

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, April 11, 2019
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

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

Board Members Absent: Dennis Deutsch

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 March 14, 2019 meeting. Burt Dukoff moved to dispense with the reading and accept as printed and Stan Smolkin seconded. The Board unanimously agreed.

Vice President Ira Rubel led the meeting in place of Dennis Deutsch who was not present. Ira welcomed Trudy Lubitz to the Board to fill Marvin Grode's position who resigned from the Board.

Treasurer's Report: Burt Dukoff reported that our Budget results as of the end of March are under budget by \$42,000. There were no unusual expenses.

Use of Office Facilities by Residents and/or CRA Clubs and Committees: It has been brought to the attention of the Master Board that there have been many requests to have our office staff send personal faxes/emails and make copies for personal use. This is happening too often and is time consuming and an interruption to staff. Other than the CRA affiliated Clubs and Committees the copy machines are not for private use. Gail asked Jeffrey to identify the issues and the Board will work on resolutions. Ira Rubel made a motion to table this until further discussion, Stan Smolkin seconded, and the Board unanimously agreed.

Manager's Report: Jeffrey Gross reported that the main pool and the spa will be closed May 13th through the 19th to resurface the pool. The area between the road and the pool has been paved by "The Brick Guys" and 20 pool chairs are being re-webbed.

Robert Waples reported in regard to the Vulture project now that all the dead trees have been taken out the next step is that they will be replaced with saplings. The project will then get finished and be completed.

Hiring of a Roof Consultant: We have 3 roof bids for labor and materials. There is a \$200,000 difference in prices. There was a discussion as to whether a Consultant should

be hired to review the bids and compare County laws and materials. Jeffrey said the cost to hire a Consultant would be approximately \$8,950. A motion was made by Stan Smolkin precede with looking for a consultant before voting on a Contractor. This was seconded by Gail Swartz and the Board unanimously agreed.

Hiring of a Sod Consultant: Ira Rubel said there is no reason to have a Sod Consultant.

Hiring of Road Consultant: Julian Melmed made a motion that we trust Jeffrey Gross to get proposals from 3 Civil Engineers to advise if and when we should do our roads. This was seconded by Stan Smolkin and the Board unanimously agreed.

Consideration of a Rule Prohibiting the Use of Any CRA Property for Commercial Purposes Without the Specific Authorization of the Master Board: Julian Melmed made a motion to adopt a rule prohibiting the use of any of our Cascades facilities for commercial purposes, solicitation or business use except authorized by the CRA. Gail Swartz seconded, and the Board unanimously agreed.

Clarification of Rule Concerning Supervising Children in the Pool or Spa: Julian Melmed made a motion to replace Rule 5.5B to read – Children using the pool must be continuously supervised by a responsible adult. Ira Rubel seconded, and the Board unanimously approved.

Proposed Amendment to Rule as to When Pickleball May be Played: Teri Schoen recommended to the Board a new rule for Tennis and Pickleball that “**When one Tennis League Team is scheduled to play at home, it may play its match at 9:00 AM on courts 7,8,9 and 10. When two or more League Teams are scheduled to play at home on the same day, their matches cannot start before 10:30 AM. This would allow Pickleball to be played from 7:30 AM to 10:30 AM every day**”. Teri made a motion that this rule be enforced now. This was seconded by Gail Swartz and the Board unanimously agreed.

Good & Welfare: Jack Hannan reported that the State discontinued inspections of the Café. He is suggesting that we hire an outside firm to do 2 inspections a year.

Teri Schoen motioned to adjourn the meeting, Stan Smolkin seconded, and the board unanimously agreed. Meeting adjourned at 4:25 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:

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