

Minutes of CVE CenClub Board of Directors

April 14, 2026

Present: Stanley Spitzer, Jay Baimel, Michael Rackman, Susan Dove, Sheila Pascar, and Michele Conte. Absent: Rita Pickar

Also present was Mike Burdman, the Executive Director of CenClub

Minutes:

Sheila Pascar moved, and Susan Dove seconded the motion to waive the reading and approve the March minutes as posted on the CenClub website and printed in the *Reporter*. Motion carried unanimously.

Treasurer's Report: Jay Baimel

Jay presented the March 2026 financial update. The operating account began the month with a balance of \$7,232. During March, CenClub collected \$1,094,853 in revenue and incurred \$779,125 in expenses. An additional \$86,654 was transferred to the reserve account, bringing the ending operating balance to \$236,306 as of March 31, 2026.

The reserve account began the month with a balance of \$2,982,141, earned \$3,538 in interest, and transferred \$86,654 from the operating account, resulting in an ending balance of \$3,072,333.

Operating cash totaled \$236,306, and petty cash totaled \$6,980. The total cash as of March 31, 2026, was \$3,315,619.

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.

In March 2026, CenClub disbursed \$89,000 for Board-approved capital projects, including continued funding for the replacement of fencing at various satellite pools and the upgrade of deteriorating palmetto frond (thatched) roofs at the mini golf tiki huts to durable plastic materials for improved longevity and wear.

CenClub earned approximately \$3,500 in interest income in March, bringing total interest income for the current fiscal year (beginning in October) to over \$25,000.

The outside CPA firm has completed the annual audit of the financial statements, which will be issued with an unqualified opinion in accordance with GAAP—the highest level of assurance. Copies will be available to owners upon request at the end of April.

As of March 31, net receivables were \$113,298, down from \$135,555 at the end of February—a decrease of \$22,257. 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 March were \$8,656,022, with liabilities of \$371,830, resulting in members' equity of \$8,284,192. Jay noted that last month, CenClub assets were reported at approximately \$12.4 million and are now approximately \$8.7 million. This change is not an error.

The reduction reflects standard year-end audit adjustments by the CPA firm, reclassifying over \$3.7 million in scheduled repairs that are carried on the balance sheet during the year. At year-end, these amounts are reclassified to the income statement as expenses, in accordance with GAAP. This adjustment does not adversely impact the financial strength of CenClub.

Executive Director Report: Mike Burdman, Executive Director

Community Updates & Ongoing Projects

- **Markham Pool:** Installation of a new perimeter fence has begun. The pool, deck, and restrooms will be closed during construction. Residents are asked to avoid the area for safety. Maintenance on pool equipment and facilities will also be completed during this time. Residents may use other community pools. A notification will be issued once the project is complete.
- **Swansea Courts:** Sound-deadening panels have been received, and installation is underway along the fencing. These custom-manufactured panels are designed to reduce noise by up to 38 decibels and are expected to be fully installed soon.
- **Clubhouse Concrete Restoration:** Concrete and stucco restoration has been completed at the clubhouse, including work on emergency staircases near the pool, exterior building corners, and the downstairs tunnel entrance and bus depot areas. These preventive repairs address typical wear caused by rebar expansion over time. The building remains in sound condition with no structural concerns.

Maintenance and Pool Operations Update – March

During March, the maintenance team completed 144 work orders, and the pool team completed 63.

- Gutters at the Westbury and Upminster pools were cleaned to remove leaf buildup and restore proper drainage.
- A clogged drain in the women's restroom at the Ventnor pool was cleared after removing debris, restoring normal water flow.
- The library air conditioning system was repaired, including replacement of the main electrical panel due to a burned phase leg and installation of a new three-phase voltage monitor.
- Preventative maintenance was completed on the indoor pool, including draining, cleaning, and minor repairs.

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 3:** Mizz Behavin' Band – Florida's favorite all-female rock band
- **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

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:** Opens **May 1** in the Staff Office and online. 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, April 16, 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, April 16, 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.
- **Green Market:** The Green Market has been a great success, featuring fresh produce, artisan goods, baked items, and more. **The final market of the season will be held on Friday, April 17, from 9:00 AM to 1:00 PM.** Residents will receive a free reusable shopping bag while supplies last. The event is expected to return after the summer months.

- **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.
- **Earth Day – Planet Pickup Walk:** A community cleanup walk will be held on **April 22, meeting at the basketball court at 9:30 AM**. Residents will complete one lap around Century Village while picking up litter to help celebrate Earth Day and keep the community clean.

Employee of the Month: Congratulations to Kyle Heckman of the Fitness Center for his contributions to the CenClub Senior Olympic Games. Kyle participated in the dunk tank, adding to the residents' enjoyment of the event. He is recognized as a hardworking and dedicated employee who consistently brings a positive presence to the Fitness Center.

New Business: None

Old Business: None

The next **CenClub meeting** will be on May 12 at 9:30 a.m. in GP-A.

Susan Dove moved to adjourn and was seconded by Sheila Pascar at 9:58 AM. The motion carried unanimously.