

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, December 13, 2018
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

Board Members Present: Dennis Deutsch, Ira Rubel, Burt Dukoff, Marvin Grode, Julian Melmed, Teri Schoen, Stan Smolkin, Gail Swartz

Board Members Absent: Morris Stoler

Also, Present: Jeffrey Gross, General Manager, Robert Waples, 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. A Quorum of Directors was established.

Reading and Disposal of Prior Meeting Minutes: The Minutes were presented to the Board for the November 8, 2018 Meeting. Stan Smolkin moved to dispense with the reading and accept as printed and Julian Melmed seconded. The Board unanimously agreed.

Treasurer's Report: Burt Dukoff reported that our Budget results for the 11 months show a \$86,000 under budget and we had a \$9,000 profit from non-budget income. The total increase in our surplus ending November 30th amounted to \$95,000. The over-budget expenses were cable and internet \$18,000, landscape replacement \$16,000, irrigation \$14,000 and Alarm Sprinkler repairs and maintenance \$5,000. Cascades financial results are very satisfactory.

Manager's Report: Jeffrey Gross reported that the fountain by the fitness entrance motor went out and will be repaired tomorrow, also the lock was replaced at the gate. The light posts in the parking lot and the circle were painted. A defibrillator at a cost of \$1,632 will be installed at the satellite pool.

Tennis/Pickleball Pro Contract Renewal (carried from November) Kendall agreed to become certified to use the defibrillator and to carry his cell phone while on the courts. Teri Schoen made a motion to approve the contract and Ira Rubel seconded with the Board unanimously agreeing. The Master Board will pay for classes for Kendall, Sherry and Katie.

Handicap Access Door for Café: The 2 proposals to have an electric handicapped ADA Access door installed at the Café are \$3,498 and \$4,500. Gail Swartz made a motion to approve and Julian Melmed seconded, Teri Schoen mentioned to add not to exceed \$5,000 to the motion and the Board unanimously agreed.

Request of Cascades Theater Company to sell Tickets to Outside Communities:

Mickey Victoria suggested to the Board that the CTC reach out to other communities in the area to bring in more money to distribute to the 4 Charities with ticket sales for the upcoming show March 1st, 2nd, and 3rd. She requested permission to advertise in the Community News and sell tickets at the door the nights of the show. The Cascades residents will have priority to purchase tickets first. Julian Melmed made a motion that the CTC be authorized to advertise and to sell tickets every year for these productions. Gail Swartz seconded, and the Board unanimously agreed.

Proposed Change in Pool Rules: Dennis Deutsch reported that there is an age discrimination lawsuit in process that we can settle by changing our pool rules. Our current rule prohibits people requiring the use of any kind of diapers, training pants and/or protective pants from using the pool and Spa and no child under 3-years old is permitted in the pools or spa at any time.

The proposed New Rule reads:

5.5 Prohibited Users

a. Diapers, etc. People who are incontinent, not toilet trained, or otherwise need the use of diapers, training pants or other protective pants are prohibited from using the pools or spa without using such aids. In the event of an accident or the homeowner whose guest has the accident will be fully responsible for the cost of the cleanup.

b. Adult Supervision. Children 12 and under using the pools or spa must continuously be supervised by a responsible adult.

c. Open Wounds. No one with open sores or cuts is permitted in the pools or spa.

Dennis Deutsch said that he would agree with this new rule contingent upon the other side agreeing to a release from the unit owner (the lessors) before signing. Stan Smolkin motioned to accept subject to the contingency, and Julian Melmed seconded, and the Board unanimously agreed.

It was mentioned that the Budget & Finance Committee have a meeting to discuss an updated Reserve Study Report be considered. Julian Melmed asked that this also be on the Agenda at the next meeting.

Teri Schoen motioned to adjourn the meeting, Julian Melmed seconded, and the board unanimously agreed. Meeting adjourned at 3:30 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:



Teri Schoen, Secretary

The Cascades Residents' Association, Inc.