

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, January 12, 2016 at 2:00 p.m.
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

Board Members Present: Dennis Deutsch, Burt Dukoff, Marvin Grode, Ben Feinsod, Gail Swartz, Teri Schoen, Julian Melmed, Ira Rubel, Stan Smolkin

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 December 8, 2016 Meeting. Marvin Grode moved to dispense with the reading and accept as printed and Burt Dukoff seconded. The Board unanimously agreed.

Treasurer's Report: Burt Dukoff was happy to report that 2016 concluded by being under budget by \$105,000. The major expenses that went over budget were Landscape Replacement by \$42,000, Fountain Repairs \$5,800, and Pool/Spa Repairs/Parts by \$56,000. All the various other expenses were all under budget. The primary concern in 2017 is the Reserve Funds which are depleted. Burt is looking forward to initiating a Reserve study to improve the situation, meanwhile he is recommending \$50,000 be transferred from the Operating Fund into the Reserve Account.

Manager's Report: Jeff Gross reported that the Comcast \$100 credit will be credited to all auto pay bank accounts within the next few days. The satellite pool is being regouted today and tomorrow. Lake and Wetland have treated the lakes. Robert and Jeffrey will be doing monthly inspections throughout the community. They are working on inspecting the driveways this month.

Comcast: Dennis Deutsch mentioned that a signature was missing on the Comcast contract, but this has been done and things are moving forward.

Update on Refurbishment: Julian Melmed reported that the Fitness Center will be completed before the rest of the Clubhouse is complete. Phase II is moving along with the molding and wallpaper removal complete. The carpeting is gone. The Electrical and frame inspection has been done and approved.

Upgraded Lighting: Jeff Gross presented to the Board a proposal of \$6143.00 to replace and mount 4 waterproof stainless steel under water lights/wires/drivers of both Cascades Monuments at the entrance of Jog Road. These are 40 watt LED energy saving lights. The savings will take a 36 month turnaround time to pay off. Ira Rubel made a motion to spend the \$6148 to have the work done, Stan Smolkin seconded and the Board unanimously agreed. Julian Melmed asked Management to get the cost of doing the remaining lighting around the Cascades monument perimeter.

Ladders for Main Pool: There was a discussion regarding the step ladders in the main pool to lower them making it easier to get in and out of the pool. It was suggested that the Pool Committee get the cost involved to do this project. No action was taken at this time.

Village Signs: There was a continued discussion as to where to place the Welcome signs to the villages. It was suggested to purchase a separate sign to announce the village meetings dates and times and have it placed 10 to 15 feet of the stop sign to allow time to slow down to read the sign. Julian Melmed made a motion to purchase the new signs at a cost of no more than \$1500 and all to be uniform and consistent with the existing signs. Marvin Grode seconded and the Board unanimously agreed.

Landscape Report: Marlene Coleman reported that the Holiday lighting will remain up until February. It has not yet been decided what cascading plants will be put in the grey planters. There will be a meeting coming up January 26th with Danny of Clean and Green and a representative of the University of Agriculture to discuss the sugarcane virus situation. All are welcome to come.

Teri Schoen motioned to adjourn the meeting, Stan Smolkin seconded the motion and the board unanimously agreed. Meeting adjourned at 3:45 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:

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