

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, December 17, 2015
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

Board Members Absent: Morris Stoler

Also Present: Randy Inman, General Manager, Robert Waples, Assistant 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 November 2nd, November 12th and the December 3rd, 2015 Meeting Minutes. Teri Schoen moved to dispense with the reading of the minutes and accept as printed, Burt Dukoff seconded and the Board unanimously agreed.

Discussion and Vote on the Adoption of a Special Assessment of \$1,300 per Lot for the Refurbishment of the Clubhouse, Fitness Center and Café: Dennis Deutsch mentioned that the total estimated cost of \$1,600,000, to be funded as recommended by the Budget & Finance Committee with \$400,000 coming from Reserves to start the project and with the balance of \$1300 per lot, to be paid in two installments of \$650 each by the lot owners. He asked the Board if there was a motion.

Motion: Julian Melmed made a motion to approve the recommendation by the Budget & Finance Committee of a community assessment of \$1300 per unit, subject to the final execution of the contract with Vernon Pierce to be paid in two installments of \$650 on June 15, 2016 and February 15, 2017. Ben Feinsod seconded the motion and the Board unanimously agreed. Motion passed.

2016 Vendor Contracts: All Contracts have 30-day Notice of Cancellation Clause.

Landscape – Clean & Green proposes a 3 year contract for the same yearly price as 2015 of \$234,328. There may be a cost increase due to Health Care Reform imposed on his business. Randy's recommendation is to continue with Clean & Green.

Home Fitness Headquarters – The equipment Maintenance Renewal is \$400 per year for strength and cardio equipment and \$1050 a year for treadmills. Randy's recommendation is to continue service.

Lake & Wetland Management – Same cost as last year, 4 aeration services at \$100 per quarter and \$965 month for lake management services and \$1,190 month for

mitigation and littoral management. Randy is recommending continuing with Lake & Wetlands until the Engineer from Miller Legg can review the lakes in the spring and see if they have followed their contract obligations. Randy suggests getting other vendor bids after the report comes back.

Professional Pool Management – Same costs as last year \$31,200. Contract has 30-day Notice of Cancellation Clause. Randy recommends staying with them.
Professional Tennis Court Services – 1 year contract with a 3% increase \$32,445. Approved by the Tennis Committee and put into the 2016 budget. Recommendation - continue service.

Tennis Director – 1 year contract with a 3% increase \$37,080. Approved by the Tennis Committee and put into the 2016 budget. Recommendation – continue service.

Motion: Teri Schoen made a motion to authorize the President to sign all the contracts. Ira Rubel seconded and the Board unanimously agreed.

Insurance Renewals – There are 5 policies up for renewal this month. The policies are: Directors and Officers, Machinery, Workman's Comp, Crime and Umbrella.

Motion: Marvin Grode motioned to renew the policies and Burt Dukoff seconded. The Board unanimously agreed.

Good & Welfare - Dennis mentioned that there is a legal issue regarding locking the handicapped doors after 7:30 p.m. Therefore this will not be put into effect. This will be discussed further at the next Board Meeting January 14th.

Marvin Grode motioned to adjourn the meeting and Burt Dukoff seconded the motion and the board unanimously agreed. Meeting adjourned at 3:15 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:



Teri Schoen, Secretary
The Cascades Residents' Association, Inc.