

# **Cascades Residents Association, Inc.**

## **Master Board of Directors Meeting Minutes**

Clubhouse-Ballroom, February 13, 2020  
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

**Board Members Present:** Dennis Deutsch, Ira Rubel, Burt Dukoff, Teri Schoen, Trudy Lubitz, Stan Smolkin, Ben Feinsod, Julian Melmed, Morris Stoler

**Board Members Absent:** None

**Also, Present:** Susie Hansen, Reginal Director, Jeffrey Gross, General Manager, Robert Waples, Property Manager, Orchid Banks, Clubhouse Coordinator, representing Castle Management

**Call to Order and Establishment of a Quorum:** The meeting was called to order at 2:00 p.m. by Dennis Deutsch, President of the Board of Directors. A Quorum of Directors was established.

**Reading and Disposal of Prior Meeting Minutes:** The Minutes were presented to the Board for the January 9, 2020 Meeting. Stan Smolkin made a motion to dispense with the reading and accept as printed and Morris Stoler seconded. The Board unanimously agreed.

**Manager's Report:** Robert Waples reported that he is getting a very good response with the campaign violations. Jeffrey Gross reported that the roof work is going well and on time. The tennis bathroom failed because they didn't put 2 layers of #30 tar paper. Ira Rubel mentioned that the electric/plumbing and water heater are moving forward and the tile for the floor has been ordered.

**Treasurer's Report:** Burt Dukoff reported as of December of last year the balance in the Reserve Account was \$880,000 and in the Operating Account plus excess Operating \$700,000. The year ended with \$22,000 under budget.

**Comcast Update:** Ira Rubel reported that if anyone needs help with the fiber optic connection to let him know. There is no charge now to have it done, but that will soon change.

**Amendment of By Laws to Make 3 Minute Rule Applicable Each Year Without an Annual Vote of the Board:** Dennis Deutsch said that the 3 minute rule has worked well through the years so this year he would like to propose an amendment so that we don't have to vote on doing it every year and he read the amendment.

**Proposed Language Addition to By-Laws:**

**Article VI Meeting of the Board**

**(add) "Section C. Three Minute Rule**

**“All questions and comments on each topic, by residents, shall be limited to three minutes, unless additional time is required for a response to any question posed by any member of the Master Board in which case the three minutes will be extended only to the extent time is needed to respond to the question. Residents are permitted to speak one time only during Good and Welfare for no more than three minutes”.**

Stan Smolkin seconded, and the Board unanimously agreed.

**Consideration of Purchase of Walk in Cooler in Café:** Stan Smolkin withdrew the request and no action was taken.

**Consideration of Lease with for New Copier:** Jeffrey Gross reported that it is time to renew our lease on the 2 copy machines. The 3 bids he received are from Toshiba, Dex Imaging, and Milner, Inc. He recommended going with Milner, Inc. Julian Melmed made a motion to use Jeffrey’s recommendation and Morris Stoler seconded, and the Board unanimously agreed.

**Consideration of Placement of Sod on CRA Common Areas:** Jeffrey Gross said that he met with Sheffield and Danny with Clean and Green and got a price for 60 pallets of Palmetto grass at \$340 a pallet totaling \$20,400. This type of grass should do well because there are no signs of the virus. The grass would be put down only on CRA common areas. Julian thought that this will be a good experiment for the Villages to see if it works before they spend a lot of money. Julian made a motion to disperse the \$20,400 for the replacement of the sod. Teri seconded the motion with an amendment to do this when Danny decides an appropriate time to do it. The Board agreed and Stan Smolkin opposed. Motion passed.

**Request of Comedy Club to be Recognized as an Official Club of the Cascades:** Susan Isaacson reported that there were 20 residents that showed up Monday night to tell jokes and everyone enjoyed themselves. The name of the comedy club has changed to “Funny Bones”. Dennis Deutsch said that he approves the new club with the exception that there be no food at the events. They must follow compliance by paying the \$250 deposit. Teri Schoen made a motion to approve as an official club and Stan Smolkin seconded, the Board unanimously agreed.

Julian Melmed motioned to adjourn the meeting; Morris Stoler seconded. The Meeting adjourned at 4:00 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for  
Castle Management, LLC

**Approved:**



Teri Schoen, Secretary

The Cascades Residents’ Association Inc.