

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, May 11, 2017 at 2:00 p.m.
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

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

Board Members Absent: Burt Dukoff

Also Present: Robert Waples, Property Manager, Jeffrey Gross, Property Manager and Nadina Owens, Administrative Assistant 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 April 13, 2017 meeting. Teri Scheon moved to dispense with the reading and accept as printed and Stan Smolkin seconded. The Board unanimously agreed.

Treasurer's Report: There was no treasurer's report due to the absentee of Burt Dukoff, however, on behalf of Burt Dukoff, Jeffrey Gross reported that we are under budget by \$63,000.

Manager's Report: Jeffrey Gross reported that the walkways are being cleaned from the staining of the trees and that they will most likely have to be cleaned again in a month in a half. The roof cleaning for the Clubhouse, Café, Guard house, Gym, and Gazebo started Friday, May 12, 2017. In addition, the planters have started to re-plant the potato plants. The board has approved to improve the visibility of the parking lot by changing the light bulbs to LED. Touch ups on the card room walls is needed and will begin shortly. We are scheduling a fire drill at the end of May. Training courses for the use of the defibrillator and CPR classes will be held in the fall. Jeffrey gave a briefing of the new terminal island that was put in at the end of the parking area. Lastly, Jeffrey advised the homeowners to not use weed killer on their lawns as it is destroying the sod.

Jeffrey mentioned that he has made many calls regarding the special assessments not paid yet and the payments have been sent to Castle, but Castle has not posted these payments yet. He expects a much lower number of delinquencies by the next Board Meeting. Dennis Deutsch made a motion to post on the forum in language agreed by him and Gail the procedures of use of the common grounds by delinquent homeowners, once the advice of the attorney is given. Stan Smolkin seconded and the Board unanimously agreed.

COPS Program: Dottie Ashkenas pleaded with the homeowners for their participation and volunteer their time to help keep the COP program going. She mentioned that she currently has 13 drivers and during the off season there are three absent drivers, they are in desperate need of 11 volunteers to patrol for three hours per week.

Update on Refurbishment: Julian Melmed reported that there is a list of additional items that are going to be done, they are waiting for checks to be issued so that they can order the items. The additional are as follows: New chairs in the Arts and Craft room, a console will be added across from the trophy case, sliders were ordered for the card room chairs, new painting will be installed in the café, and additional art work will be put in the west wing as well as the ladies room. Lastly, Castle maintenance will paint the hands of the clocks and lubricate the bottom of the trophy case sliding doors. It is presumed that everything will be completed within 2 months.

Channel 63 Equipment: Ira Rubel reported that the unit that Comcast had for channel 63 failed. Two proposals were received for the equipment to make the channel operational again and it would cost \$900 to repair or approximately \$3,000 to replace. Ira Rubel made a motion to purchase new equipment for \$2,995, Teri Schoen seconded and the board agreed unanimously.

Final Consideration on Purchase of Electric Piano (Withdrawn): Dennis Deutsch reported that they are no longer interested in purchasing an electric piano, request withdrawn.

Baby Boomer's Food Drive: Linda Garfunkel proposed that she would like to have a food drive throughout the holidays during the months of October through December. The board decided to table the matter until the Baby Boomers can come back with a better recommendation on where the food drive would be held. A motion was made to put the proposal on the next agenda by Julian Melmed, Stan Smolkin seconded, and the board agreed unanimously.

Café Contract Renewal: Dennis Deutsch reported that Mario agreed to renew his contract for another year effective July 1, 2017. Marvin Grode reported that there are some minor changes in the contract. Mario would like to remain open on Mondays even in the off season if he can break even, there will be a test period of two months-starting Monday, May 15th. If during that period he is successful, he will consider opening seven days a week, if not, at his discretion, he has the option to close within two weeks. Marvin mentioned that he and Mario discussed providing a service during three basic weekends around the holidays when more guests are here, a waiter/waitress take orders from the Gazebo to give to the Café at poolside. The residents would be able to pay via chit or credit card. Motion was made by Marvin Grode and seconded by Gail Schwartz. The board agreed unanimously.

Listing of Homes for Sale on the Forum: Gail Schwartz made a motion that she would like to indicate on the CRASite a section for homes that are for sale and/or rent in the Cascades. The motion was seconded by Stan Smolkin and the board agreed unanimously.

Collections of Assessments Not Paid: Jeffrey Gross reported that 16 homeowners are delinquent in fees, out of the 16, eight are in legal status for the special assessment, and eight are in arrears for the homeowner's association fees.

Dennis Deutsch obtained a legal opinion on the process of the homeowners who are in arrears. A motion was made was made to follow procedures set forth in Florida Statue 720.305 of the HOA law which provides in part that: (1) If a member is more than 90 days' delinquent in paying any fee, fine, or other monetary obligation due to the association, the association may suspend the rights of the member, or the member's tenant, guest, or invitee, to use common areas and facilities until the fee. Fine. Or other monetary obligation is paid in full; (2) An association may suspend the voting rights of a parcel or member for the nonpayment of any fee, fine, or other monetary obligation due to the association that is more than 90 days' delinquent; (3) All suspensions imposed pursuant to subsection this section must be approved at a properly noticed board meeting. Upon approval, the association must notify the parcel owner and, if applicable, the parcel's occupant, licensee, or invitee by mail or hand delivery; (4) The suspensions permitted apply to a member and, when appropriate, the member's tenants, guests, or invitees. It was also noted that pursuant to our attorney such suspensions can include suspending the right of the delinquent party and/or tenants from using the "Residents access" gates to the community.

Julian Melmed made the motion to move the procedure set forth by Dennis Deutsch and be approved by the board, Stan Smolkin seconded, and the board agreed unanimously.

Monument Lighting: Ira Rubel made a motion to install soft lights on the north and south side of Jog Road fountain, and a brighter light on both surfaces of Hagen Ranch Road monument and Stan Smoklin seconded. Julian Melmed and Dennis Deutsch opposed on the combination and Marvin Grode, Gail Schwartz, Teri Schoen, Ira Rubel, Stan Smolkin, and Morris Stoler abstained.

Volunteers for Operation of Sound Booth and Lights: Ira Rubel reported that he need volunteers for operating the sound booth. The master board thanked Marshall Frieman for taking the video of the meeting in Art Zack's absence.

Teri Schoen motioned to adjourn the meeting, Stan Smolkin seconded the motion and the board unanimously agreed. Meeting adjourned at 3:58 p.m.

Respectfully Submitted,

Nadina Owens, Administrative Assistant, for
Castle Management, LLC

Approved:

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