

Cascades Residents Association, Inc.
February 9, 2023 – 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, Morris Stoler, Mark Feldman

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: Eileen Zaroff made a motion to approve the January 12, 2023, Minutes as written, seconded by Stan Smolkin and the Board unanimously agreed.

Treasurer's Report: Julian Melmed reported that he does not have the January financials yet so he cannot give an up-to-date report, but the current cash accounts have \$800,000, the Capital Contribution Reserves has \$283,000 and there is \$740,000 in the Reserve Account. Cascades is in a very good financial state.

Managers' Report: Jeffrey Gross reported that half of the fitness center air conditioner was replaced, and a leak was found on the other half which will also need to be replaced. The Café walk in cooler should be put in in a couple weeks. The wall caps that are missing will be replaced. The 2 pool heaters were fixed.

Adoption of the Three Minute Rule for the Bi-Laws for Meetings for this Annual Cycle: Dennis Deutsch motioned to adopt the rule, seconded by Ira Rubel and the Board unanimously agreed.

Establishment of Proposed Regular Meeting Dates: Dennis Deutsch proposed that the Master Board continue having meetings the 2nd Thursday of the month at 2:00 pm and to include 2 evening meetings. Mark Feldman seconded, and the Board unanimously agreed. April 12th and November 9th meetings will be at 7:00 pm.

Ratification of Poll Vote Authorizing the President of the Board to Execute Kendall's Annual Contract: Dennis Deutsch, Ira Rubel, Julian Melmed, Stan Smolkin, Morris Stoler, and Mark Feldman agreed. Teri Schoen, Lance Cohn, and Eileen Zaroff opposed. Motion passed.

Consideration of Bid for Preparation and exterior Painting of (178) FPL Poles Throughout the Cascades Residents Association, Inc. Property: Jeffrey Gross said he has a bid of \$31,150 from RCI and a bid of \$21,350 from Hartzell. Jeffrey

recommended Hartzell to do the job. Eileen Zaroff made a motion to go with Hartzell, seconded by Teri Schoen and the Board unanimously agreed.

Consideration of Adoption of Rule 5.17. "Water Classes. No person is permitted in the Satellite pool during any HOA sponsored water class other than those enrolled in the class." Dennis Deutsch motioned to adopt the rule, seconded by Morris Stoler, and the Board unanimously agreed.

Consideration of Amendment to Rule 5.3 to read: 5.3 Pool/Gazebo Furniture

a. Reserving Prohibited. Pool chairs, tables, card tables, and lounges are available on a first come, first served basis and may not be reserved.

Dennis Deutsch motioned to adopt the rule, seconded by Stan Smolkin and the Board unanimously agreed.

Consideration of Additional Amendment to Rules: (Proposed Changes are Underlined) 10. CRA COMMITTEES 10.3 Membership to be limited to 7 residents including Chairperson, Residents, including Committee Chair, may only serve on a maximum of two committees. Mark Feldman made a motion to adopt this rule, seconded by Julian Melmed. Lance Cohn asked to amend the motion to limit committee members to 10 exclusive of resident chairs. Lance said he did not agree to limit to 2 committees. Mark Feldman, Ira Rubel, Julian Melmed, Teri Schoen, Eileen Zaroff, Morris Stoler all agreed to the amended motion and Dennis Deutsch and Stan Smolkin opposed. Motion passed.

10.4 Term. a. Committee Chairpersons may serve for a period of two years. If no other candidate is available, the current Chair may serve for an additional period on one year.

Mark Feldman motioned to adopt this rule, seconded by Eileen Zaroff. Dennis Deutsch, Ira Rubel, Julian Melmed, Teri Schoen, Stan Smolkin, Lance Cohn, Morris Stoler all opposed. Motion dies.

e. Open Meetings. Any resident may attend and observe a committee meeting, including Residents who are serving on the Master Board. A resident may speak at Committee meetings only when acknowledged and given permission by Committee Chairperson.

Dennis Deutsch motioned to adopt the rule, seconded by Ira Rubel and the Board unanimously agreed.

Ratification of Poll Vote Authorizing We Care to Post the Blood Drive in Yellow on the Forum and Denying Authorization for Carte Blanche Authority to Post All Their Events on the Forum in Yellow: Dennis Deutsch motioned to accept, seconded by Ira Rubel. Julian Melmed, Stan Smolkin, Eileen Zaroff, Lance Cohn, Morris Stoler, Mark Feldman all agreed, and Teri Schoen opposed. Motion passed.

Ratification of Poll Vote Confirming Bonus to Sherry for Assuming Role of Head of Fitness and Assuming Additional Responsibilities: The Board unanimously agreed.

Residents Requests:

- a. **Shuffle Ball Court(s)** Eileen Zaroff said that there is a mat that can go over the bocci ball court to convert to a shuffleboard court. Mark Feldman made a motion to table until we get the costs, logistics, measurements, etc., seconded by Morris Stoler and the Board unanimously agreed.
- b. **Basketball Court:** No motion made by the Board.

Woman's Club to Permit a Live Band at the Main Pool on May 3rd for One Hour ending by 9:15pm with Catering from Uno Paells Who will be Cooking Outside or (event to be held in the Ballroom in the Event of Inclement Weather). Dennis Deutsch motioned to agree, seconded by Morris Stoler and the Board unanimously agreed.

Good & Welfare: Jack Hanan asked if the Café can proceed with getting new tables and chairs. Dennis Deutsch said that he will put it on the agenda for the next meeting and for Jack to get the details including the costs.

A motion to adjourn was made by Teri Schoen, seconded by Lance Cohn. The meeting adjourned at 3:45 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator
Castle Management, LLC

Approved: _____ Teri Schoen, Secretary

The Cascades Residents Association, Inc.