

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, September 10, 2015
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

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

Also Present: Susie Hansen, Regional Director, 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 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 July 10, 2015 Board Meeting. Teri Schoen moved to dispense with the reading of the minutes and Morris Stoler seconded. Marvin made a motion to accept as printed Teri Schoen seconded and the Board unanimously agreed.

Treasurers Report: Burt Dukoff reported that the financial results for the end of August are favorable. We are under-budget \$84,000 and if we add non-budgeted items the total profit becomes \$108,000. There will be a final Budget Meeting October 8th.

Manager's Report: Robert Waples reported that the fountain lights by the guardhouse were fixed and various landscape lights and fixtures have been replaced. Comcast ran cable to the café. The irrigation wire conduit was drilled under the curb entry road. The air conditioning system was replaced for the pool cabana restrooms. The café had the marble floor polished and carpets and tile cleaned. Two new recumbent exercise bikes for the fitness center have been ordered. Randy Inman and Robert Waples worked with the Budget & Finance Committee on the 2016 master budget and on the village budgets.

New Business:

- a) **Child ID Registration Program sponsorship:** Julian Melmed made a motion to table this until the next meeting to get together more information and request Dottie Ashkenas with COP Program to attend. The Board unanimously agreed.
- b) **Landscape improvements for the Bocce Court area:** There will be bushes planted around bocce court and screening put up at a cost of \$980.00.
- c) **Renewal of Satellite Pool Landscape Maintenance Contract with Chris Kinsey:** A motion was made by Joan Heyum to renew the contract Ira Rubel seconded and the Board unanimously agreed.
- d) **Renewal of John Cassidy Air Conditioning Quarterly Maintenance Service Contract:** Marvin Grode made a motion to renew the ongoing preventative maintenance contract Ben Feinsod seconded and the Board unanimously agreed.

- e) **Renewal of Hometown Pest Control Monthly Service Contract:** Teri Schoen made a motion to continue the contract Joan Heyum seconded and the Board unanimously agreed.
- f) **Curb cuts for the pool maintenance area:** This would be so that the service trucks would be able to use without having to go over the median curb. The proposal is for \$585.00. Ben Feinsod made a motion to accept and Morris Stoler seconded and the Board unanimously agreed.
- g) **Curb cuts for the Southside of Cascades Isles Blvd:** Ira Rubel made a motion to table this until Management can find out the restrictions from the County and what would be required. Morris Stoler seconded the motion and the Board unanimously agreed.
- h) **Castle Management contract amendment – 3 weeks vacation for long-term employees (10 years +)** Julian Melmed made a motion to accept and Teri Schoen seconded and the Board unanimously agreed.
- i) **We Care Lifestyle EXPO – Monday, October 19:** Corinne Rosen asked the Board permission to have the Hagan Ranch gates stay open for the vendors from 1:00 p.m. until 1:45 p.m. the day of the EXPO. Julian Melmed made a motion to allow that request Morris Stoler seconded and the Board unanimously agreed. The Board also agreed that the Cafe would not be open that Monday so the additional parking could be used.
- j) **Additions of Mike Corbett and Leona Wachsman to the Café Committee:** A Motion was made by Ira Rubel and seconded by Morris Stoler to add them to the Café Committee and the Board unanimously agreed.
- k) **Café Contract:** Mario has agreed to the renegotiating of the contract to stay at the café. Teri Schoen made a motion to approve and Marvin Grode seconded the board unanimously agreed.
- l) **Removal of trees – Hagan Ranch Road and Jog Road:** It has been determined that (23) trees will need to be removed and replaced due to being too big and tall for this area and (1) already has died. Will need to decide what kind of tree to replace them with and subject to when Danny can find replacement trees. Joan will be getting prices and Robert will look into being in compliance with County rules.

Morris Stoler suggested switching the Liability Insurance to American Southern Insurance. This will be further addressed and put on the Agenda for the October 8th Budget & Finance Meeting.

Teri Schoen motioned to adjourn the meeting and Joan Heyum seconded motion the board unanimously agreed. Meeting adjourned at 3:45 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:

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