

# **Cascades Residents Association, Inc.**

## **Master Board of Directors Meeting Minutes**

Clubhouse-Ballroom, June 11, 2015  
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

**Board Members Present:** Dennis Deutsch, Burt Dukoff, Marvin Grode, Joan Heyum, Julian Melmed, Teri Schoen, Ira Rubel and Morris Stoler via Skype

**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 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 May 14, 2015 Board Meeting. Julian Melmed moved to dispense with the reading of the minutes and Joan Heyum seconded the motion. Julian Melmed made a motion to accept as printed with Marvin Grode seconded the board unanimously agreed.

**Treasurer's Report:** Burt Dukoff reported there is a \$68,000 budget surplus ending May 31<sup>st</sup>. Over budget for insurance, irrigation and pool repairs. Positive results for the rest of the year. Excess Operating Account has \$312,000 in April and May \$304,000 due to the \$8000 work done at pool.

Dennis Deutsch made a motion to approve the Amendment to By-Laws to permit Board Members to "attend" meetings via electronic attendance such as Skype or Facetime. This was seconded by Joan Heyum and the Board unanimously approved.

Appointment of Fred Bennett to Grievance Committee: Dennis mentioned that Fred was always on the Committee and an oversight when making the list. Dennis motioned that he be added and Julian seconded and the Board unanimously agreed.

Dennis reported that Ben Minkoff has made a personal decision to resign from the Café Committee. Dennis made a motion to appoint Scott Bober and Sandy Kahn to the Café Committee. Teri Schoen seconded and the Board unanimously agreed.

Dennis made a motion to appoint Paul Hacker as Cable TV Committee Chairperson, Marvin Grode seconded and the Board unanimously agreed.

Dennis made a motion to appoint Marlene Coleman to ad hoc election Committee to aid Castle Management in preparing for our next election. This was seconded by Burt Dukoff and unanimously agreed by the Board.

Marvin Grode made a motion for an AD HOC Committee to be known as the Clubhouse Refurbishing Committee and to be chaired by Master Board members Teri Schoen and Julian Melmed. They will select members of the committee and report progress at each Master Board meeting. Dennis seconded and added that they would organize a committee that is qualified and experienced to oversee and serve as Liaison to the Board. We have talked about beginning the refurbishing of the Clubhouse now and having it completed by 2017.

Teri Schoen nominated Ira Rubel to chair ad hoc Committee for the Lakes Remediation investigation. Burt Dukoff nominated Jerry Kaye as Committee Member and Julian nominated Barry Wolk as Committee Member. Dennis seconded and the Board unanimously agreed.

Dennis nominated Burt Dukoff as Board Liaison to Entertainment Committee, Teri seconded and the Board unanimously agreed.

Joan Goldstein representing the Facilities Committee gave a report regarding purchasing commercial grade polished brass with lifetime warranty kick plates for the doors on the facility with a proposal price of \$7585. After discussing the issue no motion was made from the Board.

Ira Rubel made a motion for replacement of DSL cable with Comcast T-1 Cable for improved WIFI. Julian Melmed seconded and the Board unanimously agreed.

Eileen Peltz representing the Tennis Committee requested the use of the Café parking lot on Mondays as a trial for pickle ball to see if any interest. Net lines and rackets would need to be purchased at an estimated price of \$250-\$300. Julian made a motion to allow this with a proposal that the Tennis Committee be given no more than \$300. Dennis seconded and five of the Board agreed and Burt Dukoff abstained.

\*\*Note that an anonymous donor gave the money for the net and the Tennis Club would pick up the rest.

Dennis motioned to give Marvin Grode authorization to sell the pool furniture for the best deal he could get. Marvin seconded and the Board unanimously agreed.

**Managers Report:** Randy Inman reported that the satellite pool will be closed to do pressure washing and paver repairs. Next week the Clubhouse pool will close to do the same. The bike parking area will increase to 16x11 feet with a price of \$2160. A new 20x6 paver walkway path in the parking lot will be installed at a cost of \$1240. This will make it convenient to cut across the grass to go to the Clubhouse. The money for this has already been Board approved. Burt made a motion to go ahead with the work and Julian seconded and the Board unanimously agreed.

The sidewalks and curbing are in process of pressure washing. Randy is looking into LED lighting. He will put a solar power fixture by the pool to see if it works. Randy has pricing for a new 10x20 storage shed a pressure washer system and a paver marker

system. He also has pricing for latex paints and thermo plastic paints. There was a discussion of renting these items instead of purchasing.

**Landscape:** A motion was made by Joan Heyum to have Clean & Green replace the bushes along Cascades Isle Blvd that that have been destroyed by the white fly. Joan has a proposal of \$36,000 from Clean & Green to do the work. Dennis made a motion to table the discussion until the Board can see the proposals. Julian seconded the motion and the Board unanimously agreed.

**Safety Report:** Ed Shuman led a lively discussion on safety and security for the community.

The Board may not have the authority to allow authorization to deed a small portion of CRA Property to a private homeowner to enclose his back porch to meet a set back variance of 2 1/2 feet. Julian Melmed suggested that the Legal Committee investigate this matter.

**Good & Welfare:** Corinne Rosen representing We Care, Inc. asked the Board for permission to invite the Sheriff Department's Guard Dog and Search Dog units to do a presentation in the Ballroom during the We Care Meeting in January. Dennis and the Board said yes.

Teri Schoen motioned to adjourn the meeting and Joan Heyum seconded motion the board unanimously agreed. Meeting adjourned at 5:00 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for  
Castle Management, LLC

Approved: 

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