

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, May 12, 2016 at 1:00 p.m.
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

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

Board Members Absent: Joan Heyum and Julian Melmed

Also Present: Robert Waples, Property Manager, Jami Owens, 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 1:00 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 April 14th and the April 20th Meetings. Teri Schoen moved to dispense with the reading and accept as printed and Stan Smolkin seconded. The Board unanimously agreed.

Treasurers Report: Burt Dukoff reported that the financial results ending April 30th indicate an increase in our Surplus by \$54,000. Without the non-budgeted items the increase amounted to \$70,000. The largest over budget items were pool and spa repairs for over \$10,000 due to installation of new coolers and heaters and sod replacement which went over \$3,600. Our Insurance premiums have been reduced by approximately \$59,000 due to the efforts of our Insurance Committee Chairman, Morris Stoler.

Manager's Report: Robert Waples reported that the woman's sauna has been fixed. The new gate arms with lights are installed and look great. The back gate is scheduled to be installed on Monday. The permit to catch the gator has expired and a new permit has been reapplied. The Café is now closed on Monday for the summer.

The ice machine bin is cracked and the price to repair is \$500 to \$1000. Robert recommended replacing the ice machine at a cost of \$3826. Stan Smolkin motioned to replace it and Teri Schoen seconded and the Board unanimously agreed.

There are electrical repairs needed at the equipment machine area. This is to maintain the pool equipment. Robert recommended getting the repairs at a cost of \$2181. Marvin Grode motioned to go forward with the repairs and Ira Rubel seconded and the Board unanimously agreed.

Café- Change of Vendor Update: Marvin Grode reported that Mario is requesting his notice of resignation retracted. The Café Committee has accepted this and since

Mario's contract is coming up for renewal in September he will stay and his contract will be reviewed at that time.

Presentation and Recommendation of Cable TV Committee to Enter into New Contract with Comcast: Paul Hacker, Alan Land and Dennis Rice of the Cable Committee gave a presentation to the members. They recommended renewing the contract with Comcast for many reasons. Price and reliability are the two main reasons. The two other companies interviewed proposed higher rates and unpredictable service agreements.

With Comcast we are getting basic cable with HBO and high speed internet service for \$67 a month paid directly through our HOA fees. We are getting fiber optics through out the community. We are getting one (1) HD DVR and two (2) X1 HD companion boxes. We are getting \$250 per household from Comcast (\$232,000) and \$7 from HBO (\$6496) allowing the Cascades to make improvements to our community. If a resident wants the option of Comcast phone service, it will cost \$25 a month.

There was no vote at this meeting; Dennis Deutsch suggested this be put on the Agenda for the next meeting to give time for everyone to come to a decision.

Change in Contract with Castle: Marvin Grode made a motion to accept the Addendum to the Castle Contract that was already approved by the Board to give 3 weeks vacation to employees that have been employed for 10 years or more and to take away the Title "General" Property Manager and add "Associate" Property Manager. Gail Swartz seconded the Motion and the Board unanimously agreed.

Discussion of Proposal for new signage throughout the Community: Eileen Brotman, Chair of the FAC Committee reported that they have been working on consolidating, updating and clarifying the signs throughout the community. They would like to have them match in theme and color, have welcome signs to each village and signs showing which side of street to park on. Eileen also suggested having planters for the back stationary gates. Eileen requested up to \$15,000 to do this project. Teri Schoen made a motion to go ahead with the project and Ira Rubel seconded and the Board unanimously agreed.

Update/Report on Lakes: Ira Rubel made a motion to have MDC Engineering provide a Civil Survey of a typical lake bank and provide support at a meeting with Lake Worth Drainage District at a cost not to exceed \$2500. Stan Smolkin seconded the motion and the Board unanimously agreed.

Ira Rubel motioned to spend up to \$1300 to have 20 signs made to place in various lake bank locations. The sign will read "Stop – Caution – Lake Bank Unstable" Gail Swartz seconded the motion and the Board unanimously agreed.

Late Fees and Interest on Special Assessments: Dennis Deutsch made a motion to impose a \$25 late fee and to charge the highest interest rate allowed by law on payment for the Special Assessments. Burt Dukoff seconded the motion and the Board unanimously agreed.

Discussion and Possible Action with Respect to Competing TV's and Sound Level on TV's in the Fitness Center: A discussion ensued with several suggestions with no action taken at this time.

Purchase Table Tops and New Tables to Allow for Additional Seating at Tables during Events: Mel Scherer mentioned that after inspecting a few of the tables that were going to be used in conjunction with the table tops are broken and now we would have to purchase additional tables. The amount of \$3600 was presented and passed by the Budget and Finance Committee but now the amount needed is \$4784. Ira Rubel made a motion to table this for now and Teri Schoen seconded the motion and the Board unanimously agreed.

Refurbishment Update: Teri Schoen reported that the Auction will take place Wednesday, May 25th from 11:30 am to 3:00 pm. This is a cash/credit card transaction only. On Monday, May 23rd the Clubhouse doors will be locked and no public access will be allowed in order to prepare for the auction.

Teri Schoen motioned to adjourn the meeting and 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.