

**Cascades Residents Association, Inc.**  
**April 12, 2023 – Ballroom**  
**6601 Cascades Isle Blvd.**  
Master Board of Directors Meeting Minutes

**Present:** Dennis Deutsch, Ira Rubel, Teri Schoen, Stan Smolkin, Eileen Zaroff, Lance Cohn, Mark Feldman

**Absent:** Julian Melmed, Morris Stoler

**Also Present:** Jeffrey Gross, General Manager, Robert Waples, Property Manager, Orchid Banks, Clubhouse Coordinator, Susie Hansen, Regional Director 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 March 9, 2023, Minutes as written, seconded by Mark Feldman and the Board unanimously agreed.

**Treasurer's Report:** Dennis Deutsch read Julian Melmeds prepared report. His report mentioned the bank issues in our country and assured us that our monies are very well protected. We are in good financial shape.

**Managers' Report:** Jeffrey Gross reported that the ice machine at the pool gazebo was broken and needs to be replaced at a price of \$7,000. Jeffrey recommended ordering one at a much lower price of \$3,400 to deliver and then have it installed ourselves. An additional light was installed on the gazebo. The main pool will be closed the week of April 24<sup>th</sup> to repair the leaks.

**Report on 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 (carried from March Meeting):** Eileen Zaroff reported that she was unaware that there were bocci tournaments going on and thought it would be best to consider a separate shuffleboard court maybe near the hot tub area. Paul Neiger did some research on a plastic portable put together kit that interlock and comes with all the equipment. One quote was \$4002.42, and another quote was \$2,536.63. Dennis Deutsch motioned to table until May's meeting and asked that Eileen get a bid to do 2 side by side courts. Motion was seconded by Eileen Zaroff and the Board unanimously agreed.

**Report on Status of Pickleball Courts:** Lance Cohn said that everything is progressing good at the courts. The fencing is completed, and the concrete is poured. They are ready to do the asphalt. Ira Rubel said that there is a video posted now on the website since groundbreaking until now.

**Consideration of Satellite Pool Policy When Main Pool is Drained and Repaired (i.e,CRA and other Exercise Classes in Satellite Pool):** Ginger Rosen and Eve

Marcus asked that a compromise be made for their Aqua swim classes at the main pool for the time the main pool will be closed to fix the leaks. Dennis Deutsch said that Sherry is willing to change her regular classes at the satellite pool to accommodate the Aqua classes. Sherry's classes can be Monday through Friday from 8:15 AM to 9:00 AM and 9:15 AM to 10:00 AM. Ginger and Eve's main pool Aqua classes can be Monday through Friday 10:00 AM to 10:50 AM and from 8:00 AM to 10:00 AM on Saturday and Sunday. Mark Feldman made a motion to allow this schedule to take place during the time the main pool is being repaired and the pool will be closed to others during these classes. Motion seconded by Stan Smolkin and the Board unanimously agreed. Dennis asked that signs be put up at both pools.

**Ratification of Poll Vote to Pay Auto Damage Claim of \$300 to Avoid the Expense of Litigation or Making an Insurance Claim:** A motion was made by Eileen Zaroff to ratify the vote, seconded by Ira Rubel and the Board unanimously agreed.

**Ratification of Poll Vote Authorizing Café to Close the First Day of Passover this Year:** A motion was made by Stan Smolkin to ratify the vote, seconded by Eileen Zaroff and the Board unanimously agreed.

**Consideration of Adoption of Rule Prohibiting Real Estate "Open Houses":**

#### **24. OPEN HOUSES**

**24.1 "Open Houses", as commonly understood in the real estate business, for the sale or leasing of real estate are prohibited. Neither a homeowner, resident or their real estate agent(s) shall hold an open house. This shall not prohibit the showing of homes for sale to prospective purchasers or prospective renters; as a non-open house. "All realtors, prospective purchasers or prospective renters must be called into the gate in advance and have ID available."**

Dennis Deutsch made a motion to adopt the new rule, seconded by Stan Smolkin and the Board unanimously agreed.

**Consideration of Putting a Stove in the ballroom Kitchen:** Eileen Zaroff made a proposal to have a stove or an oven in the ballroom kitchen to keep food hot for events in the Ballroom. Jack Hanan suggested purchasing a heating cabinet that costs about \$1,200. There were a lot of questions regarding remodeling the kitchen costs, electrical, permits, insurance, etc. Mark Feldman made a motion to table until the next meeting to give Eileen the opportunity to get more information and report back. Motion was seconded by Lance Cohn. Dennis Deutsch, Ira Rubel and Teri Schoen agreed. Stan Smolkin opposed.

**Consideration of Request for Recognition of Yiddish Conversation Club:** Elaine Gordon and Rose Feinsod asked permission from the Board to have a Yiddish Conversation Club as an ongoing group that gets together maybe once a month to have

fun conversation. Dennis Deutsch motioned to approve, seconded by Mark Feldman and the Board unanimously agreed.

**Mark Feldman made a motion at 8:00 PM to recess the Board meeting to hold a Town Hall Meeting on the Café Chits, seconded by Teri Schoen and the Board agreed.**

## **RECONVENING OF MASTER BOARD MEETING**

Dennis Deutsch called the meeting to order at 8:40 PM

**Present:** Dennis Deutsch, Ira Rubel, Julian Melmed, Teri Schoen, Stan Smolkin, Eileen Zaroff, Lance Cohn, Mark Feldman

**Absent:** Julian Melmed, Morris Stoler

**Consideration of Changes of Use of Chits Rules:**

**Rule 8.7.e and f. are amended to read:**

### **e. Gratuities and Credit Cards**

**1. Chit cards may be used to purchase breakfasts and lunches served only during regular business hours and any food items placed in the freezers located at the check-out counter (including sales tax) unless the Café vendor, in its sole discretion, decides otherwise for any particular meal or event. Chit cards may not be used to pay for gratuities (tips).**

**2. Credit cards may be used to pay for any food regular breakfasts, lunches and any food items placed in the freezers located at the check-out counter in the Café including sales tax. Gratuities (tips) may not be put on credit cards except for pre-paid all-inclusive events (see 8.7.f below) beginning November 1, 2023, and forward from that date unless specifically authorized by the Cafe vendor. If credit cards are used for any pre-paid event and the resident cancels, they will receive a refund less any credit card processing fee. Notwithstanding credit cards may only be used for charges of \$10.00 or more.**

**f. Prepaid Events. The Café may offer special events, including holiday dinners, requiring payment in advance. Prices for pre-paid events may be "all inclusive" (i.e. including tax and tip). If so, the event may be paid for either by check or by credit card only; subject to "e", above.**

Mark Feldman made a motion to accept the new Chits Rules, seconded by Eileen Zaroff, and the Board unanimously agreed.

**Vote on Café Vendor's New Contract:** Dennis Deutsch made a motion to accept the new contract, seconded by Ira Rubel and the Board unanimously agreed.

Teri Schoen made a motion to adjourn, seconded by Eileen Zaroff. The meeting adjourned at 9:20 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved: \_\_\_\_\_ Teri Schoen, Secretary

The Cascades Residents Association, Inc.