

Cascades Residents Association, Inc.
May 4, 2023 – Ballroom
6601 Cascades Isle Blvd.
Master Board of Directors Meeting Minutes

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

Absent: Eileen Zaroff, 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 2:03 pm, a quorum was established.

Approval of Minutes: Teri Schoen made a motion to approve the April 12, 2023, Minutes as written, seconded by Stan Smolkin and the Board unanimously agreed.

Treasurer's Report: Jeffrey Gross said that the April Financials are not in yet, therefore there is no new Treasurer's report.

Managers' Report: Jeffrey Gross reported that there have been some issues with the security Captain, and we will be getting a replacement soon. The leaks are fixed in the pool, but the spa still needs some work.

Update on Pickleball Courts: Lance Cohn said that the pitch slope is done, and the gravel is down. There has been a shortage of asphalt but should be getting it installed sometime next week. Once it is down it must sit for 45 days. The fencing will go up after the asphalt is put down.

Updating of Landscaping of Front Entrance Up to the Guardhouse: Marlene Coleman, Landscape Chair reported that it has been 25 years since the landscape has been done and feels it is time to refresh the community and do an update. She met with Danny Kagel of Clean and Green to produce some designs and prices. This is a line item and is budgeted up to \$46,000. She will give a presentation with designs and prices to the Board once she has them.

Review of Increase in Insurance Premium and Consideration of Deductible: Jeffrey reported that the Cascades insurance has gone up considerably. There is a choice to select a 5% deductible for an additional cost of \$37,961, instead of a 10% deductible which would be cost \$404,000 for the deductible amount if used. There is no coverage for landscape, including trees. The policies were just sent to the Insurance Committee to review and recommend. Mark Feldman made a motion to go with the 5% deductible, seconded by Dennis Deutsch and the Board unanimously agreed.

Request for Recognition of a Bocce Ball Club: Kal Blake said that there are quite a few people that have been playing bocce ball and would like to form a Cascades Bocce Ball Club and be officially acknowledged and establish meeting times. Lorraine Levine and Linda Gilbert both said that they do not want to be an official club they just want to play and have fun. The discussion went back and forth until Stan Smolkin made a motion to table for another month until they can bring their representatives, hear their opinions, and decide what they want to do. Mark Feldman seconded, and the Board unanimously agreed.

Request Social Committee to Reverse a previous decision of the Master Board and to Permit Music to be played through the Speakers at the Clubhouse Pool from 1-4pm on Saturdays and Sundays. (This requires getting current speakers into working condition.) Mark Feldman made a motion to use the speakers we have now to allow weekend music to see if it makes people happy or if any objections are made through Labor Day, then reconsider after determining the costs, seconded by Stan Smolkin, and the Board agreed. Ira Rubel made a motion to have management get prices to have the speakers and wiring working properly, seconded by Stan Smolkin and the Board unanimously agreed.

Request from Men's Club to Reverse a Previous Decision of the Master Board and to now Permit Live Music at Clubhouse Pool When Clubhouse Coordinator Approved Dates and Times not to exceed 10pm: Lance Cohn made a motion to allow a live band or a DJ to play at the main pool area from 12:00 pm to 10:00 pm for no more than a 4-hour time period twice a month exclusive of CRA events. Motion seconded by Mark Feldman. Dennis Deutsch and Ira Rubel agreed, Teri Schoen and Stan Smolkin opposed. Motion passed.

Ratification of Poll Vote Selecting Jon Posner as New Chairman of the Café Committee: Stan Smolkin made a motion to ratify the vote, seconded by Mark Feldman and the Board unanimously agreed.

Ratification of Poll Vote to Permit Entertainment Committee to Schedule an Additional Show on April 13, 2024: Mark Feldman made A motion to ratify the vote, seconded by Dennis Deutsch and the Board unanimously agreed.

Consideration of Contract Renewal for Castle Management: Dennis Deutsch mentioned that the Castle Management 3-year contract will be coming up for renewal at the end of this year and if any Board member is interested in looking into hiring another Management Company, he is giving them the opportunity to do so. He said that personally he is pleased with Castle Management. None of the Board members said that they wanted to do so.

Dennis Deutsch reported that he has gotten many requests for items of interest to improve the community. He read the list totaling approximately \$500,000. He mentioned if this was to be an assessment then it would cost each resident approximately \$581 per home.

Consideration of Purchase and Installation of Additional Shade Canopy at the Main Pool: Mark Feldman made a request to the Board to purchase another canopy to be installed at the pool for shade near the gazebo area at a cost that should be approximately \$15,000. Dennis Deutsch said that he thinks it might be wise to add the canopy to the lists of requests he already has and to hold a Town Hall meeting on how to approve spending half a million dollars. The list would have to be reorganized and prioritized.

Mark Feldman said that he disagrees with adding the canopy to the list and made a motion to purchase an additional canopy to be installed at the pool, seconded by Ira Rubel. Stan Smolkin, Teri Schoen and Lance Cohn opposed, and Dennis Deutsch abstained. Motion denied.

Dennis Deutsch said that he had time to consider and has decided not to have a Townhall meeting but will reorganize the list of requests received. He asked each of the Board members to please put in order listed by number how they would prioritize the list of what they think is the most important to the community.

The next Master Board meeting is scheduled Thursday, June 8th at 2:00 pm.

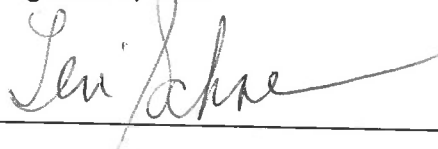
Teri Schoen made a motion to adjourn, seconded by Stan Smolkin. The meeting adjourned at 3:50 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved: _____



Teri Schoen, Secretary

The Cascades Residents Association, Inc.