

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, February 7, 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

Board Members Absent: Marvin Grode

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 January 10, 2019 Teri Schoen moved to dispense with the reading and accept as printed and Morris Stoler seconded. The Board unanimously agreed.

Treasurer's Report: Burt Dukoff reported that our Budget results for the end of December are an increase in our surplus by \$49,000 which includes an under budget of \$43,500 and non-budget income of \$5,500. The quarterly maintenance has been increased by only \$10 per quarter per home. There are probable expenditures that are expected for 2019 and later years. The Budget & Finance Committee and management have recommendations which will have priority. They are new roofs, resurfacing the main pool, remodeling the main pool bathrooms, repairing the gym floor and purchasing an onsite storage unit.

Manager's Report: Robert Waples reported that we have a new TV in the Clubhouse lobby and a new defibrillator at the Satellite pool. There will be a CPR class in the Ballroom February 19th at 10:00 a.m. The preserves are doing good and at this time there are no vultures. The dams are working and there is now water in there. Jeff Gross reported that the Brick Guys are repairing the bricks where the roots have pushed them up. The fountain pump by the Fitness Center was replaced. Clean & Green replaced the trees from the storm. The gym floor and the bars are now installed. The laser grading is complete on 2 tennis courts.

Reconciling use of Spa Rules: There was a discussion regarding our Rules and Regulations under Pool/Spa Rule 5:13 a. Children under 12 are prohibited from using the pool. It was suggested to remove this sub-section due to the recent compliance of changing our rules to allow children to swim in the pool using protective swimsuits. Some of the suggestions noted were to have a notice saying that it is highly recommended that no children be allowed in the spa under 5 years old. Another was to add as recommended by the Association of Pediatrics. Julian Melmed made a motion to table this subject until

we get the Attorneys opinion for the correct language to use. Stan Smolkin seconded, and the Board unanimously agreed.

Proposed changes in CRA Calendar Rules: Changes in the rules reflect the decisions of the various Clubs and Organizations. Section 9 Clubs and Organizations was changed to Event Planning. 9.1 CRA/Village sponsored events shall take precedence over all other entities. Fund Raising Events B. It was recommended to delete Theatrical Production, and the General Monthly Meeting was changed to Meeting Day Events 9.7 Advertising: No flyers or newsletters left at houses. A Motion was made by Julian Melmed to approve the proposed as presented. Teri Schoen seconded, seven members of the Board agreed, and Gail Swartz abstained.

Proposed Additional Handicap Access to Clubhouse Bathrooms: A motion was made by Ira Rubel to accept the bid of \$9,000 from Nabco Security to put in 4 controllers plus the electrical for the men's and women's bathroom doors by the Arts & Crafts Center. Julian Melmed seconded, and the Board unanimously agreed.

New Storage Unit Size and Placement: Jeffrey Gross reported that he has bids on purchasing a 40x8x8 steel container for storage ranging in price of \$2,400 to \$6,400. This does not include insulation, air conditioning, or electric. Jeffrey recommended the placement would be by the main pool near the double fence area. Morris Stoler made a motion to approve to purchase and place in Jeffrey's recommended area not to exceed his original estimate of \$23,000. Burt Dukoff seconded, seven members of the Board agreed, and Stan Smolkin opposed.

Discussion of Methodology for Assessing for Road Improvements and Sod Replacement for Villages: Regarding the funding for the roads and the sod, Dennis Deutsch said that part of the responsibility is with the Villages to either grant the Master Board or to do on their own. There will be a meeting with the Master and the Villages to discuss. This will be considered in the near future, no action taken today.

Request of Tennis/Pickelball for Sign: Lois Garfinkel requested permission to have a sign made and affixed to the water cooler with the address for emergency posted and affixed to the water cooler. Also, a sign regarding dress and shoes and behavior on the courts. Dennis asked her to make a full presentation with specifics of exactly what should be said, where placed, with a proposal and report back at the next meeting.

Teri Schoen motioned to adjourn the meeting, Stan Smolkin seconded, and the board unanimously agreed. Meeting adjourned at 3:30 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:

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