

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, December 8, 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 November 10, 2016 Meeting. Marvin Grode moved to dispense with the reading and accept as printed and Ben Feinsod seconded. The Board unanimously agreed.

Comcast Report: Dennis Deutsch reported that the Comcast contract has been signed and is in process of review to Comcast. Once Comcast signs it will take another month to start the work. Due to this delay this affects the maintenance coupon amount by \$99.96. The Comcast line item was based on 11 months of service spread over the 12 month 2017 period. It was suggested to round off the amount to \$100 deducted off the 1st quarter maintenance. Ira Rubel made a motion to accept the adjusted amount. Stan Smolkin seconded the motion and the Board unanimously agreed.

Treasurer's Report: Burt Dukoff reported that as of November 30th our financial condition remains very positive. Bottom line is a net income of \$117,000 which consists of an under budget of \$90,000 and unbudgeted other income of \$27,000. The landscape replacement work by Clean & Green and Chris Kinsey amounted to \$44,000 and pool and spa repairs were over budget by \$58,000. The items under budget were insurance \$28,000, tree trimming \$18,000, Café expenses \$23,000 and general repairs \$24,000. It looks like this year we will end with an increase in our surplus by about \$100,000. If so an additional transfer to our reserve fund will be warranted.

Manager's Report: Jeffrey Gross reported that the lights do not work properly at the Jog Road monument fountains; Professional Pool gave a proposal of \$3264 to replace the lights only. Westworth Electric can replace the lights, fixtures and drivers for \$6100 including labor. There was no decision made and Dennis asked to have this on the agenda for the next meeting.

TV instead of bulletin Board in Fitness Center: Ira Rubel made a motion to equip the area in the fitness center with electric and cable where the bulletin board was to install a tv to show fitness schedules and videos on how to use the new equipment. Ben Feinsod seconded the motion and the Board unanimously agreed.

92nd Street Y: Phyllis Goldenberg requested that the Board reinstate the 92Y program. There would be no more live broadcasts, only on demand programs listed on their website. This would be at no cost to the CRA. Teri Schoen made a motion to reinstate 92Y and Ira Rubel seconded the motion and the Board unanimously agreed.

Insurance Report: Morris Stoler reported that after doing research on the Master and Village Liability Policies he found that the Master CRA Policy is rated on the number of homes (928) in the Cascades. The Village Policies are also rated as to the amount of homes in each village. By adding the names of each village to the master CRA policy this would delete the village policy premiums with a \$20,000 savings without losing any coverage.

Landscape Report: Marlene Coleman reported that she talked with Danny from Clean & Green and that nothing can be done with the mosaic virus issues. We will need to wait until the spring to see what happens. The weeds have been sprayed and the good grass hopefully will take over.

The Grey Planters: There was a discussion regarding the planters at the Jog and Hagan entrances. Ira Rubel suggested changing the color to sandstone which would blend in nice and extend to 7 pots. He has a proposal of \$3960 includes tax and delivery. Jeff Gross presented a suggestion of colorful shrink wraps in many colors or patterns to choose from. This is at a cost of \$200 each pot. Gail Swartz suggested that instead of the pots to consider a more streamline professional look. To have a crossover separator with solar lights visible at night with a material that would not cause damage if a car hits it. Dennis Deutsch made a suggestion to form a sub committee to look more into these suggestions and address this issue again. Gail Swartz, Julian Melmed and Ira Rubel volunteered to do so. No motion was made at this time.

Gail Swartz motioned to adjourn the meeting, Teri Schoen seconded the motion and the board unanimously agreed. Meeting adjourned at 4:40 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:

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