

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, November 12, 2015
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

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

Board Members Absent: None

Also Present: Randy Inman, General Manager, 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.

Reading and Disposal of Prior Meeting Minutes: The Minutes were presented to the Board for the October 22, 2015 Meeting Minutes. Marvin Grode moved to dispense with the reading of the minutes and accept as printed Morris Stoler seconded and the Board unanimously agreed.

Treasurers Report: Burt Dukoff reported that the financial results are favorable for the 10 months ending October 31. We are under our budget by \$93,000 and if we add on non-budgeted income our surplus increases by 31,000 and becomes 124,000 for the next 10 months.

Assessment Recommendation for Facilities Refurbishment: The Board has approved a Clubhouse, Fitness Center and Café refurbishment for up to 1,600,000 and Vernon Pierce as our designer and decorator as recommended by the Refurbishment Committee. At the last Budget Meeting the B&F Committee recommended financing to come from available reserve funds and from other available association bank accounts and if necessary from a bank loan. The B&F Committee also recommended a community special assessment of \$1300 per unit.

Julian Melmed mentioned that \$400,000 is coming from the Reserve fund and is applied to the project to make the assessment amount where it is.

Motion: Burt Dukoff made a motion to approve the recommendation of a community assessment of \$1300 per unit, pending contractual agreement 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.

Managers Report: Randy Inman reported that he has a price range of \$13,800 to \$10,900 to have the 3800 linear feet of striping of Cascades Isle Blvd going from Jog Road to Hagan Ranch Road painted. If we did the work in house it could cost

approximately \$6000. Randy recommended purchasing a Road Line Marking Machine for approximately \$2000. Maintenance could work overtime to paint over the existing stripes. Ben Feinsod made a Motion to table this discussion for now and Morris Stoler seconded the Motion and the Board unanimously agreed. This subject will be on the Agenda for the next meeting.

AT&T Request for Community Access: Paul Hacker chair of the Cable TV Committee reported that since the Comcast contract will be coming up for renewal in 2017 he would like to compare it with AT&T rates. AT&T has requested the Cascades sign a 3 page document allowing them to come in and survey the property. Paul presented the Board this document to read over. Dennis Deutsch said that it had too many unfavorable clauses in it to sign. He requested that this be put before the Board. Julian Melmed rejected the document and said that they present it on a simple basis. Dennis suggested that they bring in the AT&T representative, Christine and set up a meeting to do a simple contract. The Board did not take any action at this time.

Sugar Cane Mosaic Virus in our lawns: Joan Heyum reported that our St Augustine grass has Sugar Cane Mosaic disease. The details and extent of damage are not yet known. After a brief discussion the Board decided to take no action at this time but will keep close watch on it and do the best to keep this virus from spreading.

Marvin Grode motioned to adjourn the meeting and Teri Schoen seconded the motion and the board unanimously agreed. Meeting adjourned at 3:20 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:

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