

Minutes of CVE CenClub Board of Directors

December 9, 2025

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

Minutes:

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

Treasurer's Report: Jay Baimel

Jay presented the combined financial report for November 2025. The operating account began the month with a balance of \$206,596. During November, CenClub collected \$1,023,994, disbursed \$969,142, and transferred \$151,560 to the reserve account, resulting in an operating balance of \$109,888 as of November 30, 2025.

The reserve account began November with a balance of \$2,222,345. During the month, \$151,560 was transferred to reserves, and \$3,261 in interest income was earned. The reserve balance at month-end totaled \$2,377,166. Total cash on hand as of November 30, 2025, was \$2,493,947.

Funds in the sweep reserve accounts continue to be maintained in deposits under \$250,000 to ensure full FDIC coverage. During November 2025, CenClub disbursed \$186,000 for budgeted and Board-approved capital projects, including roofing completion for the Lyndhurst South and Upminster pool bathhouses (\$75,000), replacement fencing for four pools (\$55,000), party room sound system improvements (\$47,000), and planning for the Central Park bathhouse and amphitheater (\$9,000).

Interest income for November totaled approximately \$3,300, reflecting a slight improvement in reserve account returns. The independent CPA has completed the annual audit for the fiscal year ended September 30, 2025; the final audit report will be available to owners upon request.

As of November 30, 2025, net receivables totaled \$123,400, an increase of \$3,366 from October. Total assets increased to \$11,961,990, while liabilities decreased to \$703,072. As a result, members' equity rose to \$11,258,918.

Executive Director Report: Mike Burdman, Executive Director

Recreation Updates:

Pool Fencing: The new fence at the Westbury pool was completed two weeks ago, and construction on the next phase has begun. The pool is currently closed but will reopen once the fence is finished.

CVE Pools: This is a reminder that all pools in the CVE Village, including the Westbury pool, are open to all residents regardless of gender or religion. Pools are not reserved for women-only swim sessions. Thank you for your understanding and cooperation.

Party Room: All updates discussed at the last meeting regarding the theater and party room are now complete. The new concert piano has been installed and sounds terrific.

Parking Lot: The back parking lot of the clubhouse has been re-stripped to improve visibility. Please drive slowly, observe signage, and follow traffic laws in the clubhouse and recreation areas.

Maintenance and Pool Updates

Work Orders: 213 maintenance and 72 pool work orders were completed in November.

Lighting: All lights on the property have been surveyed and ordered or replaced as needed.

Pools: All pool furniture has been returned to full capacity as Hurricane season comes to a close. The pool team painted the Newport storage room. The team brought all the pool furniture out of storage for the season. The pool team replaced the pool pumps at the Lyndhurst South, Ventnor, and Markham pools, all of which had leaking shaft seals. The team also replaced the leaking wet end of the pool pump for the Upminster pool.

Party Room: Most of the walls in the party room hall were painted, including the baseboards, walls, and ceiling.

Parking lot: The metal columns of the canopy located in the bus parking lot were sanded and painted.

Pools: To address frequent toilet clogs caused by paper towels, paper towel dispensers have been replaced with hand dryers in both the men's and women's restrooms. New electrical service and wiring, including a dedicated breaker, were installed.

Generator: Preventive maintenance on the generator revealed water contamination in the diesel fuel tank. The fuel was flushed, and the issue was resolved.

Mechanical room: A check valve was installed in the billiards mechanical room drain to prevent water backup from heavy rains, protecting the clubhouse from potential leaks and future damage.

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: Please ride your bikes safely and avoid Recreation sidewalks, the maintenance area, and the tunnel entrance to the clubhouse, as these areas pose significant safety risks due to moving equipment and materials. Instead, kindly walk your bike safely through the clubhouse area.

Pool & Recreation Reminders

- Please use the restrooms; contamination will result in pool closures.
- If you are planning a pool gathering or party, please submit a request in advance. This allows us to be aware of events, avoid double bookings, and have a point of contact if needed.
- Please carry your ID card with you at all pools and in all CenClub areas, including the courts. Failure to present your ID when asked may result in suspension of recreation privileges.
- Glass items are not permitted in the pool area. Please follow the posted food rules.
- For everyone's safety and enjoyment, music, horseplay, and ball playing are not allowed in the pool area. Floatation loungers, inner tubes, and large inflatables are not permitted. Pool noodles are allowed.
- The pools are intended for swimming. Card games (including Mahjong and Canasta) should be played in the designated Card Rooms at the Clubhouse. Residents using the pool area may eat only under the canopy. If you prefer to play cards outdoors, there are several tables around the Clubhouse property available for use.

Fitness Center:

The **3rd Annual 8-Ball Billiards Tournament** was held on November 19. Congratulations to our champions and thank you to all who participated!

Registration is now open for our **2nd Annual CenClub 5K Fun Run & Walk on January 25!**

Register online at **CenClub.com/5k** or in the Staff Office by **January 4**. This year's event will feature AccuChip timing for accurate results and a DJ to keep the energy high. The registration fee is \$25, and participants will receive a 5K event shirt, swag bag, snacks, drinks, and a participation medal. All proceeds will benefit the local charity "**In Jacob's Shoes**," which provides new and gently used shoes to children in need throughout South Florida. Residents are also invited to donate new or gently used shoes; please drop off donations at the **Fitness Center**. Every pair makes a difference!

The **new seasonal fitness schedule** is now available online, at the Fitness Center, and in the Staff Office. This season features 133 fitness classes along with a variety of 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 are held on Clubhouse Court #4 **Monday through Friday, beginning at 8:30 a.m.** For a complete list of classes and times, please visit the Staff Office to view the Tennis Schedule.

Pickleball

Coach Cleo: Workshops held **Tuesday, Wednesday, and 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, December 14 – Broward Pops Orchestra Winter Concert**

Enjoy holiday favorites, including selections from *The Nutcracker* and other seasonal classics.

- **Sunday, December 21 – One Hit Wonders (Songs of the '60s & '70s)**

Sing along to unforgettable hits like “*I Can See Clearly Now*” and “*Build Me Up Buttercup*.”

- **Sunday, December 28 – Lane Braden and the Tailgate Shakedown**

Yee haw! Grab your cowboy hats and enjoy an **all-ages** performance featuring country music favorites.

- **Wednesday, December 31 – Jive Talkin’ (Bee Gees Tribute)**

Ring in the New Year by stepping back into the golden age of disco with this high-energy tribute show.

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 by visiting the Staff or Administration office in person.

CenClub Announcements and Events

Winter 1 Class Sessions: Registration is underway and ends on December 22. 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, January 15, 9:30 a.m.–12:00 p.m.** (second-floor lobby). Appointments are required through the Staff office. Please note that the schedule has been changed to the **third Thursday of each month.**

Supervisor of Elections: Representatives will also be on-site **January 15, 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 will be on **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, December 10, 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: The Board extends its sincere thanks to all residents for their continued support of the **Toys for Tots** program. Last year, 575 toys were donated; this year, the community exceeded that total, collecting 601 toys and raising \$2,004 during **Bingo nights.** Appreciation is extended to all residents who contributed, the volunteers who helped raise funds, and **Master Management** for serving as our partner drop-off location.

The Board expressed appreciation to all who contributed to the success of the community's first **Green Market**, held this past Friday. In response to positive feedback, the Green Market will now be offered as a bi-weekly event through April, held on the **first and third Fridays of each month from 9:00 a.m. to 1:00 p.m.** Residents can enjoy fresh produce, artisan goods, baked goods, gifts, and more. A complete list of dates is available on the flyer located in the Staff office.

Club Crawl: Residents were also reminded of the upcoming Club Crawl, scheduled for **December 17 from 10:00 a.m. to 1:00 p.m.** Throughout the Clubhouse, more than 40 CVE clubs and organizations will be available to share information, showcase their activities, and welcome new members. This inaugural event offers residents the opportunity to explore new interests and become more involved in the community. Event check-in will take place in the party room.

Holiday Hours: The Clubhouse will close early at 5 pm on December 24th and will be closed on December 25th. The Admin, Ticket, Payment, and ID office, Clubhouse Library, and Century Diner will be closed on New Year's Day, January 1st; however, the Staff Office and all other Clubhouse areas will be open during regular hours.

Employee of the Month: Congratulations to Alexis Braunstein for being the December employee of the month. She is the administrative assistant in our office and plans all staff get-togethers. Thank you for all your hard work.

Stanley thanked Mike for his help in establishing the backgammon club. It meets every Monday from 1 pm to 4 pm. We invite residents to join us and enjoy a fun game. Rita reminded everyone that elections throughout the Village are coming up. These elections also apply to those in your building. Elect responsible people in your building as well as CenClub, Master Management, and COOCVE.

New Business: None

Old Business: None

The next **CenClub meeting** will be on January 13 at 9:30 a.m. in GP-A.

Stanley Spitzer moved to adjourn, and was seconded by Shelia Pascas at 10:09 a.m. The motion carried unanimously.