

Cascades Residents Association, Inc.
June 8, 2023 – Ballroom
6601 Cascades Isle Blvd.
Master Board of Directors Meeting Minutes

Present: Dennis Deutsch, Ira Rubel, Julian Melmed, Teri Schoen, Eileen Zaroff, Stan Smolkin, Mark Feldman, Morris Stoler, Lance Cohn, via zoom

Absent: None

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: Mark Feldman made a motion to approve the May 4, 2023, Minutes as written, seconded by Stan Smolkin and the Board unanimously agreed.

Treasurer's Report: Julian Melmed reported that the General Cash Account is higher, the Excess Operating is the same. The Capital Contribution account is down due to the Pickleball court expense. There is \$45,000 still to be paid on this project. Insurance is also higher. Cascades is still in very good financial shape.

Managers' Report: Jeffrey Gross reported that the lights on the tennis court have been repaired and LED lights installed on court 10. The leaks in the hot tub are repaired and the ice machine at the gazebo has also been repaired. Ira Rubel wanted to know why the spitters were out on the fountain and Jeffrey let him know there was a pump on backorder.

Report of Master Board's Informal Prioritization of Requests from Residents: Dennis Deutsch said that the results have been posted on the forum. There definitely is a big difference of opinions with a significant expense. Either we approve all the requests and have an assessment or next year have more money in the budget. We need to get a consensus. Julian Melmed said that this is not the appropriate time to discuss it. Why not let the Budget and Financial Committee do their job and he made a motion that these items be referred to the Budget and Financial Committee to determine if or any items are to be considered. Motion was seconded by Teri Schoen and the Board unanimously agreed. Dennis suggested that if any other Committee or residents want to add to the list to do so with an estimated price and send to Julian by the end of June to finalize the list for the Budget and Finance Meeting scheduled July 13th.

Requests For Recognition of Bocce Ball Club Carried from May Meeting: No one showed up regarding this request therefore the issue is dead.

Further Consideration of Shuffle Ball Courts and Equipment Carried from April and May Meeting: Eileen Zaroff has proposal from Fast-Dry for 2 concrete standard side by side shuffleboard courts at a cost of \$24,995. There will be an additional cost of \$22,000 for a canopy. Dennis Deutsch said that in light of the motion just made he is making a motion to table this until the Budget and Finance Committee give their recommendation. Ira Rubel seconded the motion and Teri Schoen, Stan Smolkin, Mark Feldman, Morris Stoler and Lance Cohn agreed. Eileen Zaroff opposed.

Request of Fitness Committee to Replace 12-year-old Treadmills with 6 New Sports Art T674 Treadmills at a Total Cost of \$42,408.08: Sonia Wilansky representing the Fitness Committee presented the Board with proposals for 6 new treadmills. The Fitness Committee after careful consideration is recommending the Art T674. Mark Feldman made a motion to table the decision until the Budget and Finance Committee made their recommendation. Eileen Zaroff seconded the motion, and Ira Rubel, Julian Melmed, Stan Smolkin, Morris Stoler and Lance Cohn agreed. Teri Schoen opposed.

Further Consideration of an Oven in the Clubhouse Kitchen Carried from April and May Meeting: Eileen Zaroff has a proposal of \$1,833 to purchase an 18'x26' cart with wheels that holds 18 trays to keep food hot. Jeffrey Gross said that it would need to have its own GFI circuit installed at a cost of approximately \$2,000 to \$3,000. Dennis Deutsch made a motion to send this request to the Budget and Finance Committee, seconded by Stan Smolkin and the Board unanimously agreed.

Further Consideration of Woman's Club to Put a Locked Cabinet in the Storage Room Behind the Stage in the Ballroom: Sherry Brodie asked the Board permission to store a permanent locked cabinet in the storage area behind the stage purchased by the woman's Club to be used by the Woman's Club. Teri Schoen said that all the other groups would also have to be given that same request. Eileen Zaroff made a motion to allow the Woman's Club the storage area. There was no second motion made. Motion dies.

Consideration of Authorizing \$2,000 Above Budget for Holiday Lighting: The 3-year contract is up and time to sign a new 3-year contract with a \$1,400 increase in price and \$600 to add lights on the planters as you drive through. Teri Schoen made a motion to renew and sign the new contract, seconded by Mark Feldman and the Board unanimously agreed.

Teri Schoen made a motion to adjourn, seconded by Eileen Zaroff. The meeting adjourned at 3:20 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved: Teri Schoen Teri Schoen, Secretary
The Cascades Residents Association, Inc.