

Cascades Residents Association, Inc.
April 21, 2022 – Ballroom
6601 Cascades Isle Blvd.
Master Board of Directors Meeting Minutes

Present: Dennis Deutsch, Ira Rubel, Julian Melmed, Teri Schoen, Stan Smolkin, Lenny Kanterman, Lance Cohn, Eileen Zaroff, Morris Stoler via zoom

Absent: None

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

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

Approval of Minutes: Teri Schoen made a motion to approve the March 16, 2022 Minutes as written, seconded by Julian Melmed, and the Board unanimously agreed.

Treasurer's Report: Julian Melmed reported that the audit was completed by our CPA firm and was given a clean bill of health for 2021. Our records are in good shape. Our current assets, reserve and reserve for the capital contribution (which will be transferred to an income account) are \$1,500,000 and we will still have over one million after the pickleball courts are paid.

Dennis Deutsch mentioned that the contracts for the pickleball have been negotiated and executed, but we can expect a 3 to 6 months wait to begin getting the permits.

Managers' Report: Jeffrey Gross reported that the café has a new stainless-steel table that came in with a dent, so they didn't charge for it. Also a new small freezer was purchased. The new canopies have been ordered. The audits for the Master Board and the Villages are completed. Timers for the Limoge lake will be replaced.

Changes to Covid Rules: Lenny Kanterman said that the Medical Advisory Committee met and reviewed any modifications and came up with 3 recommendations to the Board. To encourage the Clubs to consider outdoor events rather than indoor events and to continue with the current policy of checking negative test results and that masks should be encouraged but not required, at indoor events and to provide extra masks at the events. Lenny made a motion to accept these recommendations. seconded by Stan Smolkin, and the Board unanimously agreed.

Consideration of Request for Glass Kiln for Arts & Crafts (carried from last meeting): Elaine Gordan returned to the Board with her request for a glass fusing kiln and starting supplies including the glass with a total cost of approximately \$5,920. She said that the fire inspection passed the kiln room with flying colors. There was a long discussion with many questions and concerns from the Board about putting up

approximately \$2,000 for the glass. There was also concerns regarding safety. It was determined that there would have to be a commitment of at least 20 residents and prior payments made to begin to cover the cost of the glass to pay back to the CRA. Elaine said that she will get the commitments to the Board. Eileen Zaroff made a motion to table it and have on the next agenda, seconded by Dennis Deutsch and the Board unanimously agreed.

Recommended Rule Change Based Upon Prior Votes of the Master Board:
Proposed Change of Rules: Dennis Deutsch made a motion to place the proposed change of rules in **section 9.5 and move d. to e.** as shown. Julian Melmed seconded the motion and the Board unanimously agreed.

Types of Events

d. Poolside Events. Use of the main pool by NON-CRA sponsored clubs and organizations is limited to 2 weekend days per month (Friday to Sunday) plus 2 weekdays per month (Monday to Thursday). Music is permitted DJ only, no live bands. Events must end by 10:00 PM.

e. Approval of Events. Notwithstanding the above, all scheduled events must be cleared with the Clubhouse Coordinator.

After a discussion and considering the Medical Advisories recommendations to the Board encouraging outdoor events Lenny Kanterman asked to table the Rule Codification and put on the Agenda for next month's meeting. Teri Schoen seconded, and the Board unanimously agreed.

Recommendation of Fitness Committee to Raise Class Fees on May 1st as follows:

8 class cards would increase from \$32 to \$40

Monthly Unlimited from \$50 to \$60

Individual cards would increase from \$5 to \$6

Guest cards would increase from \$6 to \$7

Teri Schoen motioned to accept the recommendation, seconded by Lenny Kanterman and the Board unanimously agreed.

Recommendation of Fitness Committee to Amend Lap Swimming Rule to provide as follows: Monday thru Friday from 7:30 to 8:30 AM and 6:30 to 7:30 PM is designated for lap swimming in the deep side of the main pool. Teri Schoen motioned to accept the recommendation, seconded by Dennis Deutsch and the Board unanimously agreed.

Request from the Fitness Social Club to Have an Aqua Fit Class in the Main Pool on Wednesday, 10/12 followed by cocktails and food in and around the Pool Gazebo from 5:00 PM to 7:30 PM. Lenny Kanterman motioned to accept the request, seconded by Teri Schoen and the Board unanimously agreed.

Request from Fitness Social Club to have a Meditation Class around the Main Pool on Wednesday, 11/16 followed by Cocktails and Food in and around the Pool Gazebo from 4:30 PM until 6:30 PM. Lenny Kanterman motioned to accept the request, seconded by Stan Smolkin and the Board unanimously agreed.

Proposed Change for Acceptable Covid Language for Show: Susan Stember asked the Board if they would accept the proposed language from one of the booking agencies that they already have several contracts with. Dennis read the agreement below and said he will not accept the wording. None of the other Board members agreed with it either. There was no motion made.

Proposed Language by One Booking Agency: “Notwithstanding anything to the contrary within: (1) no deposit is required at this time, (2) The full amount will be paid on the night of the performance, (3) The Cascades has the option, in its sole discretion, to cancel and void this agreement at any time if local, state, or federal government entities recommend that the ballroom be closed as a result of Covid 19 or any other emergency situation.”

Consideration of Grievance: One Resident Against Another Resident: Dennis Deutsch explained that when there is a grievance letter given to the Board the Board can make a penalty recommendation to the Grievance Committee to make the final decision. He read the letter from the resident saying that he splashed another resident who in turn splashed him back. His grievance is that he was splashed back. Dennis asked that Board if anyone wanted to make a recommendation. Eileen Zaroff made a motion to prohibit use of the pool for 30 days. No second motion was made so the motion dies.

Consideration of Movement/Purchase of Outside Furniture for Gaming (carried from last meeting): Eileen Zaroff made a motion to purchase 20 new sturdy upright stackable chairs and tables for outdoor gamers in an amount no more than \$6,000. Lenny seconded, and the Board unanimously agreed. Eileen and Lenny both amended the motion to include that the chairs would match as close to the ones we have.

Request of Entertainment Committee to Raise Show Prices for 2023: Susan Stember requested the Board to increase the \$35 shows to \$40, the \$30 shows to \$35 and the Summer shows \$12 to \$15. Dennis Deutsch motioned to accept, seconded by Julian Melmed and the Board unanimously agreed.

Request of the Entertainment Committee to Skip a Show in September 2023 due to Jewish Holidays Limiting Available Dates: Dennis Deutsch motioned to accept, seconded by Eileen Zaroff and the Board unanimously agreed.

Request of Entertainment Committee to install Permanent Lighting at the Pool: Susan Stember requested the Board purchase outdoor permanent lighting. Jeffrey said that they received bids to do this about 2 years ago for approximately \$20,000. Julian

Melmed suggested this be tabled until management can get new bids. Stan Smolkin, Eileen Zaroff and Lenny Kanterman all agreed to table. Dennis Deutsch recommended that representatives from Men's Club, Social Club, Cabaret, etc. meet to discuss permanent lighting at the main pool, look at the landscaping and come up with something specific and to include Ira Rubel.

Update on Electronic Voting: Lenny Kanterman asked to table until further notice and the Board unanimously agreed.

Request of Forum Monitoring Committee to Add the Following to the Forum Policies:

5. In order to maintain integrity/decency and civility on the Forum, if the FMC recognizes that a thread is becoming disparaging, antagonistic, or argumentative (as defined below and in the FMC's sole discretion) between residents, the Committee may close that thread to further replies in the best interest of the Cascades

Definitions:

Disparaging - belittling, insulting

Antagonistic - hostile, combative

Argumentative - combative, quarrelsome

Stan Smolkin motioned to approve, seconded by Ira Rubel and the Board unanimously agreed.

Request from Site Manager Mel Heilweil For Forum Policy:

A Forum post which could endanger the safety and security of The Cascades may be removed at any time by either the Site General Manager, (A Property Manager) or the CRA President, or the CRA Vice President.

Dennis Deutsch said to give the Site Manager and the Property Managers the authority, to remove any post from the forum that would be harmful or dangerous to the Cascades not the CRA President or Vice President. Ira Rubel mentioned that if there was an emergency then could allow someone else. Dennis Deutsch motioned to approve as Ira amended it, seconded by Stan Smolkin and the Board unanimously agreed.

Good & Welfare: Sherry Brodie and Mickey Victoria both requested the Board to please do something about the olive trees along Cascades Isle Blvd that make a mess on their properties and are a health risk. After a discussion was had with many pros and cons Julian Melmed made a motion that discrete inquiries to be made about filing such an application so that the Board could then decide. Motion was seconded by Eileen Zaroff, and the Board unanimously agreed.

A motion to adjourn was made by Stan Smolkin, seconded by Lenny Kanterman. The meeting adjourned at 4:45 pm.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved: _____ Teri Schoen, Secretary

The Cascades Residents Association, Inc.