

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, July 13, 2017 at 2:00 p.m.
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

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

Board Members Absent: None

Also Present: Robert Waples, Property Manager, and Orchid Banks, Clubhouse Coordinator representing Castle Management

Guests: Representatives from COBWRA "Coalition of Boynton West Residential Associations"

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 June 8, 2017 Meeting. Morris Stoler moved to dispense with the reading and accept as printed and Teri Schoen seconded. The Board unanimously agreed.

COBRA - Report on Expansion of GL Homes: A presentation was made regarding a proposal made by GL Homes to build homes in a protected farming region in West Boynton. GL's site for this community is located within the "Agricultural Reserve" an area of 22,000 acres set aside by County Commissioners to ensure the preservation of our agriculture, wetlands, and open space. Under the 60/40 rule residential developers are restricted from building communities in the AG Reserve. GL Homes wants to build 2,315 homes in a 21,000-acre farming region west of Delray Beach and Boynton Beach. This increased number of homes will put an unbearable strain on our neighborhood.

A motion was made by Stan Smolkin to oppose GL Homes proposal and to support COBWRA. This was seconded by Ira Rubel and a unanimous vote of agreement by the Board. It was mentioned that our residents join together in an online petition to our County Commissioners to reject GL's plan to alter the 60/40 rule.

Treasurer's Report: Burt Dukoff reported that ending June 30th our total net income amounted to \$124,000. This includes both budgeted and unbudgeted income. We were \$68,000 under budget due to a lower Comcast billing in January amounting to \$92,8000. When adding non-budgeted revenues for \$56,000 the total net income becomes \$124,000. The major items that were over budget were irrigation \$4,800,

Termite Protection \$3,300, Fountain Repairs \$3,800, Pool & Spa Repairs \$4,900, Janitorial Supplies \$2,700, Clubhouse General Repairs & Maintenance \$33,300, AC Repairs & Maintenance \$4,400 and Alarm Sprinkler Repairs \$8,300.

Thanks, went to Susan Stember and her helpers for a huge success at the “Fun in the Sun Pool Party”. There will be future budgeting for more events like this.

We Care - October 22, 2018 Expo Closing of the Café: Corinne Rosen thanked the Board for allowing the use of the 30 extra parking spaces due to the Café closing for the Life Style Expo, October 23, 2017. Corinne is now making the same request from the Board for October 22, 2018 Life Style Expo of the use of the Café’s 30 parking spaces. Dennis Deutsch commented that he would like to see how this year goes first. Morris Stoler made a motion that the Café close for the day and allow the extra parking for the Expo also adding Dennis’s comment to see how this year goes first. Julian Melmed seconded the motion with the Board agreeing and Stan Smolkin opposing.

Arrearages Suspension Vote: Dennis Deutsch reported that the arrears are way down. There are 3 in Foreclosure and 1 with the Attorney. The addresses are 6816 W. Liseron, 6924 Chimere, 7422 Granville and 7144 Whitfield. Stan Smolking made a motion to suspend the owners/tenants voting privileges, use of the common areas, resident gates (barcodes turned off) until arrears, fees, any costs are paid. Ira Rubel seconded and the Board unanimously agreed.

Update on Refurbishment: Julian Melmed reported that we are almost completely done. We are waiting for the mirror in the Café and a few more accessories. Chairs in the Arts & Crafts Room. The sound panels in the Café will be completed when the Café is closed for vacation July 31st until August 6th. The sliders for the card room chairs have not come in yet and more pillows will be ordered. We are still within budget.

Ira Rubel mentioned that we put the divider that hides the ballroom chairs in the Arts & Crafts room and purchase a new one that color coordinates with the Ballroom. Robert Waples said that we will evaluate what we have in storage now and can use the outside storage for things not used that much. Gail Swartz suggested maybe consider getting a larger storage unit.

Disposal of 21 old chairs at the Tennis Court: Teri Schoen made a motion to give the chairs away to a charity and was seconded by Stan Smolkin and the Board unanimously agreed.

Julian Melmed motioned to adjourn the meeting, Morris Stoler 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.