

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, March 15, 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: 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 3:00 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 February 8, 2018 Meeting. Julian Melmed 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 we are off to a great start for this year. The net profit or surplus increase as of February 28th is \$17,172. This includes an under-budget net income of \$24,738 and non-budgeted expenses of \$6,600.

Manager's Report: Robert Waples made a reminder that it is against County Code to park across the sidewalks. He did a night time inspection and found 30 plus landscape lighting out that will be repaired from the common areas. Jeffrey Gross mentioned that Absolute Restoration will be delivering the pool chairs next week. Regarding the roads, Jeffrey said he is getting a price from Ergone Asphalt that claim there is only a 1 to 2 hour drying time instead of 24 hours. This will need to be coordinated with the Villages.

Mr. Rosen has completed the Audit Draft and will be reviewing it with the Budget & Finance Committee.

All the Villages have signed for the FPL savings for the change to LED street lights. Work should be starting in 3 or 4 weeks. The savings are greater than the cost.

Bird Mitigation Proposal Update: Julian Melmed reported that he has the proposal from Environmental Consultants of \$4,500 which involves meeting with Fla Wildlife and completing a management plan doing a survey mapping the dead trees that will require approval from the County, then subcontracting the work by a company that does mitigation. Removing the tall trees and ground nests and brush on the Preserve that is owned by the Cascades at \$1,500 a day, maximum of \$9,000. Teri Schoen made a motion to go forward with the Vultures Mitigation proposal to spend up to \$10,000 and

subject to Dennis Deutsch's advice to fill in the blanks on the contract. Gail Swartz seconded and the Board unanimously agreed.

Reserve Study: Jeffrey Gross recommended to the Board this year to update the reserve study at a cost of \$4,950 to be sure were on the right tract. This is recommended to us by our auditors to do every 3 years. Julian Melmed made a motion to table this until we see the cost of the roads to rejuvenate their life expectancy. Stan Smolkin seconded and the Board unanimously agreed.

Refreshing Permanent Security List & Eliminating Commercial Permanent Security Lists: Gail Swartz made a motion to authorize Management to purge the permanent guest lists and to implement it. Ira Rubel seconded and mentioned to review the capabilities. The Board unanimously agreed.

Garage Sale: Pete Elwell gave thanks to all who helped to make the garage sale a success. There was \$290 distributed to the Charities. There were no issues involved and everything went smooth. Pete asked the Board to have a garage sale again next year about the same time of year. Dennis Deutsch motioned that would be fine and Stan seconded and the Board unanimously agreed.

Tennis Request for shrubbery to mask sheds behind court 10: Linda Garfunkel, representing the Tennis Committee asked the Board to purchase a denser 6x10 windscreen at a cost of \$600 to hide the shed and things being stored there. Dennis Deutsch mentioned that installing a denser screen would mean less wind would be going through and he has concerns of obstructing the irrigation/plumbing. Painting the shed a dark green makes more sense.

Tennis request to use grey planters: Linda Garfunkel asked the Board to use the 2 large pots that were replaced at the entrance median to put on the patio near the gazebo. Julian Melmed expressed that this would take money to maintain the plants and if the pots were ugly in the median then they would be ugly wherever they were placed. No action taken from the board regarding the pots.

Cascades Community Survey: Gail Swartz reported that she has received 535 surveys so far on line. The results are very interesting. Gail would like to get feedback on how often people are eating out. Since this question was not on the survey she has put this question on the crasite and asks that people respond to it. Burt Dukoff thanked Gail for her efforts in doing the survey.

Purchase of modern spotlight for showroom: Ira Rubel made a motion to have robotic spot lights installed in the sound booth to enhance the audio-visual system intergraded into our present system for any performances at a cost of \$4,300 and \$700 to program. Julian Melmed seconded the motion. Six Board members agreed, Gail and Morris voted against and Marvin Grode abstained. Motion passed.

Teri Schoen motioned to adjourn the meeting, Stan Smolkin seconded the motion and the board unanimously agreed. Meeting adjourned at 5:00 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:

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