

# **Cascades Residents Association, Inc.**

## **Master Board of Directors Meeting Minutes**

Clubhouse-Ballroom, October 12, 2017  
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

**Board Members Present:** Dennis Deutsch, Burt Dukoff, Marvin Grode, Julian Melmed, Teri Schoen, Stan Smolkin, Gail Swartz, Ira Rubel and Morris Stoler

**Board Members Absent:** None

**Also Present:** Robert Waples, Property Manager, Jeffrey Gross, Property Manager and 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 September 14, 2017 Meeting. Julian Melmed moved to dispense with the reading and accept as printed and Stan Smolkin seconded. The Board unanimously agreed.

**Treasurer's Report:** Burt Dukoff reported that up to September 30, our surplus has increased by \$118,260. This surplus is mainly the result of maintenance revenues exceeding expenses this year and prior years. The main expense items which exceeded budget were: Tree Trimming \$10,000, irrigation \$8600, fountain repairs \$3,500, pool repairs \$3,600, General Repairs involving the Clubhouse \$28,000, Air conditioning repairs \$4,900 and sprinkler repairs \$8,800. Most of our expenses were under budget which increased our surplus. The financial condition continues to remain very satisfactory.

**Manager's Report:** Robert Waples reported that Clean and Green are doing a great job with the hurricane clean up. The trees along Hagan Ranch Road have been removed and hedges are straightened back up. They will be doing a second pass next week.

Jeffrey Gross mentioned that some of the pool chairs are in need of rewebbing. The bathroom faucets have been repaired. The spa heater will be replaced with a duel unit. The Holiday lights have been installed and will be turned on next month.

**Painting of CRA Buildings (carried from last month):** Robert presenting the Board 4 bids from 4 Paint Companies. After comparing the bids with the jobs involved a motion was made by Teri Schoen to accept the contract from RCI of \$39,985 using Benjamin Moore paint to paint the Clubhouse, Gazebo, Café, Guard House and Satellite pool

area. Ira Rubel seconded with 6 of the Board agreeing and Burt Dukoff opposed. Motion passed.

**Request for Recognition of Vegan Potluck Club:** Michael Issacson of 7254 Toscane Court asked for the Boards permission for recognition of a “Vegan Potluck Club” to meet in the Media Room once a month to share vegan made food and discuss a healthy way to eat. Julian Melmed motioned to allow the recognition and Gail Swartz seconded. Five board members agreed and three Board Members, Burt Dukoff, Stan Smolkin and Morris Stoler opposed. Motion passed.

**Vultures:** Robert Waples reported that he met with the Wildlife Commission regarding ways to thin out the vultures that have taken over areas of the Cascades. A couple things they can do is use whistlers and laser lights to scare them off. The USDA can take out 10% of them after paying a fee and getting a permit. It was agreed to move forward with getting the permit. This will now be on hold as we wait for a depredation permit from the Wildlife Commission. Thelma and Manny Myerson thanked Robert Waples and Dennis Deutsch for following through with a solution for this problem. They showed a photobook of pictures that Thelma took of the many black and turkey vultures and their destruction of some of the property in the community. Manny held up a vulture replica for all to see.

**Handicap Accessibility for Rear Main Door in Clubhouse leading to the pool (carried from last month):** A motion was made by Ira Rubel to have Napco install the handicapped door with the sensor in the amount of \$2,825. Stan Smolkin seconded the motion with a unanimous vote by the Board.

**The Planters at the Gates (carried from last month):** This has been an ongoing consideration addressed by the Board. The discussion involved putting in a median strip where the planters are now located at the gates. Jeffrey Gross has an estimated proposal of \$11,800 not including landscape, soil or irrigation. It was suggested that this really needs a traffic study and would be an engineer question rather than esthetic. It was also suggested to consider interlocking the two gates. A motion was made by Julian Melmed to purchase 5 terracotta planters not to exceed \$4,000. Shape and content to be determined by Chris Kinsey and no planters at the back gate. Burt Dukoff seconded the motion and the Board unanimously agreed.

**Additional Shade Canopy at the Main Pool:** Jeffrey Gross presented two proposals for an additional shade canopy from Topline \$13,249 and Safe 4 Play \$8,957. The warranty for both is 15 years. There is no guaranty that the color will be the exact match as the other ones but would be as close as possible. The new 22x14x8 canopy would be located on the far side by the pool bathrooms and the Ballroom. Julian Melmed made a motion to accept the proposal from Safe 4 Play of \$8,957 and Ira Rubel seconded and the Board unanimously agreed.

**Towing of Cars: Should We Institute a Towing Policy?** There was a discussion about the legality regarding towing cars parked illegally. What procedure should be taken before towed? would this be permissible? what is the sign requirement? It is up to the owners to tell their guest which side of the street to park on. Robert said he will confirm with our documents about a charging a fine after the first warning. Julian

Melmed didn't think towing would be a good remedy. There was no motion made in terms of towing.

**Lake Management Contract:** Robert Waples presented the Board with 3 bids for the lakes. Aquagenic \$21,480, Lakes & Wetland \$28,843 and Palm Beach Atlantic \$48,000. Robert recommended keeping Lakes & Wetland since they are making a good faith effort to fix things needed such as thinning out areas, taking the littorals out and move as needed, using the marsh area to grow littoral gardens. Burt Dukoff made a motion to continue with Lakes & Wetland under the new contract. Teri Schoen seconded and the Board unanimously agreed.

Teri Schoen motioned to adjourn the meeting, Stan Smolkin seconded the motion and the board unanimously agreed. Meeting adjourned at 4:05 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for  
Castle Management, LLC

**Approved:**

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