

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, June 14, 2018
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

Board Members Present: Ira Rubel, Burt Dukoff, Marvin Grode, Teri Schoen, Stan Smolkin, Gail Swartz, Morris Stoler

Board Members Absent: Dennis Deutsch, Julian Melmed

Also, Present: Robert Waples, Property Manager, Jeffrey Gross, General 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 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 May 10, 2018 Meeting. Teri Schoen moved to dispense with the reading and accept as printed and Marvin Grode seconded. The Board unanimously agreed.

Treasurer's Report: Burt Dukoff reported that there is an increase in our surplus amounting to \$64,738. We were under budget by \$42,000 and non-budget profit was \$22,000. Some of the significant over budget items were Lake Maintenance Contract \$12,000, Tennis Court Repairs and supplies \$5,500, Alarm Sprinkler Repairs and Maintenance \$2,400. Coming up soon we will have to decide how much we will be required to spend for a few important projects which include pickle ball, tennis court improvements, road renovation and vulture relocation.

Manager's Report: Robert Waples introduced our new Administrative Assistant, Julianne Alphy. Jeffrey Gross reported that the two large bismark trees by the pool gazebo were taken down and stumps grinded. The pool filtration system has been repaired and the pool is now open. The cost to change over one of the tennis courts to a pickleball court is approximately \$6,000. We will do more research and present to the Board at another meeting. FPL has replaced the lights along Cascades Isle Blvd to LED lights that are focused on the street not on the homes.

Vulture Contract: Robert Waples reported that it is time to move forward with the vulture mitigation due to the vultures being back in the community. Last year we received the Deprecation Permit from the preserve regulations and vulture regulations. They drew out a simple contract to include a research study in order to present to the government agencies to get the proper permits. Robert will represent the Cascades.

The prior issues and concerns of the contract were taken care of. The proposal amount of \$4,800 is needed to determine what needs to be done. Teri Schoen made a motion to precede with step one not to exceed \$5,000. Stan seconded the motion and the Board unanimously agreed. Dennis Deutsch and Julian Melmed both read the contract prior to the meeting and both agreed.

Request for Amendment to Rules for Non-Resident Card Playing (Carried from prior meeting): After much discussion by members of the Board as well as some residents, a change to Rule 3:4: Clubhouse/Card Rooms was proposed and approved by a Motion from Marvin Grode and seconded by Teri Schoen. Six Board Members approved and Gail Swartz opposed. The existing rule was eliminated and was replaced by “No more than 25% of non-residents may play at any card table in the Clubhouse throughout the calendar year. House Guests shall be considered Residents for purposes of this rule”. Gail Swartz suggested that we give notice of this change and have it in place to review how it is working in the busy season then be revisited at the December meeting.

Proposal to Prohibit Red Wine and Smoothies in the Clubhouse and Fitness Center (Carried from Prior Meeting): Ira Rubel stated that the decision relating to prohibition of red wine was deferred pending further investigation. Stanley Steamer has a solution that they say can take out the stain. We will take a sample of our carpet and pour red wine on it and see if the solution works and will report at the next meeting.

Teri Schoen motioned to adjourn the meeting, Morris Stoler seconded the motion and the board unanimously agreed. Meeting adjourned at 3:30d p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:

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