

**Cascades Residents Association, Inc.**  
**August 11, 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:** Lance Cohn, Morris Stoler

**Absent:** Lenny Kanterman

**Also Present:** Jeffrey Gross, General Manager, Robert Waples, Property Manager, Susie Hansen, Regional Director, 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 July 14, 2022 Minutes as written, seconded by Stan Smolkin, and the Board unanimously agreed.

**Treasurer's Report:** Julian Melmed reported that as of July 31<sup>st</sup> there is \$1,139,000 in Operating and Capital Contribution Reserve. Every year there is \$255,000 that is added to the Reserve Fund. The Cascades is in excellent financial shape

**Managers' Report:** Jeffrey Gross reported that the Café kitchen has been painted. The Hagen Ranch monument lettering has been painted and the landscape lowered. A timer has been installed at the pool gazebo for the lights. We have hired a night maintenance man named TJ Wilson and he will begin work next week.

Irene Dutton mentioned that there have been issues with trucks coming through the back gate. She suggested a sign be put there written in English and Spanish saying that it is for residents only all others need to use the Jog Road entrance. The Board thought that was a good idea and Teri Schoen motioned to have a sign made, seconded by Julian Melmed and the Board unanimously agreed.

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

**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 go ahead with the increase by getting the 66 2/3 vote, seconded by Stan Smolkin. Ira Rubel, Teri Schoen, Eileen Zaroff, Lance Cohn, and Morris

Stoler agreed, and Julian Melmed opposed. Motion passed. Eileen Zaroff volunteered to work with the Village Boards to help organize the voting project. Teri Schoen suggested doing this when most of the residents are here in January through March.

**Consideration to Clean the 5 Chandeliers for \$12,850:** Ira Rubel made a motion to have Parker Crystal clean the 2 chandeliers in the Ballroom and the 3 in the Clubhouse lobby at the price of \$12,850, seconded by Teri Schoen and the Board unanimously agreed.

**Consideration of Bid to Refurbish North and South Fountains for \$12,350:** Jeffrey Gross explained that the bid from Blue Diamond Pools is to chip out the old marcite and fix the leak on the North side then re-cement and Diamond Bright both fountains. Teri Schoen motioned to have them proceed with the work in the amount of \$12,350, seconded by Stan Smolkin and the Board unanimously agreed.

**Approval of the Board to Mail to the Residents Proposed 2023 Budget:** Jeffrey Gross mentioned that it is a requirement to mail out the proposed budget before it is approved by the Board at the Annual Budget Meeting. Teri Schoen motioned to go ahead with the mailing, seconded by Eileen Zaroff and the Board unanimously agreed.


**Request of Pool Players to Put Up a Plaque (for Tournament Winners) in the Billiard Room:** Teri Schoen motioned to allow the plaque to be hung in the billiard room, seconded by Julian Melmed. Dennis Deutsch, Ira Rubel, Eileen Zaroff, Morris Stoler agreed, and Stan Smolkin and Lance Cohn opposed. Motion passed. Dennis Deutsch said that Jeffrey Gross must be present when it is hung to give his approval of where it is to be hung.

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.