

Cascades Residents Association, Inc.
March 18, 2021
Master Board of Directors Zoom Meeting Minutes

Present: Dennis Deutsch, Ira Rubel, Burt Dukoff, Teri Schoen, Stan Smolkin, Julian Melmed, Morris Stoler, Lenny Kanterman, Steve Rothman

Absent: None

Also Present via Zoom: Jeffrey Gross, General Manager, Robert Waples, Property Manager, Orchid Banks, Clubhouse Coordinator, and Susie Hansen, Regional Director, representing Castle Management.

Call to Order and Establishment of a Quorum: The Board met via Zoom on March 18, 2021. Dennis Deutsch, President called the meeting to order at approximately 2:00 pm, a quorum was established.

Approval of Minutes: Teri Schoen made a motion to approve the minutes of February 25, 2020 as written, Stan Smolkin seconded, and the Board unanimously agreed.

Treasurer's Report: Burt Dukoff reported that as of February 28th we are \$41,000 under Budget. There is \$880,000 in Surplus and Reserves \$765,000. Cash in the Accounts are over one million dollars.

Manager's Report: Jeffrey Gross reported that the sod has been put down in most of the common areas and Waterford is almost done. Wedgewood will be next. They are starting to refurbish the mailboxes in Lalique. The speed limit signs will be delivered Monday. The IRS fillings are in different stages of completion and the golf cart has been repaired and back in service.

Announcement of Covid Vaccination Survey Numbers: Lenny Kanterman reported that there were 763 responses and 104 of them also included their spouses. Close to 860 residents out of 1500 residents that live here making it a 60% response. 65 people are in the process of being vaccinated, 33 not eligible but managed to get vaccinated and 3 didn't want to get it. Dennis asked what percent of the population indicated that they received the vaccination? "Of those who responded, 89% are completely vaccinated, and another 5% partially vaccinated. We have no accurate information about those who did not respond. Stan Smolkin stated that we only know for sure that 54% of our total residents have been vaccinated. Lenny Kanterman stated that figure is misleading and assumes NONE of the non-responders are vaccinated. It is probably more reasonable to assume between 70 and 90% of people who didn't respond are also vaccinated."

Proposals for Replacement of All Irrigation Timers: Jeffrey reported that the timers are 20 years old and some have been replaced and 10 more need to be replaced. He received a bid from All Phase Irrigation of \$57,665 not including programming for cellular kits that can be programmed to be done manually. There are 10 stations and would cost \$240 a month plus any electric work and struts are additional costs. Programming putting in the zone's costs will be \$1,000 to \$2,000. Danny from Clean & Green recommends getting this high-tech replacement done. This is a reserve item and will not affect the budget. Ira Rubel asked about the costs for any updates. Stan Smolkin made a motion to table it until the next meeting, seconded by Morris Stoler, and the Board unanimously agreed. Dennis asked that Ira and Stan work with Jeffrey on this.

Request by We Care to Hold "Drive Through" Expo: Dennis Deutsch said that We Care is requesting to have a drive by Expo through the parking lot April 27th from 11:00am until 2:00pm. The Company sponsoring it is Body Wellness. There would be 20 vendor set-ups. They will provide Liability Insurance and handle all reservations for the vendors. Teri Schoen made a motion to have the Expo, seconded by Dennis Deutsch, and the Board unanimously agreed.

Consideration of Limiting or Prohibiting Use of Drones in the Cascades: Dennis Deutsch made a motion to propose a new rule that reads: 1. A drone is a powered, aerial vehicle that does not carry a human operator, uses aerodynamic forces to provide vehicle lift, can fly autonomously or be piloted remotely and can be expendable or recoverable. Drones can also carry cameras or other recording devices.

2. Any drone which flies above any lot or portion of the common areas, unless specifically authorized by the Association or its management, shall be prohibited. He added an Amendment that use of drones by lot owners are prohibited. This motion was seconded by Stan Smolkin, and the Board unanimously agreed.

Consideration of Amendment, Addition or Retraction of Any Covid Rules in Place:

There have been many new residents during the past year that have not seen the Clubhouse or Fitness Center due to the Covid. Dennis Deutsch made a motion that the ones that have not seen the Clubhouse and Fitness center that moved in since March 1, 2020 may be able to call for an appointment of no more than 4 new residents at one time to have a tour of the facilities. They must wear a mask and use social distancing. Teri Schoen seconded, and the Board unanimously agreed.

Julian Melmed made a motion that Realtors be permitted to make an appointment to permit prospective buyers no more than 2 at a time not including the Realtor to have a tour of the Clubhouse and Fitness Center to view same and must wear masks. Lenny Kanterman seconded. Julian and Lenny voted yes, and the 7 other Board Members opposed. Motion was denied.

Dennis Deutsch made a motion to allow sunbathing at the Satellite pool with management to decide on the amount of lounge chairs to put out. Steve Rothman seconded, and 8 Board Members agreed, and Ira Rubel opposed.

Dennis Deutsch made a motion that residents be able to make reservations for Ping-Pong anytime that the Clubhouse pool is open. Stan Smolkin seconded, and the Board unanimously agreed.

Dennis Deutsch made a motion that the Chair Yoga and Mat Yoga be increased from 10 to 12 residents, seconded by Teri Schoen, and the Board unanimously agreed.

Dennis Deutsch made a motion that the Café lanai outdoor only be opened to serve 6 tables seating a maximum of 4 residents from 10:00 am until 2:00 pm. At a first come first serve basis and must wear masks going in and out and while ordering food. This was seconded by Stan Smolkin and the Board unanimously agreed.

Lenny Kanterman made a Motion to increase the number of residents allowed per open swimming sessions in the Clubhouse pool from 26 to 40. The Motion was amended to add that residents can also increase the number of sessions from 4 to 5 times a week and may sign up for 2 sessions in one day back to back if capacity allows. The motion was seconded by Steve Rothman. 7 Board Members agreed, and Stan Smolkin and Ira Rubel opposed. Dennis Deutsch directed Jeffrey and Robert to check in at the pool more often to keep watch.

Julian Melmed made a motion to eliminate the daytime monitoring Guard for Racket Sports starting April 5th but keep Sundays and evening monitoring. Teri Schoen seconded. Julian Melmed and Teri Schoen voted yes, and 7 Board Members opposed. Motion denied.

Consideration of Who Has the Authority to Remove Resident Posts from the Forum: Dennis Deutsch made a motion to give the authority to remove posts from the Forum to the Forum Monitoring Committee as well as the Property Managers and the Website Administrator. Stan Smolkin seconded the motion and the Board unanimously agreed.

Dennis Deutsch read the residents comments and Questions and considered them throughout the meeting.

A motion to adjourn was made by Teri Schoen, seconded by Morris Stoler. The meeting adjourned at 3:59 pm.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved: _____ Teri Schoen, Secretary