

**Cascades Residents Association, Inc.**

**Master Board of Directors Meeting Minutes**

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

**Also Present via Zoom:** Jeffrey Gross, GM, Robert Waples, PM, Orchid Banks, CC, Susie Hansen, RD

**Call to Order and Establishment of a Quorum:** The Board met via Zoom including about 100 residents on **May 14, 2020**. Dennis Deutsch, President called the meeting to order at approximately 2:00 pm, a quorum was established.

**Approval of Minutes:** Julian Melmed made a motion to approve the minutes as written, Stan Smolkin seconded, and the Board unanimously agreed.

**Managers' Report:** Jeffrey Gross reported that the roof has been completed and the tree trimming has started throughout the Community.

**Treasurer's Report:** Burt Dukoff reported that we are in a strong financial position and doing very well. ~~As of April 30<sup>th</sup> the Operating bank account totaled \$2,365,000 and the Reserve bank account balance was \$705,000. The under-budget expenses resulted in a net under budget of under \$59,000 and non-budgeted income items of about \$25,000.~~

**Approval and Ratification of Decisions of the Board Made by Polling During the Months of March and April:** Teri Schoen made a motion that the decisions made by the Board by a poll be ratified and approved, seconded by Julian Melmed and was unanimously approved by the Board.

**Report of Road Program:** Jeffrey Gross reported that the road paving work in Wedgewood and Limoge has been completed except for the final clean up. They are in Laliqie now paving Treves and Chimere and grinding the rest of the roads. The Supervisor and the Engineer have both been very diligent and responsive in making sure things are getting done and running smooth. They fixed the walk path and broken areas and cleaned scuff marks. The rain will wash away many of the tire

marks. There will be a final cleaning and a final punch list will be done before the final payment is made.

**Consideration of Rule Holding Homeowner Responsible for Any Damage to the Community or Fines to the Community or Master Board caused by the Homeowner for Failure to Follow any Rules Imposed by Any Government Entity:** Dennis Deutsch said that the Master Board will be making re-opening decisions in the best interest of the whole community and will be utilizing practices outlined by the CDC and Federal, State, and County Regulations as well as CRA Rules. If any of these are violated by homeowners or guests there could be fines assessed to the Community or Master Board. Therefore there will be a new rule added to our Rules and Regulations. Carolyn Heilweil suggested adding Section 21 to the bottom and naming it: Owners Responsibility Regarding Adherence to Government-Imposed Rules. She will be drafting a suggested rule then send to Dennis to review and agree with or make a change, then send to Jeffrey in its entirety to replace the prior Rules and Regulations. Morris Stoler made a motion to accept the rule as it will be written, seconded by Stan Smolkin and the Board unanimously agreed.

**Consideration of Opening Facilities:** Dennis Deutsch said there is an Ad Hoc Committee formed to assess the situation and come up with potential rules to be in place before we open. We are also working with guidelines from the Presidents of 28 other Communities and must be compliant with all local regulations. The final decision will be made by the Master Board not by the Ad Hoc Committee. Once the Board adopts the finalized rules they will then go to the Attorney for review and Morris Stoler will review with the Insurance Company.

**Consideration of Purchase and Placement of Storage Unit:** Dennis Deutsch said that months ago the Board agreed to purchase a storage shed. He made a motion to retract that purchase for now and to reconsider doing it in late Fall. Julian Melmed seconded and said to continue renting the storage. The Board unanimously agreed.

**Removal and Replacement of Jog Road Trees:** Jeffrey Gross has 3 bids to remove the trees. Palm Beach Broward \$60,000, Grass Roots Complete \$28,100 and Clean & Green \$35,000. In reviewing the bids he recommended going with

Clean & Green, but they cannot do the work until after hurricane season. We will have to later replace the trees in accordance to the County guidelines. Julian Melmed made a motion to have Clean & Green remove the trees at their earliest possible time. Stan Smolkin seconded, and the Board unanimously agreed.

**Consideration of Replacement of Compressor and Condensing Unit for The Walk-in Freezer in Cafe:** Jeffrey Gross said that Sailfish Mechanical suggested that the walk-in freezer be replaced at a cost of \$8,462. Burt Dukoff made a motion to have it done and Teri Schoen seconded, and the Board unanimously agreed.

**Consideration of Refurbishing Satellite Pool:** Jeffrey has a price of \$14,500 to drain and chip off the old color of the satellite pool and to have it resurfaced. Burt Dukoff motioned to postpone and reconsider in the near future. Ben Feinsod seconded, and the Board unanimously agreed.

A motion to adjourn was made by Morris, seconded by Teri and all agreed. The meeting adjourned at 3:22 pm.

Submitted by:

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Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved:



Teri Schoen, Secretary

Cascade Residents' Association, Inc.

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