

Cascades Residents Association, Inc.
December 15, 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, Lance Cohn, Lenny Kanterman, 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: Stan Smolkin made a motion to approve the November 17, 2022, Minutes as written, seconded by Teri Schoen, and the Board unanimously agreed.

Treasurer's Report: Julian Melmed reported that our cash assets are \$1,100,000. There is a deficit, but this is due to inflation issues that increased the amount but that will change. There is 2/3 of the pickleball amount that remains unpaid. There is nothing outstanding and our finances are in good shape.

Managers' Report: Jeffrey Gross reported that the fountains are repaired, and bubblers installed and look good. The fence at the entrance to the pool has been repaired and the pool timers replaced. The 2nd top freezer for the café counter is installed. The Ballroom AC part came in and is being repaired right now. The new storage shed is scheduled to come in by the second week of January.

Review of Café Subsidy and Method of Subsidizing: Dennis Deutsch explained that the Café was given this year a \$60,000 subsidy at up to \$5,000 a month. Dennis asked the Board if anyone wanted to make a motion to continued again in 2023 subject to the managers review. Jeffrey monitors the café receipts monthly. Stan Smolkin made a motion to continue the subsidy with the same conditions and that the Board has the right to terminate at any time. Morris Stoler seconded, and the Board unanimously agreed.

Consideration of Membership Vote to Raise Chits Greater Than 5% for 2024: Lenny Kanterman made a motion in a 2-question referendum. 1. To have the Community approve an increase in the chit amount to \$325 and 2. To eliminate the restriction of 5% with no limit. Dennis Deutsch asked to amend the motion that if the referendum fails, the chits will be raised by the permitted 5% in 2024. Lenny accepted the amended motion, seconded by Stan Smolkin and the Board unanimously agreed. A vote by the membership will take place to see if this pass.

Request of Social Committee to Reconsider Additional Lighting at the Pool: The Social Committee requested to eliminate this from the agenda at this time.

Consideration of Timing for Sending Additional Survey for Fitness and Entertainment: Dennis Deutsch motioned to send the Fitness survey out next week and send the Entertainment survey when it is ready. Motion seconded by Lenny Kanterman and the Board unanimously agreed.

Ratification of Poll Vote Authorization of Contracting for Replacement of Rusted Parts of Fence at the Tennis Court for no more than \$7,000: Dennis Deutsch motioned to ratify the poll vote, seconded by Ira Rubel and the Board unanimously agreed.

Review of Covid Wristband Policy: Lenny Kanterman reported that the Medical Advisory Committee met and reviewed the survey results. There were 572 responses and 80% have received the vaccine. Our community is very well protected. There were 25% that said they would be less likely to go to events having no wristband policy and 55% that said they would still go and 20% said not sure. The Medical Advisory recommends that the red band policy remain in effect and due to the increased cases of covid Lenny made a motion that we get new wrist bands of a different color and that people show their booster vaccination cards to get a new color wristband. People attending events of 20 or more people must show their new color bands or proof of a booster shot given after September 1st or a recent negative covid test to attend. Stan Smolkin seconded and Dennis, Ira, Teri, Julian, Eileen, Lance agreed, and Morris Stoler opposed. This will be implemented once the wristbands come in. This can be reevaluated after February 1st. Dennis is directing Management to enforce it.

Request for Approval of \$2,000 to the Veteran's Affairs Committee for 2024: Dennis Deutsch said that the Board formed this Committee, chaired by Jill Levine. He made a motion that up to \$2,000 be allocated to the Veterans Affairs Committee, seconded by Lenny Kanterman and the board agreed.

Consideration of Putting Chris Kinsey's Contract Out to Bid: Dennis Deutsch motioned to go ahead with soliciting other bids from vendors for the decorative flowers around the Master property, and monthly maintenance, seconded by Stan Smolkin and the Board unanimously agreed.

Review and Consideration of Number of Shows for 2024: Susan Stember, Karin Cohen and Eileen Brotman reported that the attendance at the shows have decreased this past year and that in 2024 only contract for 5 shows in season and 3 during the off season. Dennis Deutsch motioned to accept the recommendation of the Entertainment Committee and that the Committee have the authority to increase shows if the numbers change at the discretion of the managers. Motion seconded by Eileen Zaroff and the Board unanimously agreed.

Walk in Refrigerator in the Café: Jeffrey Gross said that the walk-in refrigerator in the café has had several problems and the costs have gone up considerably to repair the equipment that runs it. Jeffrey said that the cost to replace the old equipment is \$10,650.

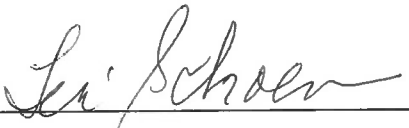
Dennis Deutsch motioned to replace the equipment, seconded by Teri Schoen and the Board unanimously agreed.

A motion to adjourn was made by Teri Schoen, seconded by Teri Schoen. The meeting adjourned at 4:15 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved:  Teri Schoen, Secretary

The Cascades Residents Association, Inc.