

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

**January 14, 2025**

Present: Rita Pickar, Stanley Spitzer, Michael Rackman, Susan Dove, Shelia Pascar, Arnold Klein. Absent: Jay Baimel;

Mike Burdman, the executive director of CenClub, and Norma Taylor with Bay Management.

### **Minutes:**

Shelia Pascar moved, and Arnold Klein seconded the motion to waive the reading and approve the December minutes as posted on the CenClub website and printed in the *Reporter*. The Motion carried unanimously.

### **President's Comments: Rita Pickar**

Rita mentioned that the Board is aware of the complaints about the pool water temperature. CenClub's pool heaters work like many others; they click off at a specific temperature. If the temperature goes down to 55 degrees, which it has been, it clicks off. There is nothing the pool team can do; this is for the safety of the heaters. All pool heaters are set for 85/86 degrees.

We have received additional complaints about the sound in the theatre. The sound has been tested many times, and it is not the equipment. We also have refrained from bringing comedy entertainment to CenClub because our audience is older and has difficulty hearing the comedians.

Although Wesley announced you can take photographs, you cannot use flash photography. Someone in the balcony recently recorded the entire show with their light on; please refrain from doing this; it is illegal and annoying to those around you.

Mike mentioned that hearing devices are available to use before the shows for residents who are having difficulty hearing the shows. Residents must bring their headphones as they plug into an amplifier device using their personal headphones.

### **Treasurer's Report: Jay Baimel (recorded)**

Jay reported that for December 2024, in the operating account at the end of November 2024, there

was \$58,223. During December, CenClub received \$1,046,617. CenClub dispersed \$1,403,455 and transferred \$309,039. At the end of December, the operating account balance was \$10,424, and petty cash was \$3,060. CenClub had a reserve cash balance of \$2,871,519. As of December 31, 2024, CenClub Recreation Management has \$2,885,003 in total cash. The reserve account at the end of November was \$3,175,092. In December, CenClub earned \$5,466 in interest income. There were net transfers from the reserve to the operating account of \$309,039; therefore, at the end of December, the reserve balance was \$2,871,519.

The month-end balance in the sweep reserve account consists of deposits below \$250,000 in 17 different banks to ensure maximum insurance protection under the FDIC guidelines. The outside CPA firm is completing its examination of the September 30, 2024, financial statements; therefore, we expect the full audit report shortly.

As a reminder, beginning January 2025, the adjusted CenClub dues will be a uniform amount of \$110 per month for all owners—the lowest of the three monthly payments. CenClubs' new fiscal year began on October 1, 2024.

From October through December 2024, CenClub dispersed about \$1,633,000 million for capital projects budgeted in 2024 and 2025. Most notably, \$737,000 was spent on the Clubhouse pool, \$300,000 on replacing the air conditioning unit in the Clubhouse east wing, and \$188,000 on pickleball area shades. Thirteen other projects, aggregating about \$408,000, were also funded.

Interest income for the three months ended December 31, 2024, amounted to more than \$17,000. For December 31, 2024, net recreation receivables were \$118,782, down from \$118,117, a decrease of \$335 from November 30, 2024. Total assets of CenClub Recreation Management as of December 31, 2024, were \$9,434,017, up from \$9,245,430, and liabilities were \$703,359, down from \$704,218. As a result, CenClub members' equity was \$8,730,068, up from \$8,541,212 on November 30, 2024.

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

## **Recreation Updates**

### **Completed projects:**

Mike wished everyone a Happy New Year.

The construction of the pickleball sail shade is complete! This project will shade the patio seating areas between the courts. We hope our resident pickleball players enjoy this new feature.

### **Projects underway:**

The Clubhouse pool is under construction, and work on tile and infrastructure continues. Those of you keeping up with the project have noticed a lot of work happening on the site. A splash of color now surrounds the pool's perimeter, and new deck drainage, electrical, and fencing are all underway or completed. After a bond wire inspection scheduled for this week, the paver deck will begin to be installed, and new pool equipment and heaters will also be arriving during that time. We would like to have the pool open for our residents as soon as possible.

Our Clubhouse Roof Project is also underway. All tile areas are being replaced. All materials for this project have been staged around areas of the roof, and work has been happening every day to complete it. As for the west side of the building, the roof above this room has been completed, and inspections have been passed.

Mike showed a short video on the progress of the projects.

## **Upcoming projects:**

Lyndhurst South Pool and Upminster Pool will have the roofs replaced on the bathhouses. The Ashby pool house restroom will be refurbished. We are currently in the permitting phase for these projects.

The main AC units for the clubhouse have been ordered. They will take 36 weeks to build and are scheduled for installation in April.

## **Maintenance and Pools:**

Our maintenance team completed 151 work orders through December, and our pool team completed 75.

- All lights on the property have been surveyed and ordered or replaced as needed.
- Eight perimeter lights around the shuffleboard courts were replaced.
- A safety inspection has been completed on all swimming pools, and no issues were noted regarding equipment or facilities. Security is actively monitoring the pools and bathhouses as well.

## **Reminder of Pools 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, do not play ball, or jump in the pools.
- Bikes, electric bikes, and scooters are prohibited on the pool deck. Please keep them at the bike racks.

**Fitness Center:** True strength training equipment was installed on November 27. It includes one leg press, a calf raise standard stack, a glute press, a deltoid raise, and two adjustable weight benches.

**Pickleball Lessons:** The Tilford Courts have been resurfaced, and pickleball instruction has resumed on them. Additional sessions have been added to address the influx of residents: Tuesday from 7:30 am to 11:30 am—beginner, Wednesday from 7:30 am to 11:30 am—intermediate, and

Thursday from 7:30 am to 11:30 am—intermediate/advanced.

**CenClub 5K:** We are excited to announce the inaugural CenClub 5K Fun Run on Sunday, January 19. **The registration for this event is closed!** This non-competitive run (or walk) will begin at 7:45 am near the new racquetball court. The route goes around Century Blvd., with several water stations throughout the Village. Registration is open, and the event costs just \$10. Participants will receive a T-shirt, snacks, and a completion medal! Mike thanked Cindy and Kyle for spearheading this event for the residents.

**Personal Training:** · As a reminder, personal training is available at a fantastic rate in the fitness center! Stop by the center today for more information and a free consultation with our staff.

**Fitness Equipment Orientation:** Sign up in the fitness center for this hour-long session. One of our fitness experts, Rocco or Cindy, will walk you through the center and explain the equipment's functions and safety features.

### **Lifestyle and Entertainment:**

Tickets for season shows are now on sale. Tickets for these shows are just \$18, a slight increase from previous years, and 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. 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.

### **Upcoming Shows this Month**

- Thursday, January 16th: Jerry Herman's Broadway. Join us as we celebrate the marvelous legacy and extraordinary songs of Jerry Herman, one of the most successful Broadway songwriters of all time.
- Sunday, January 19th: Emily Yates "Set Fire to the Rain." Join Emily Yates as she takes you on a journey celebrating the greatest female artists of all time.
- Wednesday, January 22nd: Boy Band Evolution. A musical journey from barbershop quartets to modern hits.

- Thursday, January 23rd: The Bronx Wanderers – SOLD OUT!!!
- Sunday, January 26th: The Boss Project “A Tribute to Bruce Springsteen.”
- Wednesday, January 29th: Ollie and the Jive Swings. An electrifying spectacle of timeless classics and fresh reinterpretations of today’s hits.
- Sunday, February 2nd: Celebrate – A Tribute to great vocal bands of the '60s and '70s.
- Wednesday, February 5th: Steve Solomon’s Cannoli, Latkes, and Guilt – The Therapy Continues.
- Thursday, February 6th: Simply Tina – A Tribute to Tina Turner.
- Saturday, February 8th: I Love NY Valentine's Day Dance in the Party Room. Tickets are \$10 and can be purchased at the Clubhouse ticket office or online at [cenclub.com](http://cenclub.com).

**Dances:** The dances are on Saturday nights in the party room. Like the theater policy, shorts will not be permitted at the dances, which start at 7:30 p.m. Guests can attend dances in the party room if they are with a resident and have signed in at the Clubhouse with security upon entry. Please also remember that this is a fragrance-free zone.

**Pool parties:** During the pool construction, pool parties were moved to the multipurpose room (located in the fitness center). The parties will be held on Sundays from 1:00 p.m. to 4:00 p.m. Residents can enjoy the DJs, sing karaoke, and dance.

As a reminder, being part of the **CenClub email list** is essential. Important updates and information about events, classes, activities, and our monthly happenings are sent to every resident on the list. Remember, you can join the mailing list from the comfort of your home by visiting [cenclub.com](http://cenclub.com). In addition, you can sign up in person at the Staff or Administration offices at any time.

## **CenClub Announcements and Events**

**Winter 2 Session.** Registration for the Winter 2 session opens on January 17. Classes include Glass Fusing, Beginner English—international, how to use Smartphones, Rope Bowl Making, Beginner Knitting, History of Comedy Legends, Theater Improv, and more! Registration closes on February 10. Classes are six weeks long and begin on February 17. Visit [Cenclub.com](http://Cenclub.com) to register for classes online or visit the staff office.

**Property Appraiser:** The Broward County Property Appraiser's office will return to the second-floor lobby of the Clubhouse on Thursday, February 6, to assist residents with Homestead. You must contact the staff office to schedule an appointment from 9:30 a.m. to 12:00 p.m. They will be here on the first Thursday of every month through 2025.

**AARP Defensive Driving:** Defensive driving classes are back with AARP! Classes are filling up quickly. However, spots are still available for February 12. Residents must come in person with a check to reserve a spot in a class session. The cost is \$20.00 for AARP members and \$25.00 for non-members, and the class lasts from 11 a.m. to 5 p.m., so bring lunch!

**AARP TaxAide** has returned, and appointments are filling up quickly. Residents can make appointments by visiting the staff office. Appointments are available from 9:30 am to 12:30 pm on Thursdays from February 6 to April 10.

**Comcast:** Every Tuesday from 8 a.m. to noon, Comcast is available in the Clubhouse's second-floor lobby to assist residents in setting up equipment, operating the remotes, connecting to the Internet, or addressing any other hardware issues. These appointments are not for billing and account questions; residents should call the 800 number. Beginning in January, Comcast will be moving to an office near Master Management; keep an eye out for the notification in your email.

**Immunizations:** Today (1/14) is the last day to attend the immunization event sponsored by Walmart and UniMed until 4 pm. They offer various essential immunizations, including flu shots, COVID boosters, shingles, RSV, pneumonia, and more. Walmart pharmacists will be on hand to review everything you need. Immunizations are free. If you have insurance or Medicare, just bring your cards and ID. This event is courtesy of Master Management.

**BINGO:** Bingo is held in the party room every Tuesday at 7:00 p.m., with doors opening at 5:30 p.m. Guests are again permitted to attend, and food and beverages are allowed. Players must be in the party room before the start of the first game at 7:00 p.m., with no exceptions. The capacity is 350 players.

**Employee of the Month:** Congratulations to Ryan DiPentima, CenClub's night and weekend

manager. Ryan is doing a great job, especially at night while Andy and I are away. He is all over the Village, checking pools at nighttime, handling emergencies as they come in, and towing cars that park in front of the doorways. On behalf of CenClub, thank you, Ryan, for all your hard work.

**New Business:** None

**Old Business:** None

The next **CenClub meeting** will be on February 11, 2025, in GP-A at 9:30 am.

Susan Dove moved to adjourn, seconded by Shelia Pascas at 10:03 a.m. The motion carried unanimously.

Respectfully submitted by

Rita Pickar, President, CenClub Board