

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, January 11, 2018
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

Board Members Present: Dennis Deutsch, Burt Dukoff, Marvin Grode, Julian Melmed, Teri Schoen, Stan Smolkin, Ira Rubel

Board Members Absent: Gail Swartz and Morris Stoler

Also Present: Robert Waples, Property Manager, Jeffrey Gross, Property Manager, Orchid Banks, Clubhouse Coordinator, and Susie Hansen, Regional Director, 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 14, 2017 Meeting. Julian Melmed moved to dispense with the reading and accept as printed and Marvin Grode seconded. The Board unanimously agreed.

Presentation by Cheryl Carpenter, President of C&N Environmental Consultants, Inc. on Vulture Remediation: Cheryl brought everyone up to date on the vulture issue. She said that since the turkey vultures are protected under the Migratory Bird Act the permit doesn't allow to take out the trees, therefore we need to have a management plan to explain why we want them out. Vultures love the high dead limbs, which are the nest trees. March through June is the nesting season. We need to have a survey to designate which trees are the nesting trees that need to come out then make a request to South Florida Water District to modify the permit for the preserves. Dennis Deutsch said to get the permit modified for the Board to consider at the next meeting.

Treasurer's Report: Burt Dukoff reported that the financial results as of the end of December are much lower than in previous months. We concluded 2017 under budget by \$50,000, however non-budgeted revenues resulted in a loss of \$43,000. Therefore, our total profit or increase in surplus for 2017 was just \$7,000. The surplus was reduced in December when we paid for Hurricane Irma clean up and replacement expenses. As of November 30th, our surplus was \$123,000. The December net loss was \$116,000 so our surplus for 2017 was reduced to \$7,000.

Manager's Report: Robert Waples reported that PBC Fire Rescue will be in the Ballroom February 14th at 10:00 am to demonstrate CPR, the Defibrillator and the Heimlick Maneuver to all who are interested in attending. Robert did a tour with Lakes & Wetland of the 16 lakes in the community. Things look real good and there are plenty of

littoral plants in the lakes. Allied Universal Security will have increased security by adding more cameras. There will be 3 in the Café, 1 in the north hallway in the clubhouse and an updated computer system in the guardhouse. Jeffrey Gross said that the toilet flusher has been fixed in the Café bathroom. Jeff met with Cassidy Air Conditioning for the quarterly maintenance. They serviced all the units and all is good. The painting starts next week for the exterior walls. The pool lounge chairs are starting to be re-webbed. An additional defibrillator has been ordered for the Café.

Community Survey: The survey will be carried to the next meeting.

Update on Planters: Julian Melmed said that the planters have been removed at Hagan Ranch exit area and the 5-new sandstone colored planters are in process of delivery now. Once we have them Chris Kinsey will put in new plants.

Request for Recognition of a Magic Club: Larry Davidson made a request to the Board for an approval of a Magic Club to meet in a small room on a day of the week and time that most members would be available. Larry withdrew his original request limiting the Club to 12 participants and opened it to as many that would be interested. Stan Smolkin made a motion to approve and Burt Dukoff seconded and the Board unanimously approved.

Jeffrey Gross mentioned to the Board that the gas golf cart cannot be repaired anymore. The cost to buy a new 1200 series with a 2-year warranty is \$10,000 and the cost to buy a 2-year-old model with a 90-day warranty is \$5,300. Jeff recommended getting the 2-year-old golf cart. This is the cart that is parked at the guard house and used for emergencies and is also the one used to do the pressure washing in the community. Ira Rubel made a motion to purchase the used cart for \$5,300 and Julian seconded. The Board voted 5 in favor and Stan, Teri and Marvin opposed. Vote passed.

Mort Shaevel requested the Board for permission for the Baby Boomers to have a Spring Food Drive March 15th through April 15th. There would be a small basket placed in the Library and the food removed during the week. Teri Schoen motioned to allow the food drive and Stan Smolkin seconded. The Board unanimously agreed.

Julian Melmed motioned to adjourn the meeting, Ter Schoen seconded the motion and the board unanimously agreed. Meeting adjourned at 4:10 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:

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