

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, March 12, 2020
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

Board Members Present: Ira Rubel, Burt Dukoff, Stan Smolkin, Ben Feinsod, Julian Melmed, Morris Stoler

Board Members Absent: Dennis Deutsch, Teri Schoen, Trudy Lubitz

Also, Present: 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 Ira Rubel, Vice 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 February 13, 2020 Meeting. Stan Smolkin made a motion to dispense with the reading and accept as printed and Morris Stoler seconded. The Board unanimously agreed.

Request of Clean & Green to keep a truck on Premises Overnight: Stan Smolkin reported that Clean & Green asked to park their truck temporarily at the Satellite pool parking area and they were granted this favor for a period of time up until March 22nd. The Board is now making a resolution to allow Clean & Green to park their truck on premises until March 22nd. Julian Melmed amended the motion to add subject to removing the truck no later than March 22nd. Ben Feinsod seconded, and the Board unanimously agreed. The residents were upset that the truck would still be parked at the Satellite pool. Jeffrey replied that the truck will not be on Wedgewood property as of tonight. It would park at the Clubhouse parking lot until March 22nd.

Manager's Report: Jeffrey Gross reported that the tiles are now being loaded on the roof. The tennis bathroom should be finished and open for use next week.

Treasurer's Report: Burt Dukoff reported that as of February 29th we are under budget by \$57,760 and have increased our surplus by \$78,000. Our Reserves are \$757,000. We do have extra expenses coming up soon.

Report on Lake Remediation and Action of the Board: Ira Rubel reported that 5 years ago we realized that there was a problem with the lake banks not being stable. We put up caution signs and had meetings with the Attorneys and Insurance. In 2016 we asked Lakes and Wetland to assess the situation and they put together a report. They proposed dredging the lakes, putting in littorals, and stabilizing the banks with rocks or shore socks. Caution signs were then posted. We met again with the Management of Lake & Wetland and they suggested a 10-year plan, but this was no real resolution. Stan Smolkin

motioned to table a decision until next month. Ira Rubel said that he wants to see the Aerial view marked down as to where they will put the littorals before any contract is signed.

Consideration of Additional Sod Replacement on CRA Property: Jeffrey Gross said that Danny from Clean & Green suggested getting another truck load of sod to place around the pool area. Ira Rubel said that it was already agreed to spend \$20,400 on putting sod in common areas and he didn't think any more money should be spent on this experiment. Julian Melmed motioned not to spend any more money and Ben Feinsod seconded, and the Board unanimously agreed.

Consideration of Offer of Women's Club to Pay for and install "Occupied/Vacant" locks on the Stalls on the Two Women's Rooms in the Clubhouse: Jeffrey Gross said that the Women's Club are willing to pay for and install handles on the women's bathroom stalls that say occupied and vacant. The Board unanimously agreed that this will be fine to do.

Good and Welfare: Carin Cohen said that with the Coronavirus going on she saw a resident spraying Lysol on the wood chairs in the card rooms and the can says can cause damage to wood. Julian Melmed suggested signs be put in the card rooms saying not to spray Lysol on the chairs. Carin said people don't read signs and don't listen to signs.

Marlene Coleman said that with the Coronavirus situation she regrets having to cancel the Waterford Bruch on Sunday due to having 250 people signed up to attend. This is a very serious matter and with so many events now being cancelled we have to be very careful.

Julian Melmed suggested that the Board recess for an executive meeting to discuss whether all events should be cancelled. The Board left the Ballroom to go to the Media Room for a short meeting. When the meeting reconvened Ira Rubel reported that in going forward the Board decided to allow the person responsible for each specific activity make their own decisions to cancel their events.

Julian Melmed mentioned that along Cascades Isle Blvd next to the Club House cars are parking there and regulations say that is a no parking area. He asked that management paint the curbs yellow and to place no parking signs there.

Julian Melmed motioned to adjourn the meeting; Ben Feinsod 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.