

**Cascades Residents Association, Inc.**  
**October 21, 2021 at 2PM – Ballroom**  
Master Board of Directors Meeting Minutes

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

**Absent:** None

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

**Call to Order and Establishment of a Quorum:** Dennis Deutsch, President called the meeting to order at approximately 2:00 pm, a quorum was established.

**Approval of Minutes of September 17, 2021:** Teri Schoen made a motion to approve, seconded by Stan Smolkin and the Board unanimously approved.

**Treasurer's Report:** Burt Dukoff reported that as of the current year we are \$134,000 under budget and the surplus from prior years is \$760,000. Totaling \$894,000. We are in very good shape financially.

**Managers' Report:** Jeffrey Gross reported that the Fire Dept requested that the numbers for the Cafes address be placed higher up to be able to read them. The exit signs have been replaced and the back flow repaired and urinals. The Ballroom AC is repaired. The UV lights are installed in the West Wing.

**Update on Consideration of Complaints about Olive Trees:** Jeffrey just received another report from the arborist and said that the assessment of the trees was that they are in good health and are at a low risk to the homes and to people nearby them. The Board has not had a chance to read the report therefore Stan Smolkin made a motion to table it until the next meeting. Julian Melmed seconded, and the Board unanimously agreed.

**Report on Pickleball Project kickoff meeting with Munson Design and Consulting Engineer:** Dennis Deutsch thanked Steve and the Committee for all their hard work on this project. The options were discussed on which courts to use and how many and regarding not disturbing the residents in Waterford with the noise. Steve Rothman said that he spoke to tennis/pickleball directors and believes we need 8 courts. A preliminary drawing was shown using courts 1 and 2 and closing the grassy gap, putting up fences between the courts. Dennis Deutsch said it is time to move forward and he made a motion to put out bids to start the process using courts 1 and 2. The bids should consider seating and a water fountain. He said that the 2<sup>nd</sup> part of the bid will be to convert court 4 back into tennis courts and a separate line item for lighting. He added

that the pro-court will be moved to court 10. Steve Rothman seconded the motion and the Board unanimously agreed.

**Review and Consideration of Status of Covid and any Covid Rules Changes:**

Lenny Kanterman made a motion regarding the Café that you must wear a mask when entering, when leaving and when you leave your table to go to the restrooms. Once water and/or a beverage is served to you at your table you may remove your mask to enjoy your meal. Stan Smolkin seconded, and the Board unanimously agreed.

**Request of Social Committee for Lights at the Main Pool for Evening Events:**

Jeffrey Gross said that back in June he received a bid of \$23,640 from the Electrical Company to add six 18-foot poles with LED lights on top. Ira Rubel made a motion to have them done, seconded by Lenny Kanterman. Julian Melmed said that he was not in favor of it due to the aesthetics, costs, and safety issue. Teri Schoen added that she agreed with Julian. Morris Stoler mentioned the Liability issue. Steve Rothman suggested maybe looking into renting lights to see how it goes before spending that much money. Lenny Kanterman made a motion to table pending looking into. Ira Rubel withdrew his motion. No motion pending.

**Request of We Care to hold a “Pet Supply Drive”:** Dennis Deutsch made a motion to allow We Care to hold a Pet Supply Drive, seconded by Julian Melmed, and the Board unanimously agreed.

**Consideration of Amendment to Leasing Rule Which Currently Reads:**

14.4 TERM. No lease may be made for any Unit for less than six (6) months and one day, and all leases must be in writing and approval in writing by the Association. No owner shall be entitled to lease his or her Unit more than one (1) time per calendar year.

**To:**

14.4 TERM. No lease may be made for any Unit for less than six (6) months and one day. And all leases must be in writing and approved in writing by the Association. No owner shall be permitted to have more than one lease in any 12-month period. (This will eliminate the need for 14.5) Dennis Deutsch made a motion to adopt the amended rule and eliminate the need for 14.5. seconded by Ira Rubel and the Board unanimously agreed.

**Consideration of the Following New Rule:**

Rule 22. In accordance with the mandate of the Master Board adopted on October 21, 2021. The Architectural Review Committee (ARC) and the Architectural Review Board (ARB) must approve all applications, with respect to color, of lanais only in the back of the house where residents seek to build or repaint a lanai either white or bronze. No other color will be acceptable. Dennis Deutsch made a motion to adopt the new rule, seconded by Ira Rubel, and the Board unanimously agreed.

**Request of Entertainment Committee to have poolside music on New Year's Eve until 12:30 AM:** Dennis Deutsch made a motion to approve, seconded by Len Kanterman, and the Board unanimously approved.

**Consideration of Moving Master Board Meetings Back to Second Thursday of the Month in Order to be Timely Reported in the Cascader:** Teri Schoen motioned to move the Master Board Meetings back to the 2<sup>nd</sup> Thursday of the month so that the Cascader has enough time to get the results of the meeting. The Motion was seconded by Stan Smolkin, and the Board unanimously agreed. The next Board Meeting will be November 11<sup>th</sup>.

**Request of Cascades Theater Company to Permit Non-Residents to Take Roles in Productions When There are Not Enough Residents to Fill all Roles:** Dennis Deutsch motioned to allow but there was no second motion, so the motion did not pass.

**Status of Community Survey:** Lenny Kanterman thanked his team for working on the updated survey. The Board has now reviewed it and Julian Melmed made a motion to approve, seconded by Teri Schoen, and the Board approved with Burt Dukoff abstaining. Motion passed. This will be done electronically, and paper copies can be made available in the office in November.

Julian Melmed mentioned that there has been a lot of interest in restarting the Men's Club. It was suggested to have on the Agenda at the next Board Meeting.

Dennis Deutsch read all the residents' comments and questions and considered them throughout the meeting.

A motion to adjourn was made by Teri Schoen, seconded by Steve Rothman. The meeting adjourned at 4:00 pm.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved: \_\_\_\_\_ Teri Schoen, Secretary

The Cascades Residents Association, Inc.