

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, April 20, 2016 at 3:00 p.m.
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

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

Board Members Absent: None

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 3:07 p.m. by Dennis Deutsch, President of the Board of Directors. A Quorum of Directors was established.

Dennis Deutsch mentioned that at the request of two members of the Board, this emergency board meeting was held to re-visit the prior decision of the Board to replace all the ficus hedges along Cascades Isle Blvd. Another issue for discussion is liquidation of all the items during the refurbishment.

Discussion and Authorization for Liquidation for furniture, etc. during clubhouse refurbishment: Teri Schoen called 5 places and every place called was not interested in outright purchasing everything. There is really no other option other than having a liquidator come in to the Cascades to have an auction and make some money or pay to have a company haul it all away. She contacted Scott Grasso of "Sugarman Auction Company" to come in and explain the way an auction is conducted. Scott said that the auction is a one day event. His company does the marketing and gets in contact with interested ones. They have their own full staff for labor, set up, auctioneer and clerk staff for paperwork. They provide security and organize parking. They hire trucks to come in and remove properly. Liability Insurance and security is provided. Morris Stoler said that he would look over the Insurance to make sure it has all the correct clauses and Cascades as hold harmless. The estimated cost is \$2000 and 15% of the gross sales amount.

Julian Melmed made a motion to hire Sugarman to handle the removal of the possessions. Ira Rubel seconded. Stan Smolkin made a suggestion that it be subject to the Attorneys approval. Gail Swartz mentioned that we need to protect ourselves as an association and must have a contract that's acceptable. Dennis said that he would send it to the Attorney to advise and respond within 48 hours. Therefore, subject to the contracts approval was added to Julian's motion. Seven members of the Board agreed with Gail Swartz and Marvin Grode abstaining. Motion passed.

Revisiting board discussion for replacement of ficus hedges on Cascades Isle Blvd: At the request made at the April 14th meeting by unit owners living in Wedgewood, the board reconsidered its previous approval of a contract with Clean and Green to replace the ficus hedge on Cascades Isle Blvd.

Given that it would take a year or more for a new hedge to reach a height sufficient to screen these homes, the concern was that replacing the ficus with new plantings would have an unacceptable negative, extended impact on the privacy and security of those Units that back up to Cascades Isles.

Joan Heyum, chair of CRA Landscaping, and Dennis Deutsch indicated that Danny Cagle, President of Clean and Green, who had been made aware of the concern, had offered his full cooperation in the event the board determined to rescind the executed contract.

Accordingly, after extended discussion, Gail Swartz moved to rescind the existing contract to allow for a better solution involving Wedgewood, Waterford and Master Landscaping. Dennis Deutsch proposed an amendment to the motion, which was accepted, to specify that CRA landscaping, in consult with Wedgewood and Waterford landscaping and the affected Unit owners, pursue installation of a second row of hedges, with the intent being to remove the existing ficus only after the new plantings had reached sufficient height. Teri Schoen seconded the motion and the board unanimously agreed.

Gail Swartz motioned to adjourn the meeting and Teri Schoen seconded the motion and the board unanimously agreed. Meeting adjourned at 5:00 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:



Teri Schoen, Secretary

The Cascades Residents' Association, Inc.