

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, June 6, 2019
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

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

Board Members Absent: None

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 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 May 9, 2019 meeting. Julian Melmed moved to dispense with the reading and accept as printed and Teri Schoen seconded. The Board unanimously agreed.

Treasurer's Report: Burt Dukoff reported that the budget continues to be very positive and was under the estimated budget by \$41,000. The following expenses continue to be over their estimates: Office Expenses \$4,700, Cable TV \$10,000, Landscape Replacement \$7,000, Repairs and Maintenance \$3,900, Pool Maintenance \$7,700, General Repairs \$13,600, and Sprinkler Repairs and Maintenance \$4,000. Up until May 31st, our shows this year resulted in a profit.

Manager's Report: Robert Waples showed our Hurricane Binder and explained how Castle Staff follows a hurricane preparation list every year before and after a hurricane. There are many tasks that are preformed including how all the buildings are shut down, pool furniture stored and the many vendors that also have their own preparations to be done. Robert mentioned that there are no generators on the property, therefore Cascades is not a shelter.

Jeffrey Gross reported that the pool is now open, and the chillers are on. There is grit on the bottom that cannot yet be vacuumed because the wheels would cause marks. The pool is still setting and becoming darker. This is part of the pool process. In a couple weeks we will have covers for the holes (eyes) and drain covers around the pool. The new golf cart has been delivered and is now in use.

Update on Tennis Court Bathroom Project: Ira Rubel reported that the contract is about to be signed and that permit applications are being prepared to submit to the County. Morris Stoler mentioned to be sure that the Insurance Certificate lists Cascades as Additional Insured.

Entertainment Committee's Request to Cut Back on Number of Summer Shows or Alternatively to Raise the Ticket Price to \$15: Susan Stember brought up a suggestion that that instead of bringing back the same acts in the Summer months that we could maybe cut some shows and pay a higher price to get some better acts. A discussion took place with many residents feeling they would like to continue to keep things the way they are. That it is more than just going to a show, it is socializing with one another and a fun evening spent with fellow Cascaders. Dennis Deutsch made a motion to take no action at this time with a direction to keep the Board informed as to how the summer goes to decide. Morris Stoler seconded, and the Board unanimously agreed.

Deposits for Clubhouse Use by Use by Organizations: In our Rules & Regulations under Clubs and Organizations Event Planning 8.11 Security Deposit it states: A security deposit of \$250 will be required from all sponsoring clubs and organizations for Ballroom and kitchen use. This balance will be maintained should any monies be required for cleaning, repairs and/or replacement for any damage in the Ballroom or kitchen or equipment therein. Should repair and/or replacement exceed \$250, the club or organization will be responsible for paying the balance. And **8.12 Set-Up Fee:** All clubs and organizations holding an event in the Ballroom are required to pay the CRA a fee of \$50 (payable in advance) when a set-up and break-down are required. It was questioned if a club only needed the Ballroom once a year could they pay a lower fee. The answer was that all clubs and organizations are equal, and all have the same rules. Julian Melmed motioned to leave the rules as they are. Morris Stoler seconded, and the Board unanimously agreed.

Approval of Contract for Independent Kitchen Inspector: Jeffrey Gross said that he has the contract from the Food Safety Restaurant Inspections Company to do inspections at the Café not to exceed \$275 per visit. Teri Schoen made a motion to go ahead with signing the contract and Trudy Lubitz seconded, and the Board unanimously agreed.

Request for a Canopy at Satellite Pool: Teri Schoen said that she has received a request to have a canopy installed at the satellite pool for shade like the main pool has. She has no final price, but it would be approximately between \$10,000 and \$20,000. It was mentioned that more shade is not necessarily needed due to the umbrellas that are already there. There is also plenty of shade along the wall area and landscaping also provides shade. Julian Melmed made a motion to reject the request and Morris Stoler seconded. The rest of the Board also agreed. Teri Schoen opposed.

Report from Landscaping Committee on Trees on Cascades Isle Blvd: Marlene Coleman reported that the black olive trees along Cascades Isle Blvd are damaging 15 homes. These homes have an extended patio and the droppings from the trees are making a big mess on the patios. She read Palm Beach County rule that for every tree taken out must be replaced with 3 trees and there is not enough room to put 3 trees in place. The cost just to remove each tree would be \$2,000 and whatever it would cost to replace. This is a very complex issue. Marlene met with Danny from Clean and Green

and they suggested taking 10 feet off the tops at a price of \$5,150. Ira Rubel made a motion to spend the \$5,150 to have Clean and Green top the trees with understanding that it is not-foreclosing an additional look if that doesn't work. Teri Schoen seconded, and the Board unanimously agreed.

Review of Age Restriction Clause Based Upon Further Comment of Attorney:

Jeffrey Gross reported that he received in an email from our Attorney that Carrie Saunders, the HUD investigator believes that our rule as drafted to apply to all children would violate the fair housing laws if the Association were to be challenged in a separate complaint. She is trying to convince us to change the rule prospectively in order to avoid any potential future lawsuit. She is suggesting adding children under the age of 12 using the pool must be continuously supervised by a responsible adult. Julian Melmed made a motion to have the rule amended to read as such. Gail Swartz seconded, the Board agreed, and Dennis Deutsch opposed.

Consideration of Proposals from Kinsey for Additional Landscaping in the Community:

Marlene Coleman read several proposals from Chris Kinsey to redo landscaping throughout the community. Area #1 Redo the large front center island off Jog Rd leading up to guard gate installing new plants, shrubs, flowers, boulders, decorative rocks, mulch for \$2,370. #2 Redo the back entranceway off Hagan Ranch Road for \$2,220. #3 Redo the small bed near café area for \$975. #4 Redo small bed along main road to the café area for \$1,485. #5 Redo the right and left sides of outside gate area of the satellite pool at Wedgewood for \$3,785. This is a total cost of \$10,348. Teri Schoen made a motion to have Chris Kinsey do all the proposed jobs. Trudy Lubitz seconded, the Board agreed, and Burt Dukoff opposed.

Julian mentioned that the effigy has been installed and the vultures are afraid of it, so they are not going around that area. The high trees will soon be topped off.

Teri Schoen motioned to adjourn the meeting, Julian Melmed seconded, and the board unanimously agreed. 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.