

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, October 6, 2015
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

Board Members Present: Dennis Deutsch, Burt Dukoff, Ben Feinsod, Marvin Grode, Joan Heyum, Teri Schoen, Julian Melmed, Morris Stoler called in via speaker phone and Ira Rubel via Facetime

Board Members Absent: All Present

Also Present: Randy Inman, General Manager, Robert Waples, Assistant Property Manager, Orchid Banks, Clubhouse Coordinator, representing Castle Management.

Call to Order and Establishment of a Quorum: The meeting was called to order at 1:05 p.m. by Dennis Deutsch, President of the Board of Directors.

Reading and Disposal of Prior Meeting Minutes: No Minutes were presented

Discussion and adoption of the revised Rules and Regulations, Policies & Procedures and Covenant Enforcement: Dennis Deutsch said that the Board would go through each section of the Proposed or Amended Rules to discuss and approve or disapprove. He said that "Enforcement procedures" would not be discussed today. He then introduced Carolyn Heilweil who worked very hard on this project. Caroline mentioned that she went over each section of the rules with the Committee's and Chair people involved.

1. Section 1. VEHICLES/PARKING: Julian Melmed made a motion to approve as amended and Ben Feinsod seconded. Seven Board Members agreed and Teri and Joan opposed.
2. Section 2. USE OF ASSOCIATION FACILITIES: 2.1 Guests: Dennis made a motion to add "originally" between "are" and "accompanied", now reading as "...unless they are originally accompanied by a Resident..." to the sentence and Ira seconded. The Board unanimously approved. 2.3 Non-Payment: Teri made a motion to change the word "may" to "shall" and approve as amended. It now reads as "...Café chit card "shall" also be revoked. Joan seconded and 8 Board Members agreed and Julian opposed. 2.5 Julian made a motion to remove "Doors" from beginning and add 7am – 11pm at end of sentence and approve as amended. Now reading "Gates giving access..., ...regular Clubhouse hours; 7am – 11pm, Second by Dennis and unanimously agreed. Julian made a motion to approve section 2 s amended , second by Dennis and unanimously agreed.
3. Section 3. CLUBHOUSE: 3.1g Motion by Dennis to change last word "dogs" to "animals" and approve entire section as amended. Second by Ben Feinsod and unanimously agreed.
4. Section 4, FITNESS CENTER 4.1 Julian made a motion to change opening time to "3:30 am" from 4:30am, second by Ben and unanimously agreed.

***numbering changes in proposed document from this point

4.2 Dennis made a motion to add subsection back in reading “Residents shall have priority to use the fitness center until 11 AM”, Second by Ben and unanimously agreed. 4.3 Children, Motion made by Dennis to add “and restrooms” to the first sentence. Now reading ...”locker room and restrooms.”Second by Burt and unanimously agreed. 4.4 Motion made by Dennis to change “sneakers” to “athletic shoes”, second by Julian and unanimously agreed. 4.8 Motion made by Dennis to keep as is now in rules, second by Teri and unanimously agreed. 4.10b Time limit Motion by Julian to change time from 4:30am to 3:30am, second by Dennis and unanimously agreed. 4.11 Cell Phones Julian made a Motion to keep and change wording to “No talking on cell phones shall be allowed”. Second by Teri vote 8 in favor Dennis out of the room. A Motion was made by Dennis to approve Section 4 as amended, Second by Burt and unanimously agreed.
Recessed for 10 minutes at 3:30pm

Called back to order at 3:40pm by Dennis a quorum was maintained.

5. Section 5. POOLS/SPA 5.3c Motion by Joan to add “chairs” to sentence, Now reading as “All lounges and chairs must be covered...”Second by Burt and unanimously agreed. 5.3b Motion by Dennis to add “and turn off fans”, now reading as “Umbrellas must be closed and fans turned off when leaving the pool area.” Second by Burt and unanimously agreed. 5.3d Motion by Dennis to remove last sentence, Second by Julian and unanimously agreed. 5.4 Motion by Dennis to add “when wearing a wet bathing suit” to last sentence. Now reading “...leading into the locker rooms when wearing a wet bathing suit.” Second by Ira and unanimously agreed. 5.8 Motion by Dennis to add in “The Cascades is a smoke –free facility.” Before “No smoking is allowed...”Second by Morris and unanimously agreed. 5.9 Motion by Dennis to remove time limits from the first sentence and remove or walking from the last sentence. Second by Ben and unanimously agreed. 5.11 Motion made by Burt to change sentence ending to ...except for seeing-eye dogs and medically certified service animals”. Second by Ben and unanimously agreed. 5.13a Motion made by Julian to change wording to “Childern under 12 are prohibited from using the Spa”. Second by Joan and unanimously agreed. 5.13b Motion made by Burt to remove “small children” from the sentence. Second by Julian and unanimously agreed.
A Motion was made by Dennis to approve section 5 as amended, second by Julian and unanimously agreed.

6. Section 6 TENNIS COURTS 6.14 Tennis League Play – Motion made by Dennis to remove the first sentence Second by Ben vote 8-1 in favor with Marvin Grode abstaining’ A motion was made by Julian to approve Section 6 as amended Second by Ben and unanimously agreed.

7. Section 7 CAFÉ CASCADES 7.7b A motion was made by Julian to remove the first sentence start at “Pursuant” and keep ”a majority” Second by Dennis and unanimously agreed. 7.7c Motion by Julian to add “or damaged” sentence now reads “If the original cards are lost or damaged, they will be...” Second by Dennis and unanimously agreed. 7.7k Motion made by Dennis to change \$100 to \$50 Second by Ira and unanimously agreed. A Motion was made by Teri Schoen to approve Section 7 as amended, Second by Ira Rubel and unanimously agreed.

Sections 1 through 7 have been approved as amended.

A Motion to adjourn was made by Teri and seconded by Ira at 4:55pm

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:

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