

## **Minutes of CVE CenClub Board of Directors**

**March 10, 2026**

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

Also present were Mike Burdman, the Executive Director of CenClub, and Norma Taylor of Bay Management (via Zoom).

### **Minutes:**

Stanley Spitzer moved, and Jay Baimel seconded the motion to waive the reading and approve the February minutes as posted on the CenClub website and printed in the *Reporter*. Motion carried unanimously.

### **President's Message**

Rita congratulated all participants of Century Village's Art Show. She also highlighted the upcoming Active Lifestyle Games on March 26–27, which will include a fundraiser for the American Heart Association. Several well-known employees will participate in the dunk tank during the event.

## **Treasurer's Report: Jay Baimel**

Jay presented the February 2026 financial update. The operating account began the month with a balance of \$150,499. During February, CenClub collected \$1,141,284 in revenue and incurred \$991,907 in expenses. An additional \$292,644 was transferred to the reserve account, bringing the ending operating balance to \$7,232 as of February 28, 2026.

The reserve account began the month with a balance of \$2,686,230, earned \$3,267 in interest, and received \$292,644 from the operating account, resulting in an ending balance of \$2,982,141.

Operating cash totaled \$7,232, and petty cash totaled \$5,944, for a combined total of \$13,176. With reserve cash included, the total cash as of February 28, 2026, was \$2,995,317.

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

In February 2026, CenClub disbursed \$23,000 for Board-approved capital projects, including continued funding for the replacement of fencing at various satellite pools.

CenClub earned approximately \$3,300 in interest income in February, bringing total interest income for the current fiscal year (beginning in October) to over \$21,000.

As of February 28, net receivables were \$135,555, up from \$135,351 in January, an increase of \$204. The Accounts Receivable team is increasing collection efforts to help ensure owners remain current under the new regular monthly obligation.

Total assets increased to \$12,372,315, up from \$12,304,107 the previous month, while liabilities decreased to \$585,738 from \$740,637. As a result, members' equity was \$11,786,577, up from \$11,563,470 in January.

## **Executive Director Report: Mike Burdman, Executive Director**

### **Community Updates & Ongoing Projects**

- **Markham Pool Fence Installation:** Installation of a new 6-foot bronze fence at the Markham pool will begin this month. The upgraded fencing will provide a cleaner appearance while improving security and safety for the pool area. During the closure, maintenance will also be performed on pool equipment and related facilities.
- **Emergency Exit Door Replacement:** An emergency exit door for the theater stairwell leading to the pool deck has been replaced. This was an original door to the building. The team did a great job installing this.
- **Swansea Courts Sound Panels:** Custom sound-deadening panels have been ordered for the fencing at the Swansea Courts. These panels are custom-measured and manufactured. Production began yesterday and typically requires approximately 10 business days. Delivery is expected within the next few weeks.
- **Clubhouse Concrete Restoration:** Concrete and stucco restoration work has begun at the clubhouse to address several areas requiring preventative maintenance. Affected locations include the emergency staircases near the clubhouse pool, exterior building corners, the downstairs tunnel entrance, and bus depot areas. These repairs are common in South Florida due to rebar corrosion over time, which can cause concrete cracking as it expands. All work currently underway is preventative, and the building remains structurally safe with no risk.

## Community Events

- **CenClub Active Lifestyle Games:** CenClub Athletics will host the inaugural **CenClub Active Lifestyle Games**, a two-day Olympic-style community event on **March 26–27**. Residents can participate in a variety of sports and activities, including pickleball, putting, basketball, swimming, relay races, scavenger hunts, and giant board games.
  - Participants of all skill levels are encouraged to join.
  - Event winners will receive prizes and special awards.
  - The event will also raise donations and awareness for the **American Heart Association**.
  - Additional activities include a dunk tank featuring a mystery CenClub employee, \$2 shaved ice from Kona Ice, and music for residents.
  
- **Annual Art Expo:** The community held its annual Art Expo this past weekend, with an impressive turnout showcasing a wide range of artistic mediums. Appreciation was extended to the CVE Art Club for organizing the event and to the clubs, artists, and volunteers who contributed to making this year's Expo a success.

## Maintenance and Pool Operations Update – February

- In February, the maintenance team completed **199 work orders**, and the pool team completed **39**.
- **Shuffleboard Court Lighting:** Six lights were replaced around the perimeter of the shuffleboard court to improve visibility and safety.
- **Pool Parking Area Maintenance:** Parking bumpers at several pool locations were repainted yellow due to fading and tire scuff marks. The word “**RECREATION**” was also added to each bumper to clearly indicate that these spaces are reserved for residents using the pool and/or tennis courts.
- **Pool Chemical Monitoring:** Pool chemicals were tested regularly at all pools to ensure safe and enjoyable swimming conditions for residents.
- **Richmond Pool Handrail:** Handrail covers at the Richmond pool ramp entry were replaced.
- **Pool Jet Replacements:** Pool jets were replaced at several pools to maintain proper water circulation and flow.

## **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 **Tuesday, Wednesday, and Thursday** with the following sessions:
  - **7:30 AM – Beginner**
  - **8:30 AM – Intermediate/Advanced**
  - **9:30 AM – Intermediate/Advanced**
  - **10:30 AM – Beginner**

### **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.
- The **Chest Fly/Rear Delt machine** has been repaired and is now back in service.
- 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

- **Wednesday, March 11:** *Frank Marino's Divas* – Featuring superstar celebrity female impersonators.
- **Thursday, March 12:** *ENCORE: A Night on Broadway* – Broadway's greatest duets starring David Shannon and Zoe Tyler.
- **Sunday, March 15:** *Queenz That Rock* – An electrifying female-fronted tribute honoring legendary 1970s and 1980s rock artists such as Janis Joplin and Bon Jovi.
- **Wednesday, March 18:** *Yiddish Tango Live* – A live dance and musical performance.
- **Sunday, March 22:** *Joazay & Patti* – The popular high-energy duo returns to perform audience favorite songs.

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

### Theater Information

- Tickets for season shows are \$18.
- Tickets are available online and at the box office during business hours (9:00 AM – 4:30 PM).
- All performances begin promptly at 8:00 PM and are held in the Theater.
- Shorts are not permitted for ticketed theater shows.

### 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](http://www.cenclub.com) or in person at the staff office or the administration office.

### **Programs, Services, and Community Activities**

- **Spring Session Class Registration:** Registration for **Spring Session classes begins March 13** and is available online and in the Staff Office. The **six-week session will run from April 13 through May 22**. Class offerings include Belly Dance, History, Spanish, Watercolor, Computers, and more. Residents may register online at CenClub.com or sign up in person at the Staff Office.
- **Property Appraiser Assistance:** The **Broward County Property Appraiser's Office** will assist residents with homestead exemptions in the **Clubhouse second-floor lobby** on **Thursday, March 19. Appointments are required** and available from **9:30 AM to 12:00 PM** through the Staff Office.
- **Supervisor of Elections:** The office will be at the **Clubhouse Theater Alcove** on **Thursday, March 19, from 9:30 AM to 12:00 PM** to assist residents with voter registration. **No appointment is needed.** This service occurs **on the third Thursday of each month.**
- **Bingo:** Held Tuesdays in the Party Room, **doors open at 5:30 PM, games start at 7:00 PM.** Seating is currently for residents only; food and beverages are allowed. Players must be seated before the first game.

- **Green Market:** Continues bi-weekly through April on the **first and third Friday, 9:00 AM – 1:00 PM**, featuring fresh produce, artisan goods, and more. **The next market is Friday, March 20**; full dates are on the Staff Office flyer.
- **Low Vision Workshop:** Hosted by Lighthouse of Broward, **Friday, March 13, from 1:00 – 3:00 PM** in the Party Room, offering tips and techniques for residents who are blind or visually impaired. More information is available on the Staff Office flyer.

**Employee of the Month:** Congratulations to Elssy Green, a friendly face in the staff office.

**New Business:** None

**Old Business:** Sheila Pascas announced a **Bike Safety Event on Wednesday, March 18, at 7:00 PM** in the Party Room. All participants will receive a safety light for biking or walking to help promote safe practices around the community.

The next **CenClub meeting** will be on April 14 at 9:30 a.m. in GP-A.

Sheila Pascas moved to adjourn and was seconded by Jay Baimel at 10:35 a.m. The motion carried unanimously.