

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, June 8, 2017 at 2:00 p.m.
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

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

Board Members Absent: Dennis Deutsch, Stan Smolkin

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 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 12, 2017 Meeting. Morris Stoler moved to dispense with the reading and accept as printed and Teri Schoen seconded. The Board unanimously agreed.

The meeting was conducted by Vice President, Ira Rubel in lieu of Dennis Deutsch's absence.

Treasurer's Report: Burt Dukoff reported that ending May 31st we have gone under budget by \$46,000. The expenses over budget were: landscape replacement \$11,500, irrigation water \$4400, fountain repairs \$4300, pool and spa repairs \$5500, fitness \$1200, Clubhouse repairs and maintenance \$36,000, AC repairs \$4400, alarm/sprinkler and maintenance \$4000. We received for the last five months \$51,000 from late fees, chits not redeemed, interest income and profits from entertainment. The total results are that we are under budget for a total of \$97,000.

Manager's Report: Robert Waples thanked the staff, Clean & Green and Lakes & Wetland for all communicating and working together on keeping the community safe from flooding with all the torrential rains in a short period. Channel 63 will be up and running once the equipment is installed.

Jeffrey Gross said that the area by the tennis court will be getting 3 new tables and 24 new chairs which was already approved by the Board for approximately \$1,800. The Billiard tables will be getting resurfaced for \$4,200, also approved and the sliders for the card room chairs were ordered today.

Baby Boomer's Food Drive: Linda Garfunkel has requested use of the Clubhouse to place a box to collect for a food drive for the Food Pantry that only accepts canned goods that are not expired. Teri Schoen made a motion to allow this and have one bin placed in the Library and allow up to 6 weeks. Ira Rubel seconded with 5 Board members agreeing and Julian Melmed and Morris Stoler both voted against. Linda will decide when this will be held and will pick up food from box when it is full.

COP Back to School Drive: Dottie Ashkenas asked the Board permission to make flyers to display in the acyclic holders in the Clubhouse hallway and to put on the forum for a back to school drive for school supplies. This will be for the months of June and July and the collection point will be at Dottie's house. Julian Melmed motioned to accept as presented and Gail Swartz seconded with a unanimous vote from the Board.

ABDI Proposal to replace Guard Computer: Ira Rubel reported that it is time to replace our system at the guard house. He presented a proposal of \$5,600 to replace the unit and are able to add components at any time and able to transfer the data to the new equipment. Whenever any updates are needed Captain Mike must do them in the guardhouse but for \$1,500 our staff would be able to remotely do updates right in the office. Ira and Robert Waples both strongly recommend the Board to approve both parts. Julian Melmed made a motion to proceed with the purchase in the amount of \$7,200. Teri Schoen seconded and the Board unanimously agreed.

Residents with Arrearages: Jeff Gross reported that there are 11 residents that still have not paid their Special Assessment. Some are 90 days past due which means we can utilize the statute and take away their privileges such as they cannot use the chit and would not be allowed barcode access. There are 3 that are not in attorney status. Teri Schoen motioned that we announce the names, Ira Rubel seconded with 5 members that agreed and Gail Swartz opposed. The names are Cliff Kimmel (Deceased and in the Estate) Donald Weiss and Susan Sweitzer who has promised to pay this week.

Resident Survey: Gail Swartz said that she would like to conduct a resident survey. Our community has had so many accomplishments in the past and now are a multi-generational group. We must stay vital and adapt and consider what our population is. This survey will serve as a planning tool to get input on how we may best serve the community as a group regarding activities and the demographic needs of our population to be connected. Gail made a motion for the Boards permission to initiate a survey on line to do this. Julian Melmed seconded and added that this should be done when more people are here. The Board unanimously agreed.

Music at the Pool: Gail Swartz gave the Boards condolences regarding the passing of Vic Schildkraut. He had served as the Chairman of the Pool Committee for many years. We now are in need of a successor of Vic to coordinate events. Ira Rubel appointed

Susan Stemmer to be Chairman of a Pool Entertainment Committee also to coordinate events with the Calendar Committee.

Marvin Grode reported that Sandy Kahn has resigned from the Café Committee and that Jack Hannan was appointed as the new Chair.

Update on Refurbishment: Julian Melmed reported that we are near the end of the project and within budget. There were some additional items added. 1. Acoustic panels replaced in the Café 2. Getting new chairs in the Arts & Crafts Room. 3. New mirrors and accessories for the Café. 4. Another bench to go in the Clubhouse hallway.

Ira Rubel mentioned that it would be good to have a new divider screen to hide chairs behind in the back of the Ballroom, or matching fabric. Robert Waples mentioned we need storage space and suggested replacing our old shed. Marvin Grode said there is enough money in excess operating to buy a new shed.

Julian Melmed mentioned that painting the outside of the Clubhouse and Fitness Center would be on the Agenda for the next meeting.

Morris Stoler motioned to adjourn the meeting, Gail Swartz 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.