

# **Cascades Residents Association, Inc.**

## **Master Board of Directors Meeting Minutes**

Clubhouse-Ballroom, April 14, 17, 2016 at 2:00 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

**Board Members Absent:** Ira Rubel and Stan Smolkin

**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 2:05 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 March 10, 2016 Meeting. Marvin Grode moved to dispense with the reading and accept as printed and Burt Dukoff seconded. The Board unanimously agreed. The Minutes for the March 17, 2016 meeting were presented with Burt Dukoff dispensing with the reading and accepting as printed and Teri Schoen seconded with the Board unanimously agreed.

**Treasurers Report:** Burt Dukoff reported that the overall financial results are satisfactory. Included budgeted and non-budgeted items for the 3 months ending March 31<sup>st</sup> we have a net profit of \$54,000. Our budgeted expenses resulted in a total of \$64,000 under budget. Our non-budgeted expense items resulted in a 10,000 loss bringing net income down to the \$54,000.

**Refurbishment Update:** Julian Melmed reported that there will be 3 phases of the refurbishment. Starting June 1<sup>st</sup> the Clubhouse Lobby and rooms through to the Ballroom will be closed until November 30<sup>th</sup>. Phase 2 will be the other side of the Clubhouse including the fitness Center. This is expected to take 3 months. Phase 3 is the Café which is expected to take 1 month and work to be done when there is less people here. Down payments have been made on the light fixtures and the water fixture. There will be a meeting with Vernon Pierce for final figures.

There will be 4 sample chairs in the lobby for residents to vote on preference. These are 20 inch chairs that can seat 12 at the Ballroom tables. Six of the tables will need table tops.

**Managers Report:** Robert Waples welcomed Jami Owens as Associate Property Manager. Robert stayed after hours to inspect the property for any lights that are out and where additional lighting is needed. New gate arms that have LED lights are in the process of being ordered for both Jog and Hagan gates. A new glass cover has been

ordered for the Hagan barcode reader which will correct the issue of some cars not able to go through.

**Ceding of Wedgewood Property to HOA:** Robert Waples mentioned that there is a 10 foot buffer behind the wall in Wedgewood between Colonnade and Tropical World. It was questioned who has ownership to the 10 feet. It was decided to Wedgewood instead of the Master. It was suggested by Dennis Deutsch to table this discussion until the next meeting so the Board can review the attorney's advice. Teri Schoen motioned to table it and Marvin seconded and the Board unanimously agreed.

Sandra Nichols, President of Wedgewood said that Wedgewood will pay for the legal expense to cede the satellite pool area to the CRA. Teri Schoen made a motion that the CRA will assume the ceding of the pool and Marvin Grode seconded and the Board unanimously agreed.

**Charities' Request for extra Fundraising Event in 2017:** Dottie Ashkenas requested from the Board to grant the 4 charities an extra fundraising event in the Ballroom due to losing one event while the Ballroom is closed. Teri Schoen made a motion to allow as long as it does not impact the theatrical production as brought out in Rule 8.4b. Burt Dukoff seconded and the Board unanimously agreed.

**Consideration of removal and replacement of Coconut Palms in Wedgewood as Opposed to Annual Trimming:** This discussion was revisited from last year, regarding continuing to trim the large coconut trees or to remove them. Teri Schoen made a motion to have the coconut trees remain there and to continue to trim, Burt Dukoff 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 4:04 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for  
Castle Management, LLC

Approved:



Teri Schoen, Secretary

The Cascades Residents' Association, Inc.