

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, March 10, 2016, at 2:00 p.m.
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

Board Members Present: Dennis Deutsch, Burt Dukoff, Ira Rubel, Ben Feinsod, Teri Schoen, Marvin Grode, Joan Heyum, Julian Melmed, Morris Stoler

Board Members Absent: None

Also Present: Robert Waples, Property Manager, Jami Owens, 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 February 3, 2016 Meeting Minutes. Julian Melmed moved to dispense with the reading of the minutes and accept as printed, Joan Heyum seconded and the Board unanimously agreed.

Landscape Report: Joan Heyum introduced Danny Cagale from Clean and Green to report on the the ficus bushes with the white fly along Cascades Isle Blvd. Danny said that they have tried to save the ficus for years now but it is just wasting money treating year after year. The ficus bushes need to be ripped out and replace with green arboricola and topiaries. The coco plums are doing real good, but not all of them; we may just fill in areas. There are about 1700 to 2000 plants but maybe only necessary to take out and replace 800 or so don't know yet. Danny answered questions from the residents.

Joan Heyum has two proposals from other companies but they are very expensive. Joan recommends Clean and Green to do the work, he is very fair and does great work. Julian Melmed said that we need an actual estimate before the Board can make a decision to go forward. Burt Dukoff recommended a pay as you go basis using the excess operating reserves. Joan Heyum made a motion to table this until she gets the costs involved and present to the Board at the next meeting. Julian Melmed seconded and the Board unanimously agreed.

Motion: Julian Melmed made a motion to adopt a 3 minute limit to members of the community on any one particular subject for the remainder of this Boards term. This would be for comments made during Good & Welfare and comments from the members during discussions. Teri Schoen seconded the motion and the Board unanimously agreed.

FPL Representative: It was explained from two representatives from FPL that the Cascades has been having a high number of outages (prolong periods of time) and they have been working on reducing these. The first week of November they did a visual inspection of the above ground line and replaced areas. Now they are using smart meters to measure the number of homes affected and pinpoint equipment on the ground. They will be replacing the area poles with concrete poles that go 12 feet underground, and thermo vision to look at each poles for hot spots. They answered the many questions from the residents.

Manager's Report: Robert Waples reported that the solar lights along the gazebo fitness center walkway are being tested. Robert is recommending some additional parking lot lights. The Median strip by the Guard House also needs more lights as you come through the Jog gate. The new pool heaters have been installed with high efficacy cool and heat with only four instead of six. A new heating unit for the spa is recommended. The new Air conditioner for card room #3 has ben installed.

Refurbishment Report: Julian Melmed reported there will be an updated report on a monthly basic regarding the refurbishment. There will be four different sample chairs for the Ballroom placed in the lobby for the residents to list their preference for comfort only, not for the color, shape or frame. There will be two phases of refurbishment and we are still in the design phase. The work will start for the first phase to begin in June and July in in the Ballroom and Lobby. The second phase will be the fitness Center and the Café.

We Care Lifestyle Expo: Corinne Rosen reported that We Care makes money only from donations and from the vendors. She is requested from the Board to increase the tables for vendors for the Lifestyle Expo Monday, October 24th from 71 to 75. A six foot table is needed next to the Media Room not a card table. The Ballroom, Media Room, Library and the Arts & Crafts Rooms are all needed for the Expo. Corinne requested the Café's parking lot which gives extra much needed parking space for the Expo. Dennis Deutsch said yes to the above requests as long as it does not conflict with the fire code and for Corinne to meet with Teri Schoen and Julian Melmed. Corinne mentioned that the We Care's Excess Liability Policy may not renew and if Cascades Insurance would be able to cover this. Dennis said that would have to be looked into.

Teri Schoen motioned to adjourn the meeting and Joan Heyum 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.