

# **Cascades Residents Association, Inc.**

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

Clubhouse-Ballroom, May 14, 2015  
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

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

**Board Members Absent:** Merv Blatt

**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 7:00 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 1, 2015 Board Meeting. Joan Heyum moved to dispense with the reading of the minutes and Burt Dukoff seconded the motion. Julian Melmed made a motion to accept as printed with Marvin Gode seconded the board unanimously agreed.

**Presidents Report:** Dennis Deutsch introduced Julian Melmed as the new Board Member.

**Treasurer's Report:** Burt Dukoff reported that as of April 30<sup>th</sup> we are in excellent financial condition with our revenues exceeding our expenses by \$55,000 with our operating cash at \$386,000. The items that exceeded the Budget included irrigation water \$4900, lighting repairs \$1500, fountain repairs \$4000, gate arms \$3500 and office expenses \$3600. Insurance premium has increased \$40,000 due to claims against the association. Morris Stoler is in the process of working on the mitigation with the claims.

**Manager's Report:** Randy Inman gave a report on the lake condition. There are several things to consider in keeping with the safety issue. The banks have a steep drop off 1 to 3 foot down. The shoreline is in need of littoral planting and the down spouts are causing erosion on the lakes. He will be meeting with engineering firms with proposals for solutions.

Randy is looking at proposals to purchase a machine to paint the pavement markings and striping. Prices are between \$3000 to \$6000. This will be brought up at the next meeting. He is also looking into solar led lights to give more light coming into the community. Hopefully this will be complete by the end of the year. Randy spoke to Clean & Green to cut back the trees blocking Cascades Isle Blvd. Randy was successful in arranging additional dumpster pick up at the Café without added costs.

**Old Business: Landscaping along Cascades:** Joan Heyum suggested that Danny from Clean & Green remove what is there and replace with a smaller amount like 1000 instead of 2000 bushes. The large trees block the sun. Dennis suggested she get another Company to also bid on the job.

**Bench Replacement along Cascades Isle Blvd:** There was a discussion on repairing the benches we have or replacing benches with concrete slabs priced from \$750 to \$1200. After a discussion took place the Board decided that no further action would be taken on this proposal.

**Comcast/WIFI for Clubhouse/Pool area:** Ira Rubel has gotten bids ranging from \$8000 to \$17,000 to have commercial grade wifi installed in the Clubhouse, pool area and Café. There would be "Access points" that look like smoke detectors to give the coverage needed, and can always add more if need be. We have Comcast contract now and Comcast can put in a modem for a monthly \$200 charge and no installation fee to get us started with the wifi. Dennis Deutsch made a **motion** to have Comcast install a modem for wifi with monthly cost not to exceed \$225 month and not to exceed one year with no installation fee. Marvin Grode seconded the motion. The Board unanimously agreed. Ira Rubel made a **motion** to enter into a contract for a vendor selected by the Committee for wifi coverage in the Clubhouse and the pool area not to exceed \$10,000. Teri Schoen seconded the motion. The Board was all in favor with Joan Heyem abstaining. Motion passed.

**New Business:**

- A. **COBWRA 35<sup>th</sup> Anniversary & Ad Promotion** – Teri Schoen made a motion to spend \$200 to take out the ad with Cobwra with Julian Melmed seconded and the Board unanimously agreed.
- B. **TV/Message Board Installation** – Robert Waples has a proposal of \$1025 to have a TV/Message Board monitor installed in the lobby area to keep residents informed of announcements and upcoming events. Teri Schoen representing the Singles Club announced that the Singles Club would like to make a donation to purchase the TV monitor. The Board was all in favor and thanked Teri for the donation.
- C. **Insurance Renewal – Commercial Property & General Liability** – Morris Stoler reported that the General Liability part of the Insurance premium went up from \$16,000 to \$61,000 because of the claims made. Morris is looking into getting two of the claims marked off and that would reduce the premium of claims. Property and General Liability Insurance renewal premium is \$127,079. Morris made a motion to renew the policy. Julian Melmed seconded the motion and the Board unanimously agreed.
- D. **Fitness Class Expansion** – Sonia Wilansky representing the Fitness Committee requested relocating the We Care Blood Pressure screening from the Aerobics Room to the Clubhouse to bring in an additional exercise 101 class taught by Sherry Cottrell due to resident's requests. There was a discussion regarding which room would be the best suited. Julian Melmed made a motion to approve the Billiards Room but to allow up to \$300 improving the lighting and purchasing

a case on wheels to transport equipment and for staff to make new flyers and laminated signs. Ira Rubel seconded the motion and the Board unanimously agreed.

A **Motion** was made by Dennis Deutsch to amend the following Bylaws

**Proposed Bylaw Amendments#8-video attendance:** Section VI Meeting of Directors to add: Section D. Members of the Board of Directors may "attend" any meeting of the Board of Directors via Skype, Facetime or any other electronic means which permits them to be heard by and to hear others in attendance at the meeting.

**Proposed Bylaw Amendment #9 Ad Hoc Committees:** Section 9 Committee is amended to add: 9.4 As Hoc Committee. Notwithstanding anything to the contrary above, the President is authorized to create and appoint members to (including a chairperson) any ad hoc committee for a particular purpose as opposed to standing committees.

After a discussion between the residents and the Board Dennis withdrew the motion due to not having proper notice going out to the residents regarding any new rules. These will be introduced again after it is posted.

Teri Schoen motioned to adjourn the meeting and Joan Heyum seconded motion the board unanimously agreed. Meeting adjourned at 9:25 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for  
Castle Management, LLC

**Approved:**



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