

**Cascades Residents Association, Inc.**  
**September 3, 2020**  
Master Board of Directors Zoom Meeting Minutes

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

**Absent:** None

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

**Call to Order and Establishment of a Quorum:** The Board met via Zoom including about 100 residents on September 3, 2020. Dennis Deutsch, President called the meeting to order at approximately 2:00 pm, a quorum was established.

**Approval of Minutes:** Ben Feinsod made a motion to approve the minutes of July 30, 2020 as written, Teri Schoen seconded, and the Board unanimously agreed.

Dennis Deutsch mentioned that 20% of the Community took the covid test and were negative and just because the County is opening up doesn't mean that we are. No two Board Members have requested that additional items be added to the Agenda, but since residents are requesting card games, free swim, full pickleball, Fitness, and Café to open, these things will be on the Agenda for the next meeting to consider. This is no indication that Dennis is in favor of it.

**Recommendation of Budget Committee that we have a Reserve Study:**

Jeffrey Gross reported the Reserve Study has not been updated since 2015. The Budget and Finance Committee and himself recommends that a new study be done. The Reserve Advisors did a good job the last time and will charge \$5,600 to do a new one. Ira Rubel made a motion to have the Reserve Advisors go ahead with the study at no more than \$6,000. Stan Smolkin seconded, and the Board unanimously agreed.

**Recommendation of Tennis that we acquire the Chelsea Reservation**

**System:** Kendall Lyons and Robert Waples reviewed and recommended the Chelsea System and feel that it is exactly what is needed for reservations. There is

a \$800 set-up fee and \$100 a month. Teri Schoen made a motion to go with the system and Ben Feinsod seconded. The Board unanimously agreed.

**Recommendation of Tennis that we change the name of the Tennis Committee and Tennis Club to Racquet Sport Committee and Racquet Sports Club to include tennis, pickleball and ping pong:** This was withdrawn from the Agenda.

**Request for Night Tennis:** There have been requests for nighttime tennis playing on the 2 courts that have lights. Jeffrey said that we have an employee that works Wednesday through Sunday until 9:00 pm that can check them in and sanitize after. Julian Melmed made a motion to allow one nighttime tennis session on two courts from 7:30 pm until 8:45 pm Wednesday through Sunday. He also included that masks must be worn coming in and going out. This applies during the Covid restrictions only. Ben Feinsod seconded, the Board agreed, and Stan Smolkin opposed.

**Lake Remediation:** Stan Smolkin made a motion to have Lakes and Wetlands put in littorals as directed in an amount not to exceed \$45,000. Ira Rubel seconded, and the Board unanimously agreed. Jeffrey and Robert will be monitoring the size of them as they grow.

**Additional Pool Slot Monday through Friday at 1:00 PM:** Dennis Deutsch motioned that there be a 1:00 pm to 1:45 pm pool session added Monday through Friday pursuant to the existing rules, seconded by Trudy Lubitz, and the Board unanimously agreed.

**Consideration of Rules for Pool Holdovers:** Teri Schoen made a motion that if there are open slots available for the next session holdovers can use it, but if there are people waiting to get in, they will get first choice standbys have precedence. Julian Melmed seconded, and the Board unanimously agreed.

**Chits for Café Expiration:** The Board had a discussion on whether to have the Chits expire at the end of December or have them roll over in January. It was agreed that to keep Mario in business we must use them for take-out or delivery or sell them. Use it or lose it by the end of December.

**Ratification of Poll Votes of the Board:** 1. Renewal of Mario's Contract 2. Publication of Results of Covid Testing: Stan Smolkin made a motion that the decisions made by the Board be ratified and approved, seconded by Morris Stoler and all agreed.

**Consideration of Purchase of GAP Insurance for Legal Defense:** Dennis Deutsch made a motion to purchase the Gap Insurance at the cost of \$2,055, seconded by Stan Smolkin. Morris Stoler mentioned that the Villages need to be included in there. Dennis added to his motion that it be contingent on having the Village Board members included. The Board unanimously agreed.

**Appointment of Mel Heilweil as Website Administrator:** Ira Rubel has been working hard on transporting the website and has already appointed Mel Heilweil and now formally makes a motion to appoint him as Administrator of ourcascades.com. Julian Melmed seconded, and the Board unanimously agreed.

**Consideration of Addition to CRA Forum Guidelines:** Material may be removed from the Forum or any place else on the Website [WWW.CRASITE.COM](http://WWW.CRASITE.COM) if it offers or advertises the services and/or goods from any party for a fee; except your own home in the Cascades or personal items of residents being sold on an individual basis and not as part of a business: Dennis Deutsch proposed this new rule added as Rule #12 and seconded by Teri Schoen, and the Board unanimously agreed.

A motion to adjourn was made by Morris Stoler, seconded by Ben Feinsod. The meeting adjourned at 3:30 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved:

\_\_\_\_\_ Teri Schoen, Secretary

Cascade Residents' Association, Inc.