

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Cascades Cafe, July 14, 2016 at 2:00 p.m.
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

Board Members Present: Dennis Deutsch, Burt Dukoff, Marvin Grode, Gail Swartz, Teri Schoen, Stan Smolkin, Joan Heyum, Julian Melmed, Ira Rubel on Skype

Board Members Absent: none

Also Present: Robert Waples, Property Manager, Jeffrey Gross, Associate 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 June 6, 2016 Meeting. Stan Smolkin moved to dispense with the reading and accept as printed and Teri Schoen seconded. The Board unanimously agreed.

Treasurer's Report: Burt Dukoff reported that we are under budget by \$88,000 for the 6 months ending June 30th. Adding non-budgeted income of \$6000 we increased our surplus by \$94,000. Some of the main expense items that were over budget were Pool Repairs (leaks) \$25,000, Insurance \$3,800. Landscape Replacement \$4,900, Lake Restoration \$2,500. The under budgeted expenses include Tree Trimming \$18,600, Irrigation Repairs \$4,400, Tennis Court Repairs \$12,263, General Repairs \$19,359. In general there were many other expense items under budget.

Manager's Report: Robert Waples reported that we are aware of the hot spots in the grass due to lack of rain and the heat. The Jog gate arm has been replaced. The leak in the pool has been confirmed that there is a 6 inch crack caused by roots from the palm trees. Some of the coolers in the main pool are not working and will be fixed Saturday.

Thanks goes to Mel Heilweil for all of his work on the new 2016 directory. It is at the printers and will be done shortly.

Comcast Contract: Dennis Rice reported that the Comcast Contract has been approved and once received; all of the Board Members will review and then give to the attorney to review.

Pathway: Burt Dukoff made a motion to pay the \$1,400 to have the additional pathway through the parking lot to connect to the other new pathway completed. Marvin Grode seconded and the Board unanimously agreed.

Pressure Washer: After getting a couple prices for pressure cleaners Jeffrey Gross recommended purchasing a Proline 4000 psi pressure cleaning unit for \$4300. This will save a lot of money by purchasing rather than renting the equipment. Therefore, it can be used all year as needed for the Master and the Villages. The unit can be pulled by the golf cart and connect to the fire hydrants. Dennis Deutsch motioned to purchase the equipment and Joan Heyum seconded the motion. The Board unanimously agreed.

Consideration for Contract Proposal for new sound and lighting system: Dennis Rice and Ira Rubel worked together to get prices to upgrade our sound and lighting system. They received 3 bids from 3 different companies. After reviewing the 3 bids Dennis and Ira recommend PI Electronics with their price of \$113,500. This vendor will work with Vernon during the restoration process to have everything installed. Upgrading the audio/visual system was not a part of the refurbishment and with the negotiations with the Comcast contract there is money to use for this project. This is the right time to do this since the work in the Ballroom is being done.

Dennis Deutsch thanked Dennis Rice and Ira Rubel for their work on this project and made a motion to spend up to \$140,000 for the system recommended by them and also the necessary equipment to upgrade for the hearing impaired, body microphones and microphones for Board Meetings. Julian Melmed seconded the motion and the Board unanimously agreed.

Café Committee Recommendation to Contract with Mario for 2016 – 2017 (Tabled from June Meeting): The discussion continued regarding renewing Mario's contract. Dennis Deutsch made a motion to accept the Café Committee's recommendation and renew Mario's contract. Ira Rubel seconded the motion and the Board unanimously agreed.

Hadassah's Request for Dog Show: Janice Kimmel asked the Boards permission for Hadassah to sponsor a fund raising dog show event January 15, 2017. The original request to have it by the Satellite pool did not work out, so they are now requesting the area behind the tennis courts. They have contacted the residents from the 8 houses that back up to that area and there were no objections. Julian Melmed made a motion to allow the dog show. Julian Melmed seconded the motion and the Board unanimously agreed.

Proposal for purchase of Table tops: Julian Melmed made a motion to accept Mel Scherer's request to purchase new table tops for \$4400 and a dolly for \$383 a total cost of \$4,783. Gail Swartz seconded the motion and the Board unanimously agreed.

Refurbishment Update: Julian Melmed reported that the refurbishment is as of now, on schedule and on budget. The lights for phase 1, other than the chandeliers, have been delivered. Paint mock ups are currently being done. Work continues on the electrical, drywall and framing in the ballroom, which will take approximately 6 to 8 weeks. Chair #1 was selected by the majority vote of the Cascades and by the design team. The height will be the same as the current poker chairs. The chairs will have gliders not wheels.

Trees on Hagan Ranch Road: Joan Heyum said that the black olive trees along Hagan Ranch Road are buffer trees and if they were taken out they must be replaced with 3 other alternant trees. Robert Waples will work with Gail Swartz to get with the County to work on a solution with this issue.

Request from Political Candidates to speak to residents: Dennis Deutsch said that the Men's Club will handle this.

Joan Heyum has resigned her position as member of the Master Board. She will be moving out of the Cascades. She has served the Master Board for the past 2 years and as President of Limoge Board for the past 19 years. She has also served for the past 18 years as chairman of the CRA landscaping and in charge of the annual holiday lighting. Several member of the Board thanked and commended her for her extraordinary help in working for the Cascades Community. She will be missed and has made a huge difference in the Community.

Stan Smolkin motioned to adjourn the meeting and Julian Melmed 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.