

Cascades Residents Association, Inc.
March 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: Mark Feldman made a motion to approve the February 9, 2023, Minutes as written, seconded by Ira Rubel and the Board unanimously agreed.

Treasurer's Report: Julian Melmed reported that Cascades is in a good financial state. The pickleball construction has begun. \$315,000 was approved from the Capital Contribution Account. The first installment of \$77,400 was taken out of this account and the second installment \$86,430 was taken out of Excess Operating. There is \$1,023,000 in Excess Operating Account.

Managers' Report: Jeffrey Gross reported that the pickleball project has begun and sprinkler lines had to be rerouted. Palm Beach County had a sprinkler main water line break causing issues with our water pressure. The zones do not have enough pressure to water 4 zones. Clean and Green are checking all the sprinkler heads through the community. The main pool has been losing water so next Friday the main pool will be closed to have a leak detection Company come in to find and fix the leaks. We hired a new maintenance man for the nighttime shift.

Report on Of Using the Bocce Court as a Shuffle Ball Court and Consideration of Purchasing a Kit to Use Bocce Court as Same and Shuffle Ball Equipment: Eileen Zaroff reported that she has gotten a price from Planet Shuffleboard of \$2,155.72 including shipping and all the poles and disks. It is placed on top of the bocce ball court. Several issues were brought up as to who will be putting it together and taking it down. How can the court be shared between bocce ball and shuffleboard. It was mentioned that there has been a lot of interest in bocce lately and bocce ball teams have just been formed. Mark Feldman made a motion to table pending next month's usage of bocce, seconded by Stan Smolkin. Ira Rubel, Julian Melmed, Teri Schoen, Lance Cohn all agreed. Dennis Deutsch, Eileen Zaroff and Morris Stoler opposed. Motion passed.

Request for the Recognition of a "Gary Club": Gary Romanoff asked the Boards permission to have an all-inclusive pool party for all residents, and they do not have to be named Gary. They will have a DJ, cook out hotdogs, potato salad and have a fun

day at the main pool at no charge to homeowners or the Board. He will be paying for the party and he and his crew will do the cleanup. Dennis Deutsch motioned to allow him to have the party but first he must get an approved date to have it. Mark Feldman seconded the motion and the Board unanimously agreed.

Update on Committee Applications: Stan Smolkin reported that the CRA Committees have been chosen by the Board and have been posted. Chairs need to call their members and be sure to post all meetings. He thanked Orchid Banks for all her help in putting it together. Mark Feldman mentioned that the Ad Hoc Medical Advisory services are no longer needed at this time and the Committee has been disbanded.

Consideration of Purchase of Permanent Outdoor Lights at Main Pool: Jeffrey Gross said that he has a price of \$4,590 to have (4) 100-watt LED adjustable flood lights to be permanently installed at the main pool at the corners of the Ballroom. They would be positioned to point out from the building and toward the event to light up the gazebo and back of the clubhouse area. The lights would be on a timer and not shine on homes. Dennis Deutsch motioned to approve, with the option to add on dampers, seconded by Eileen Zaroff and the Board unanimously agreed.

Ratification of Poll Vote Authorizing President to Execute Addendum to Pickleball Contracts for Payment of Up to \$42,500 for (1) Cost Increases Limited by Contract to Ten Percent of the Contract Price; and (2) Payment for Retaining Wall which was not included in the Original Contract Price: The Board unanimously voted yes to ratify the poll vote.

Consideration of Electrician's Bid of \$2,079.31 for Upgrade to Electrical for Glass Kiln: Dennis Deutsch made a motion to upgrade the electric, seconded by Ira Rubel and the Board unanimously agreed.

The next Board meeting will be Wednesday, April 12th at 7:00 PM.

Teri Schoen made a motion, 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.