

Cascades Residents Association, Inc.
July 14, 2022 – Ballroom
6601 Cascades Isle Blvd.
Master Board of Directors Meeting Minutes

Present: Dennis Deutsch, Ira Rubel, Julian Melmed, Teri Schoen, Stan Smolkin, Eileen Zaroff

Via Zoom: Lenny Kanterman, Lance Cohn, Morris Stoler

Absent: None

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: 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 June 9, 2022 Minutes as written, seconded by Eileen Zaroff, and the Board unanimously agreed.

Treasurer's Report: Julian Melmed reported that there is \$1,195,000 in cash assets. \$500,000 in the Operating, \$436,000 in Excess Operating, \$250,000 in Capital Contributions. \$77,000 was pulled from the Capital Contribution account to use for the pickleball courts. Cascades is in very good shape.

Managers' Report: Jeffrey Gross reported that the new umbrellas are on order for the main pool. We have hired an iguana trapper and he has started putting down traps. The café kitchen repairs are completed, and the carpets cleaned and marble polished. The new back door is coming in next week. The marble in the clubhouse will also be polished and he is getting prices to clean the chandeliers. Jeffrey said that he is not happy with Lakes and Wetlands and will be getting bids from other companies.

Any Changes to Covid Rules: No motion was made to make any changes.

Ratification of Poll Vote to increase Number of Trees on the Boulevard to Come Down from 5 to 12: Stan Smolkin made a motion to ratify the vote, seconded by Ira Rubel. The Board voted yes, and Lance Cohen voted no.

Request of Entertainment Committee to Reinstate Summer Shows for 2023: Carin Cohen representing the Entertainment Committee asked that the Summer shows be reinstated. Ira Rubel made a motion to reinstate the shows, seconded by Teri Schoen and the Board unanimously agreed.

Consideration of Increasing House Purchase Working Capital Fee to CRA from One Quarter's Charge to \$2000.00 or One Quarter's Charge; Whichever is Higher Which Requires a 66 2/3 Affirmative Vote of All Homeowners by Amending Section 2 of the First Amendment to the Declaration of Conditions

Covenants Easements and Restrictions Adopted on August 15, 1997: Dennis Deutsch made a motion to table this until they can resolve a legal issue, seconded by Eileen Zaroff and the Board unanimously agreed.

Consideration of Increasing House Rental Amendment:

Dennis Deutsch said that this is subject to each Village and that the Master Board has no authority therefore he withdrew the subject from the Agenda. He asked that Jeffrey advise the Village Boards.

Authorizing Additional Funds for Electronic Voting: Lenny Kanterman said that the price has increased from \$1,200 to \$1,600. He made a motion to increase the amount to \$1,600. Jeffrey mentioned that the license agreement is \$486 for one vote and \$789 for up to 10 votes per year. We would have to do the work making sure we have the correct emails of who will be voting and there can be only one vote per household. Residents must confirm that they approve to vote electronically. Those that don't want to vote electronically will continue to get ballots by mail. Lenny Kanterman withdrew his motion to increase the amount.

A motion to adjourn was made by Teri Schoen, seconded by Stan Smolkin. The meeting adjourned at 3:00 pm.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved:  Teri Schoen, Secretary

The Cascades Residents Association, Inc.