

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, May 10, 2018
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

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

Board Members Absent: Morris Stoler

Also, Present: Robert Waples, Property Manager, Jeffrey Gross, General Manager, Nadina Owens, Administrative Assistant and Susie Hansen, Regional Director.

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.

Presentation on Road Improvements: Todd Buckles from Ergon Asphalt and Emulsions, gave a presentation to educate the residents about the liquid Asphalt on the community roads. Todd's company provides a special chemical called, E-Flex, to protect the underlining layer and extend the life of the roads in the community.

Reading and Disposal of Prior Meeting Minutes: The Minutes were presented to the Board for the April 12, 2018 Meeting. Terri Schoen moved to dispense with the reading and accept as printed and Stan Smolkin seconded. The Board unanimously agreed.

Treasurer's Report: Burt Dukoff reported that as of the end of April, we are under budget by \$33,000. In addition, our non-budget income for the four months was a profit of \$10,200. As a result, the surplus was increased by a total profit of \$43,000. The significant over budget expenses were related to the telephone service- \$4,800, internet- \$2,000, landscape replacement- \$4,200, sod replacement- \$3,500, irrigation- \$11,000 and Tennis court repairs and supplies- \$5,800.

Manager's Report: Jeffrey Gross mentioned that we are installing a new canopy at the main pool area. There was a slight miscalculation, the shade is supposed to be 22 feet and the plans were 24 feet. A new center post and shade cover is being ordered and will be installed in another week.

Consideration of Minor Extension of No Parking Section in Café Circle: Dennis Deutsch reported that management suggested to extend no parking to a small section in the round-about of the Café.

Jeffrey Gross mentioned that it is hard for people to drive-by, when residents are parked on the corner of the round-about at the Café. There will be an extension of the yellow curb line as you pull in, by the first drain, to indicate no parking. Another problematic area is, a little past the mailbox. The yellow curb line will be indicated approximately, 10

feet. Terri Schoen motioned to approve extension and Julian Melmed seconded. The board agreed unanimously.

Proposal of Tennis for Office and Bathroom at Courts: Linda Garfunkel proposed to the board, to consider closing off a portion of the Tennis gazebo to create a Tennis center. The Tennis center will include: an office area for Kendall Lyons, the Tennis pro, a restroom and storage area. Linda stated that the Cascader pledged \$10,000, the Women's club pledged \$1,000, the Baby Boomers pledged \$200 and the Tennis club pledged \$4,000 towards the project.

Linda asked the board for \$22,000 to help with the project. Ira Rubel made a motion to spend no more than \$3,500, to meet with an Engineer and get new site plans. After, a total is received, they will have a definite answer; so, they can move forward. Teri Schoen seconded and the board agreed unanimously.

Request for Amendment to Rules for Non-Resident Card Playing: The residents' requested to amend the existing card playing rules, during season, to allow one and no more than two, non-residents to come in and play cards. Dennis suggested that a member of the board, set up a meeting with various card players to make a recommendation to the board at the next meeting; Marvin Grode volunteered. The matter was tabled until June's meeting.

Proposal to Prohibit Red Wine and Smoothies in the Clubhouse and Fitness Center: Teri Schoen proposed to prohibit red wine and smoothies from the Clubhouse and Fitness center because of the stains in the carpet. Dennis made a motion and Gail Swartz seconded it. After the motion was made, Dennis made another motion to table this matter; so, that management can decide and report back to the board, at June's meeting.

Report on Community Survey: Gail Swartz reported the purpose of the survey was not only for information; but, for the board to better serve the community. Gail mentioned that the survey did not cost the community anything and that we received responses from 2/3 of the community. Gail gave a report from the survey responses and thanked Nadina Owens, Orchid Banks and Rose Feinberg for assisting with the survey project.

Dennis Deutsch gave an update that he, Teri Schoen, management, and members of the Tennis club and committee, visited several Pickle Ball courts on different types of surfaces, in various Communities. Dennis hopes to bring a proposal to the board, soon.

Update on Comcast Fiber Optic Installation: Ira Rubel announced that he met with Comcast. The fiber optic installation will start in Lalique at the beginning of June and will conclude in approximately nine months.


Terri Schoen motioned to adjourn the meeting, Stan Smolkin seconded the motion and the board unanimously agreed. Meeting adjourned at 4:12 p.m.

Respectfully Submitted,

Nadina Owens, Administrative Assistant, for

Castle Management, LLC

Approved:


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