

Cascades Residents Association, Inc.
April 15, 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 April 15, 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 March 18, 2020 as written, Morris Stoler seconded, and the Board unanimously agreed.

Treasurer's Report: Burt Dukoff reported that as of the end of March we are \$36,000 under Budget. There is \$900,000 in Surplus. Cash in the various accounts are \$1,284,000.

Manager's Report: Jeffrey Gross reported that there was a large tree that was struck by lightning that cracked a sprinkler line and a 6-inch pipe had to be re-routed. It also fried 2-time clocks. The new sod replacement is finishing up in Waterford then will start in Lalique. The Café carpets have been cleaned. The pool furniture that is ripped is being re-done at no cost. The mailbox refurbishing is finished in Lalique and will begin next in Waterford.

Update Report of Hoc Pickleball Committee: Steve Rothman has been investigating the potential placement of another pickleball court. He is looking into all options. He will have a detailed report, including ballpark costs, at the next meeting.

Consideration of New Irrigation Timers: Teri Schoen made a motion to approve investing in the new irrigation timers up to \$75,000, seconded by Ira Rubel and the Board unanimously agreed.

Ratification of Poll Vote of Board to Allow Walk-ons to Play Tennis at 10:30 am Dailey When a Monitor is Still Present. The Walk-ons Would be Required to Show ID's to Prove That They are Residents and this Request Requires that the Court to be Played is Vacant. Julian Melmed made a motion to approve with adding an amendment to also include Pickleball consistent with the same language of the tennis. Seconded by Steve Rothman and the Board unanimously agreed.

Consideration of Request of Resident for Board to Grant an Easement on CRA Property for Placement of an Underground Propane Tank to Fuel a Whole Home Electric Generator: Ira Rubel presented this request to the Board with the understanding that he wished to have no special consideration as a Board member and that he would go along with whatever decision was made. Ira explained that he and his wife have conditions that require air conditioning and the best solution would be to have a home generator installed with an underground 500-gallon LP tank. The most suitable place determined by Reliable Power Systems would be in the back yard by the privacy fence. Starting at the edge is an easement of CRA property. Ira made a motion that the Board would grant this area of easement for him to have the generator installed. After a discussion eight Board members denied approval. Motion fails.

Consideration of Reimposing Fees for Exercise Classes: \$5.00 per Class; \$32.00 for 8 classes; \$50 for one Month Pass: Dennis Deutsch made a motion to begin collecting fees for the classes as soon as Management can put into place. This was seconded by Morris Stoler, and the Board unanimously agreed. Dennis Deutsch motioned that Sherry's classes be increased to 15 residents, seconded by Teri Schoen and the Board unanimously agreed.

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

Opening the Café for Limited indoor Seating: Stan Smolkin made a motion to allow Café indoor seating up to 12 tables with maximum of 4 residents per table with a total of 48 residents. Dennis Deutsch seconded, and the Board unanimously agreed. It was also mentioned that signs would be placed that this is for residents only and that no tables may be moved together. Stan also said that he would be monitoring as Café Liaison.

Changes to the Pool Rules Including Re-opening the Hot Tub: Lenny Kanterman made a Motion that effective May 1st the open swim sessions in the main pool and the satellite pool be open without being necessary to make reservations. Residents may come and go as they choose with no time limit and to be able to sit outside the pool to socialize within social distance. There will be a gate monitor to assure those entering are only Cascades residents. They must show their driver's license or photo ID or mail showing they are residents. This was seconded by Julian Melmed, and the Board unanimously agreed. It was also agreed that the sanitizing could be done at the beginning of the session and after the last session.

Lenny Kanterman made a motion to open the Clubhouse hot tub while people are at the pool with a maximum of 2 people at a time, with a time restriction of 15 minutes. The motion was seconded by Steve Rothman and agreed by 5 Board members. Teri Schoen, Burt Dukoff, Morris Stoler, and Stan Smolkin opposed. Motion passed.

Steve Rothman made a motion to allow the fans at the tennis courts to operate now that we have such warm weather, seconded by Julian Melmed. Eight of the Board agreed, and Ira Rubel abstained. Motion passed. This will go into effect as soon as management has them checked out. However, the water fountains are to remain closed.

Julian Melmed made a Motion that Pickle Ball have the same opportunity as Tennis in having nighttime play periods Wednesday through Sunday nights. Seconded by Dennis Deutsch and the Board unanimously agreed.

Julian Melmed made a Motion to allow use on one court for 6 players instead of 5. There was no second to the motion, Motion fails.

Julian Melmed made a motion to cut down on the amount of sanitizing the courts to twice a day beginning in the morning and again at the end of the sessions. Steve Rothman seconded, and 4 Board members agreed and 5 opposed. Motion fails.

Teri Schoen made a motion to allow doubles play for Ping-Pong, seconded by Lenny Kanterman. Seven Board Members opposed. Motion fails.

Consideration of Execution of Entertainment Contracts for Late 2021 and 2022 With Option to Terminate for Covid Without Penalty: Susan Stember has a number of contracts to be signed that gives an out if the Clubhouse is not open due to Covid with a clause that no deposit is needed and that if any deposit that may have been paid must be returned. Julian Melmed asked to review the contracts. Dennis motioned that it be carried to the next meeting to allow time to review.

Consideration of Cascades Photo IDs for Residents: Steve Rothman made a motion to have Cascades photo ID's made at the cost of approximately \$1,500 to \$2,000. Jeffrey Gross mentioned that it would only have to be done for the ones that don't have a Florida driver's license. It was then suggested then that Cascade residents could get a Florida ID card or can simply use mail addressed to them as living at the Cascades. Steve Rothman withdrew his motion since there is a solution.

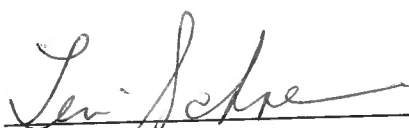
Dennis Deutsch read the residents comments and Questions and considered them throughout the meeting.

A motion to adjourn was made by Teri Schoen, seconded by Stan Smolkin. The meeting adjourned at 4:06 pm.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved:  Teri Schoen, Secretary

The Cascades Residents Association, Inc.