

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

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

Board Members Present: Dennis Deutsch, on Face Time, Burt Dukoff, Marvin Grode, Gail Swartz, Teri Schoen, Julian Melmed, Ira Rubel, Stan Smolkin, 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 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 January 12, 2017 Meeting. Burt Dukoff moved to dispense with the reading and accept as printed and Morris Stoler seconded. The Board unanimously agreed.

Electric Piano: Steve Wilansky reported that it was decided that the baby grand piano or the Spinette piano would not be sold. The request still stands regarding the purchase of a Yamaha Clavinova Digital Piano. The amount of money for this piano has been negotiated down in price from \$9000 to \$6413.92. Ira Rubel made a motion for Steve to reconfirm the donation offers from Chorialiers and CTC before a final decision to purchase could be made. Marvin Grode seconded and the Board unanimously agreed.

Treasurer's Report: Burt Dukoff reported that the financial condition remains positive. Ending in March we were under budget by \$11,339 and when non-budgeted items are added the net income becomes \$26,397. The over-budget items are General Repairs and Maintenance by \$29,000 and Air Conditioning \$2,500. The Operating Account has a balance of \$648,000 and the Excess Operating Account which consists of prior year profits with a total of \$140,000 at the end of March. Ira Rubel motioned to accept the report and Morris Stoler seconded and the Board unanimously agreed.

Manager's Report: Robert Waples reported that they are looking into getting sliders on the bottom of the chairs in the card rooms. The plants that have been chosen to put in the grey pots at the entrance gates are potato vine, which grows very fast and in the

center a colorful plant. Ira Rubel made a motion to go ahead with the planting and Marvin Grode seconded and the Board unanimously agreed.

Jeffrey mentioned that he has made many calls regarding the Assessment 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 delinquents once the advice of the attorney is given. Stan Smolkin seconded and the Board unanimously agreed.

Comcast: Ira Rubel reported that starting March 1st Comcast has completed 545 installations. They are getting done about 180 a week. They are on schedule and should be complete by April 30th. Homeowners have 1 year from March 1st to install free of charge. Thanks went to Paul Hacker for all his help.

Update on Refurbishment: Julian Melmed reported that we are in the final stages now with odds and ends being done. There is new lighting and ceiling tiles in the Arts & Crafts Room. New clock mounted in the Ballroom. Mirror in Fitness Center Everything should be completed in 2 months.

Community Garage Sale: Jill Elwell reported that since the last meeting when this subject was tabled the survey on the Forum's results were 62 in favor of garage sale, 11 said yes to being on the Planning Committee and 18 said not in favor. The garage sale would not be open to outsiders, they would form a Committee from each Village and have a map of the houses that are participating, and have this event only once a year. Part of the proceeds would go to the 4 charities. Gail Swartz suggested this not be annual event but to see how it works out then bring it up again next year. Julian Melmed made a motion to approve as presented by Jill subject to the Documents not prohibiting, a garage sale Dennis Deutsche seconded and the Board unanimously agreed.

Use of Chits in Café for Tips & Taxes: Gail Swartz reported that when the Chits provision passed it said that it would be for food, beverages, and tax. Gratuities were not included. If that were the case that would mean 20% less that the vendor would get. If we want to change this we must get a 2/3 % consents vote. Julian Melmed said to leave it the way it is. The all inclusive is meant for Community events such as Bingo and Passover.

We Care's Contribution to CRA: Dennis Deutsch said that We Care gave the CRA an \$800 contribution and it was accepted. Dennis made a motion to give We Care back the money with a letter thanking them for their generosity and to suggest using it for the good of the community. Morris Stoler seconded and the Board unanimously agreed.

Payment for Moving Piano: Marvin Grode made a Motion that whatever Organization requests the baby grand piano moved off the stage to pay for it and to also pay for it to have it moved back on to the stage. Ira Rubel seconded and the Board unanimously agreed.

Monument Lighting: Ira Rubel made a motion to have Westworth Electric install lighting around the perimeter of the 3 fountains, choose the color from the samples shown and hard wire into waterproof boxes in the amount of \$4,450. Teri Schoen seconded and the Board unanimously agreed.

Soundproofing Panels for the Café: Julian Melmed made a motion to replace the sound proof acoustic panels in the café in the amount of \$8,600. Teri Schoen seconded and the Board unanimously agreed.

WI FI System & Security Cameras: Ira Rubel made a motion to have the digital cameras move from the guardhouse to the IT Box and to have battery back up for power outages in the amount of \$3,791. Gail Swartz seconded the motion and the Board unanimously agreed.

Safety: Michael Corbett resigned from the Safety & Security Committee. Gail Swartz thanked him for his years of service to the community.

Teri Schoen motioned to adjourn the meeting, Morris Stoler seconded the motion and the board unanimously agreed. Meeting adjourned at 4:35 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:

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