

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, September 13, 2018
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

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 August 9, 2018 Meeting. Stan Smolkin moved to dispense with the reading and accept as printed and Morris Stoler seconded. The Board unanimously agreed.

Elaine Schildkraut, President of the Woman's Club showed the Board a picture of the 15-inch service tables that the Woman's Club has generously agreed to purchase to go in both card rooms that could hold purses, etc. Gail Swartz suggested that she purchase 1 table and place in the card room to see how it looks first before purchasing all of them. Julian Melmed made a motion to table this until the Refurbishment Committee can see how the table looks. Stan Smolkin seconded, and the Board agreed.

Treasurer's Report: Burt Dukoff reported that for the eight months ending August 31st, we are running a surplus of \$110,000 which consists of an under-budget net income of \$90,000 plus other income of \$20,000. The major over budget expense was irrigation for \$8,000. The major under budget expense was Tree Trimming for \$40,000 which Clean & Green will complete within a month or two which will reduce the under-budget item. By year end Burt thinks we may be under budget by \$50 or \$60,000.

Manager's Report: Jeffrey Gross reported that all of the decorative lights at the Jog Road entrance will be painted the same color as the fence around the pool. The new counter tops, sinks, facets and fans have been installed at the satellite pool. The leak in the Café by the kitchen has been repaired. The deposit has been approved and sent to begin the Pickleball Courts.

Fitness Request to install 2 Ballet Bars in Aerobic Room: Sonia Wilansky representing the Fitness Committee requested from the Board to purchase 2 12-foot Ballet Bars to be installed on the floor in the Aerobic Room. Katie and Sherri will be using them in having balance workshops to help improve balance, flexibility, posture and coordination. The cost is \$469.95 each plus shipping and handling with a total of \$1086.

This money is already within the Budget. Teri Schoen made a motion to purchase the 2 bars to be installed in the floor. Ira Rubel seconded, and the Board unanimously agreed.

Replacement of 20-year-old Air Conditioners: Jeffrey Gross presented two bids to the Board to replace the six air conditioners that are now 20 years old. American Standards price is \$45,370 and Cassidy's price is \$43,147 with a \$2,000 discount to replace all 6 at one time. Burt Dukoff mentioned that the money will come out of Reserves. Julian Melmed made a motion to give Cassidy the contract to do the installation of the new air conditioners. Ira Rubel seconded, and the Board unanimously agreed.

Pickleball Rules: Paul Garfinkel gave the proposed rules for pickleball to the Board and Dennis Deutsch read the proposed attached rules. Gail Swartz suggested that we may need some time to see how many people will play. Maybe go through the season to see how it goes. There was a suggestion that it would more likely get more people interested in playing by forming a Pickleball Club. Julian Melmed made a motion to accept the Proposed Rules presented with the exclusion of Rule 3 Court Usage (B-C & D) which is premature at this time and would be determined at another time. Stan Smolkin seconded, 7 Board members agreed, and Burt Dukoff and Gail Swartz opposed. Dennis Deutsch motioned that provisions be made for a Pickleball Committee, Gail seconded, and the Board unanimously agreed.

Dennis Deutsch made a motion to make provisions for a Pickleball Committee. Gail Swartz seconded, and the Board unanimously agreed.

Tennis' Proposal for Office and Bathroom at Tennis Courts: Ira Rubel stated that in May the Board approved that Plans be made to construct an office and a bathroom under the tennis gazebo. The plans have been received and there are 2 proposals, 1 from RS Construction for \$57,000 without any itemization and 1 from ACP Construction for \$36,112. Steve Rose presented a list of furnishings such as flooring, mirrors, furniture, etc. estimating \$2,000. There are generous donations of \$6,000 from the Cascader, \$4,000 from the Tennis Club, \$1,000 from the Woman's Club, and \$200 from the Baby Boomers Club. The amount totaling \$26,912 is needed for the gazebo project using ACP Construction. Sy Berkowitz, the Architectural Review Chair Board then mentioned that the ARC/ARB has not reviewed the plans to determine an approval before the Board makes a motion to proceed with the work. Dennis Deutsch said that he was also concerned with making a vote until the Documents are reviewed to see if the ARC/ARB needs to review and approve. Dennis asked that the ARC Board meet to review and report back with an approval or a disapproval. Julian made a motion to table this until next month, Morris Stoler seconded, and the Board unanimously agreed.

Consideration of Turkey Vulture Remediation Proposal: Robert Waples reported that the amount of turkey vultures have grown in numbers. These are migratory birds and are protected birds, as is the nature preserves they roost in are regulated by government agencies. The South Florida Wildlife Water Management District along with C&N Environmentalist along with Robert recently walked through the island and found a lot of dead and dying trees that need to be cut up to make natural habitats and invasive vines that need to be removed. This will be part of the program that has been put together and will be implemented. There will be a natural weir system built to hold water in the reserve. There will be 256 small cypress trees planted to replace the ones taken out. Stan Smolkin

made a motion to spend up to \$40,000 to complete this project. Gail Swartz seconded, and the Board unanimously approved.

Morris Stoler motioned to adjourn the meeting, Stan Smolkin seconded the motion and the board unanimously agreed. Meeting adjourned at 4:15 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:

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