

# **Cascades Residents Association, Inc.**

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

Clubhouse-Ballroom, May 9, 2019  
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

**Board Members Present:** Dennis Deutsch, Ira Rubel, Burt Dukoff, Teri Schoen, Stan Smolkin, Gail Swartz

**Board Members Absent:** Julian Melmed, Morris Stoler, 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 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 April 11, 2019 meeting. Teri Schoen moved to dispense with the reading and accept as printed and Stan Smolkin seconded. The Board unanimously agreed.

**Entertainment Committee's Request to Cut Back on Number of Summer Shows or Alternatively to Raise the Ticket Price to \$15:** Dennis Deutsch said that this would be carried to June's Meeting since Susan Stember was not present.

**Treasurer's Report:** Burt Dukoff reported that for the 4 months ending April 30<sup>th</sup> we were under our Budget by \$49,000. The largest over budget items were office expense \$4,600, cable and TV \$6,700, General Repairs \$4,3000, Alarm and Sprinkler Maintenance \$4,200. A draft of the Audit Report for 2018 issued by our CPA Firm indicated a surplus increase of \$12,000. This report will be discussed next Wednesday at the Budget & Finance Meeting.

**Residents Use of Office Staff to Copy and Fax Personal Documents (carried from last meeting):** Gail Swartz made a motion to have the Board adopt the following policy – "The Clubhouse office is for official CRA business only. Please know that the staff cannot make copies, send personal emails, scan personal documents, or send faxes for individual residents, family members, aides, or clubs." This was seconded by Teri Schoen and the Board unanimously agreed.

**Manager's Report:** Jeffrey Gross reported that the corrections were made to the contract and we can now move ahead with a new vendor for the Café inspections. The main pool and the spa will be closed May 13<sup>th</sup> through the 19<sup>th</sup> for the repairs. He is in the process of getting bids to repair the tripping hazards of raised sidewalks.

Robert Waples reported regarding vulture control that the large dying trees have been removed and the replacement trees will soon be planted.

**Golf Cart – Repair? Buy Used or New?:** Sunshine Golf Carts say our golf cart has a cracked frame that cannot be repaired. We can purchase a 2014 golf cart for \$5,787 with a 90-day warranty or purchase a 2019 golf cart for \$8,967 with a 2-year warranty. Teri Schoen made a motion to purchase the 2019 golf cart at the cost of for no more than \$9,000. This was seconded by Ira Rubel and the Board unanimously agreed.

**Review of Rules on Pets Based on Attorney’s Advice:** Dennis Deutsch brought up the matter of certified service dogs and support animals in the Café, and common areas and our need to comply with Americans with Disability Act requirements, subject to resident health and considerations. Our Attorney suggested that it would be best not to have a rule that no pets allowed but to use health reasons not to allow pets in certain areas and deal with issues as needed. That both support animals and emotional support animals have the same rights. Dennis Deutsch made a Motion as to our Rules and Regulations including the Tennis sign that was just put up that they would have to be changed appropriately to include Emotional Support Animals along with Service Animals. The Motion was seconded by Stan Smolkin, 4 of the Board approved with Teri Schoen and Gail Swartz opposed.

**Update on Sod Replacement:** Stan Smolkin reported that all the Villages decided not to have the Master Board handle the sod issue. Since Comcast is not finished with digging and we are waiting to see what the other communities are doing it is best to wait until the Fall to come to any decisions.

Dennis Deutsch thanked Stan, Marlene, Jack and Ira for their time and work involved.

**Update on Road Improvements:** Ira Rubel said that we need an unbiased opinion from a licensed Engineer and enlist his services to come up with a recommendation of how the roads are to be redone, on the life span, the costs and when it should be done. The cost is \$3,750 for the report. All Villages signed off for the Master Board to handle this project and assessing for the project. Stan Smolkin made a motion to proceed with having the report made Teri Schoen seconded the motion and the Board unanimously agreed.

**Update on Roof Replacement of CRA Buildings:** Stan Smolkin made a Motion to hire a consultant for evaluating the bids in terms of price, the materials used, and all the work involved at a price not to exceed \$4,700. Teri Schoen seconded, and the Board unanimously agreed.

**Update on Tennis Courts Bathroom:** Ira Rubel received the proposals and contract from ACP Construction and they have been turned over to the Attorney for review. The decorations have been approved by LeeAnn Croft. Jeffrey Gross spoke to Kendal regarding the fence repairs and he said this will begin the 2<sup>nd</sup> week of June. There will be posting of any closing of the courts.

**Good & Welfare:** Mickey Victoria spoke of her concerns about the large black olive trees along Cascades Isles Blvd. They are making a mess from the droppings on the sidewalks and the patios that back up to that area. There also is danger during storms of large branches breaking into the screens. Dennis Deutsch asked to refer to the Landscape

Committee to look into these conditions and to make a recommendation back to the Board.

Gail Swartz motioned to adjourn the meeting, Burt Dukoff seconded, and the board unanimously agreed. Meeting adjourned at 3:30 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for  
Castle Management, LLC

**Approved:**

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Teri Schoen, Secretary  
The Cascades Residents' Association, Inc.