

Cascades Residents Association, Inc.

Master Board of Directors Meeting Minutes

Clubhouse-Ballroom, September 12, 2019
6601 Cascades Isle Blvd., Boynton Beach, FL 33437

Board Members Present: Dennis Deutsch, Ira Rubel, on facetime, Burt Dukoff, Teri Schoen, Gail Swartz, Trudy Lubitz, Julian Melmed, Morris Stoler

Board Members Absent: Stan Smolkin

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 2:15 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 August 8, 2019 meeting. Julian Melmed dispensed with the reading and accept as printed and Morris Stoler seconded. The Board unanimously agreed.

Treasurer's Report: Burt Dukoff reported that as of August 31st, we were under budget by \$18,000 and including non-budget income has an increase in our surplus of \$33,000. The Budget Committee has approved the Budget for 2020 and was approved by the Master Board. The Committee also recommended to the Board to transfer \$212,000 from the Excess Operating Account and \$50,000 from the Entertainment Account for a total of \$262,000 into the Reserve Fund. The Committee also recommends a Special Assessment to pay for the Road Renovation payable in 3 installments of \$465 due Nov. 1st, 2019, February 1st 2020 and May 1st, 2020.

Manager's Report: Robert Waples reported that Comcast is working on the last node of installing the fiber optics. Violation letters are going out for shutters that are still up after 72 hours of the hurricane. The new garbage cans will be delivered by Oct. 1st. Don't use the new cans until after Oct. 1st. The Tennis fences and caps were replaced. A Company has been hired to put back the awnings back up. The Heaters/chillers for the pool have been fixed. Jeffrey Gross said that the new AC Company Sailfish Mechanical have completed all the maintenance on all the air conditioners. Next week the new Security Guard Company will start.

Review of Amount of Assessment and Use of More Surplus: Dennis Deutsch proposed a motion as recommended by the Budget and Finance Committee that the assessment of \$1,400 for the roads be payable in 3 installments of \$465 due November 1st, February 1st, and May 1st. This will be a separate coupon book and not paid through

Autopay. Julian Melmed made a motion to revise the assessment schedule from 2 to 3 payments as recommended. Trudy Lubitz seconded, and the Board unanimously agreed.

Consideration of Rule Prohibiting Invisible Fences: Dennis Deutsch said that it has been brought to the attention of the Board that there are some residents that have invisible fences installed in their yards. This is a system that is installed underground that will cause a dog wearing a special collar to get shocked if passing it. This gives the appearance of pets running loose unleashed. This violates rule **15.2 Leashing: When outdoors all pets must be leashed and under the control of the owner at all times.** Dennis made a motion to adopt a new rule to the CRA Rules and Regulations and add section **15.3 Prohibiting Invisible Fences: Under no circumstances can an owner install an "invisible fence" on his/her property.** Teri Schoen seconded, the Board agreed, and Gail Swartz abstained. In addition, Dennis added that Management must contact homeowners that have already installed invisible fences to let them know that the Board is not mandating removal but to make them aware that their pets must be on a leash when outside.


Consideration of Contract for Seven Days Per Week Pool Maintenance: Jeffrey Gross reported that the County requires pool water testing 7 days a week. Professional Pool Services the Company we presently use does the testing 5 days a week. To be in compliance and have it done 7 days a week. Professional Pools charges us \$2,600 a month now and will charge an additional \$680 to test 7 days totaling \$3280 a month. Jeffrey has gotten a proposal from Blue Diamond to do the 7 days testing and stabilizer for \$2,525 a month and is recommending to the Board to terminate the old contract and use Blue Diamond. Burt Dukoff made a motion to terminate the old contract and accept the new Company. Teri Schoen seconded, and the Board unanimously agreed.

Morris Stoler motioned to adjourn the meeting, Burt Dukoff seconded, and the board unanimously agreed. Meeting adjourned at 3:15 p.m.

Respectfully Submitted,

Orchid Banks, Clubhouse Coordinator, for
Castle Management, LLC

Approved:


Teri Schoen, Secretary
The Cascades Residents' Association Inc.