

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, January 10, 2019
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

Board Members Present: Dennis Deutsch, Ira Rubel, Burt Dukoff, Marvin Grode, Julian Melmed, Teri Schoen, Stan Smolkin, Gail Swartz, 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 December 13, 2018 Meeting. Morris Stoler moved to dispense with the reading and accept as printed and Marvin Grode seconded. The Board unanimously agreed.

Inclusion of email addresses in Cascades Directory: Gail Swartz reported that there is an interest by many residents to include email information in our Residents Directory. Email seems to be the preferred method of communication and now with stronger spam filters. Dennis Deutsch said that he would be in favor of the option to have emails in the directory if there is a disclaimer that the CRA is not responsible for the privacy of email addresses. Having emails available would be an advantage making it easier to communicate with the Board and Management and to see the issues and to address them more effectively. After a full discussion, Gail Swartz made a motion that residents have the option of providing e-mails for the directory. Teri Schoen seconded, and the Board voted eight in favor, one opposed (Stan Smolkin). Motion passed.

Treasurer's Report: Burt Dukoff reported that our Budget results for the end of November show an increase amounting \$95,000. He hoped December financials would reflect a surplus of at least \$50,000. The CPA is doing an audit and with the final results of the audit may change that amount.

Manager's Report: Robert Waples reported that he and Stan Smolkin toured the preserve area and there are a few piles of timber to be removed. The dams will be built to bring in water from the lakes into the preserve. Jeffrey Gross reported that the new pads were installed on the pickleball court. The water fountain replaced. The handicapped door installed at the café. The fountain in Limoge is fixed.

Budget & Finance Committee Recommendations: Burt Dukoff reported that the Budget & Finance Committee is recommending to the Board to move forward with getting the new roofs, resurfacing the main pool, remodeling the main pool bathrooms, have a new floor installed in the gym, and purchase an onsite storage unit. The projects are estimated at \$606,000. The B&F Committee is recommending that the money come from Reserves \$400,000, Capital Contributions \$106,000, and Excess Operating \$100,000.

New Floor for Gym in Fitness Center: The gym floor has become a safety issue and requires immediate attention. The cost to remove the old floor and level install a new vinyl water proof floor that looks like wood planks is \$7425. Teri Schoen made a motion to get the new floor installed to not exceed \$8,000, using money from the Excess Operating Account. Marvin Grode seconded, and the Board unanimously agreed.

Change in name of Tennis Club to Tennis & Pickleball Club: The Tennis and Pickleball use the same facilities and a lot of residents play both. Kendall is giving a free clinic to coordinate playing both games. Teri Schoen made a motion to change the name of the Tennis Club to the Tennis and Pickleball Club and the Tennis and Pickleball Committee. Julian Melmed seconded, and the Board unanimously agreed.

Morris Stoler motioned to adjourn the meeting, Marvin Grode seconded, and the board unanimously agreed. Meeting adjourned at 3:00 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:

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