

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Café - West Wing, November 10, 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, Stan Smolkin, Julian Melmed, Ira Rubel

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 October 20, 2016 Meeting. Ben Feinsod moved to dispense with the reading and accept as printed and Teri Schoen seconded. The Board unanimously agreed.

Comcast Report: Dennis Deutsch reported that after months of negotiations, the terms were agreed by the Master Board and Comcast. Comcast then generated the revised contract. However, it did not reflect the terms agreed. We were advised that it is in their corporate offices for review. Our anticipation of installation in January is unrealistic.

The Comcast line item was based on 11 months of service spread over the 12 month 2017 period.

Jeffrey Gross suggested a possible solution would be reducing the first quarter maintenance fee by \$99.96 per owner. The \$99.96 is the quarterly cost of the Comcast enhancement.

Treasurer's Report: Burt Dukoff reported that our financial situation went down because of unusual necessary spending which was higher than budgeted expenses. Our net income for the past 10 months ending November 30th was reduced to \$100,000, \$52,000 less than the September 30th net income of \$152,000. This is from expenses in landscape replacement of \$45,800 and problems with gate entry of \$4,380 and pool repairs \$5,356. However, we still remain in a very favorable situation.

Manager's Report: Robert Waples reported that AT&T will be cleaning up after all the mess they made. They will sod the areas, pressure clean sidewalks, etc. Robert

reported that he personally looked at every house and will do the final inspection after AT&T have completed.

Consideration for New Gym Equipment: Sonia Wilansky, Chair of the Fitness Committee presented the committees proposal to purchase new weight equipment and dual function machines to replace the fitness centers 20 year old equipment. The equipment is no longer cost effective to repair and there are no replacement on parts. After comparing companies and warranties they are recommending Home Fitness Supply in the amount of \$35,660 which includes a \$1,200 credit to take away old equipment. Ben Feinsod made a motion to purchase the equipment. Burt Dukoff motioned to add to the motion to include up to a maximum of \$40,000 with Ben's approval. This was seconded by Gail Swartz with a unanimous vote from the Board.

Gates: Dennis Deutsch mentioned that Robert and Jeffrey are looking for alternative contracts for the gates. They have received various bids and interviewed 3 companies. They are recommending Rapid Community Solutions. The cost is \$417 a month and billed monthly. New 12 foot gate arms will cost \$392. Burt Dukoff mentioned that \$12,000 has already been spent on gate repairs and maintenance and felt we couldn't go wrong going with them. Gail Swartz made a motion that we accept their recommendation and go with them. Marvin Grode seconded and the Board unanimously agreed.

Wi-Fi Thermostats throughout Clubhouse: Ira Rubel made a motion to convert all thermostats to a wifi system so that temperature can be remotely set and allow adjustments to be made by Robert even when he is not at the Cascades in an amount not to exceed \$5,500. Ben Feinsod seconded and the Board unanimously agreed.

Update on Refurbishment: Julian Melmed reported that the carpeting will begin being installed tomorrow. Most of the lighting is installed including the foyer and lobby chandeliers. The wall covering is almost complete. The water feature is near complete. New entry doors and new rear doors will be installed before Thanksgiving. They will be clear, hurricane resistant glass.

Requirement for ID to Obtain Hearing Devices for us in the Ballroom at shows: Ira Rubel made a motion that when the radio transmitters are distributed for shows that a photo ID be required. Gail Swartz seconded the motion and the Board unanimously agreed.

Request for HOA to absorb cost for family bowling during holidays: Dottie Ashkenas requested that since the family bowling once a year is a HOA sponsored event that the Master Board subsidizes the cost in the amount of \$600. Julian Melmed made a motion to approve the cost of family bowling up to \$600. Teri Schoen seconded and the Board unanimously agreed.

Electronic Communications to Residents: Gail Swartz made a request to have residents that wish to have notices sent to them by email to complete the electronics communications consent form with current email addresses. This saves thousands of dollars in postage.

Village Welcome Signs: After a discussion regarding the Laliq Board requesting to have the Master Board reconsider their decision to place signs east to west perpendicular to the Blvd. Gail Swartz made a motion that the Board reconsider its directive regarding the village signs to permit each village to reposition its sign, in consult with Property Management and the Safety and Security Committee, to a location that will help ensure that those entering the village will have the opportunity to read, absorb, and respond in a matter consistent with road safety signage guidelines. Ben Feinsod seconded the motion and the Board unanimously agreed.

Teri Schoen motioned to adjourn the meeting, Ben Feinsod seconded the motion and the board unanimously agreed. Meeting adjourned at 4:20 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:

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