool storage room is being repaired.
- The pool team also completed semiannual ant treatment on all pool decks.

Please use the bike racks available at every recreation area. Bikes are not allowed on the pool deck, as this violates health codes. Abandoned bikes will be booted by security or removed by management after repeated offenses.

For your safety, please be mindful when riding. Due to safety concerns with moving equipment and materials, bike riding is prohibited on recreation sidewalks, in the maintenance area, and under the Clubhouse tunnel entrance. Please avoid cutting through these areas—ride around the Clubhouse instead.

Reminder of Pool Rules

- Please use the restrooms. A contaminated pool means a closed pool.
- Reservations are required for gatherings at the pools. Reservations help CenClub know whom to contact if there is an issue and keep the team organized.
- Please have your ID card with you at the pools and in any CenClub area (photos are not accepted).
- Food is allowed. Glass is not permitted.
- Please be courteous to your neighbors; do not play loud music,
- play ball, or jump in the pools.

Pickleball Lessons:

Lessons with Coach Cleo – Off-Season Schedule: Starting Tuesday, May 6 at Clubhouse Court #4

- 8:00 – 8:55 a.m. – Beginner
- 9:00 – 9:55 a.m. – Intermediate/Advanced
- 10:00 – 10:55 a.m. – Intermediate/Advanced

Pickleball Tournament with Coach Cleo

When: Thursday, April 10 (Rain date: Thursday, April 17)

Location: Tilford Courts

Sign-Up: In person at the Fitness Center or email Coach Cleo at cleo.collange@gmail.com

Basketball Free Throw Contest:

- 1st Place: Steven M. – Signed game ball, \$25 cash, and 1st place medal
- 2nd Place: Ed A. – \$15 cash and 2nd place medal
- 3rd Place: Judy T. – \$10 cash and 3rd place medal

Each participant had 10 shots. It was an exciting finish, with Steven and Ed tied for first and going into a tiebreaker round—Steven clinched the win by making 4 out of 5 free throws!

Personal Training: Personal training is available at an excellent rate in the fitness center! Stop by today for more information and to schedule a free consultation with our staff.

Fitness Equipment Orientation: Sign up at the fitness center for this one-hour session. Our fitness experts, Rocco or Cindy, will guide you through the center, explaining how to use the equipment and highlighting essential safety features.

Lifestyle and Entertainment:

Tickets for season shows are now on sale. These shows cost just \$18, a slight increase from previous years. They are available for purchase online and at the box office during business hours: 9 AM—4 PM Monday through Friday and one hour each Sunday before shows begin. As a reminder, all shows start promptly at 8 pm unless noted.

Upcoming Shows for May

- Sunday, May 4th: “An Evening with Neil,” The ultimate Neil Diamond tribute.
- Wednesday, May 18th: Clean Slate Band. Rock and dance crowd favorites.

Tickets for the summer shows will be available starting April 14th for just \$7. They can be purchased online or at the box office during business hours, from 9:00 AM to 4:30 PM. Please note that all summer shows will occur in the party room and begin promptly at 8:00 PM. Shorts are permitted for the summer shows in the party room.

If you are bringing a guest, please ensure they have a ticket and a form of photo ID and that they are checked in at a security desk. You must accompany your guests; they will only be allowed in with a resident. Please remember that the theater is a fragrance-free zone; be aware of others with asthma or breathing problems. Shorts are not permitted; this is to preserve the elegance of our beautiful theater. No food or drinks are allowed in the theater. These rules are not new; they are posted on the ticket window website and printed on the back of all tickets.

Dances: Dances are held on Saturday nights in the party room, starting at 7:30 PM. As with the theater policy, shorts are not permitted at the dances. Guests may attend if accompanied by a resident and sign in at the Clubhouse with security upon entry. Reminder: There is no dance on April 12th, in observance of Passover.

Pool parties: Pool parties have been moved to the multipurpose room (located in the fitness center) due to pool construction. They will take place on Sundays from 1:00 PM to 4:00 PM. Residents can enjoy the DJs, sing karaoke, and dance.

As a reminder, joining the **CenClub email list** is essential. Every resident on the list receives important updates and information about events, classes, activities, and our monthly happenings. Remember, you can join the mailing list from the comfort of your home by visiting cenclub.com. In addition, you can sign up in person at the Staff or Administration offices at any time.

CenClub Announcements and Events

Spring/Summer Classes. Spring class registration has been extended and ends this week! Classes include Computers, Woodworking, Porcelain Floral Making, Knitting (Beginner & Intermediate), Spanish, Latin Dance, and more. All classes run for 6 weeks and begin April 14. Register online at Cenclub.com or in person at the staff office.

Property Appraiser: The Broward County Property Appraiser's office will return on Thursday, May 1st, to assist residents with homestead applications. The office is located in the Clubhouse's second-floor lobby. Appointments must be made by contacting the staff office, which is open from 9:30 AM to 12:00 PM on the first Thursday of every month.

AARP Defensive Driving: Classes are filling up quickly, but spots are still available for the session on April 16th. To reserve a spot, residents must visit the Staff Office in person and pay by check. The cost is \$20.00 for AARP members and \$25.00 for non-members. The class runs from 11:00 AM to 5:00 PM. Bring lunch!

Hear USA: Beginning tomorrow, Hear USA will return monthly, offering free amplified telephones for eligible residents. Stop by the theater alcove every 2nd Wednesday from 1:00–3:00 PM for this service.

BINGO: Join us for BINGO in the Party Room every Tuesday at 7:00 PM! Doors open at 5:30 PM, and guests are currently permitted. Food and beverages are allowed, and players must be in the Party Room before the first game starts at 7:00 PM. – no exceptions. The capacity for the event is 350 players.

Employee of the Month: Congratulations to Vinnie Riker in the ID office for being named Employee of the Month! Vinnie consistently helps residents every day with a smile on her face. Vinnie does a great job, and we thank her for all her efforts..

New Business: None

Old Business: None

The next **CenClub meeting** will be on May 13, 2025, in GP-A at 9:30 AM.

Michael Rackman moved to adjourn, seconded by Jay Baimel at 10:00 AMThe motion carried unanimously.

Respectfully submitted by

Stanley Spitzer, Vice President CenClub Board