

Cascades Residents Association, Inc.
July 13, 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 2:00 pm, a quorum was established.

Approval of Minutes: Mark Feldman made a motion to approve the June 6, 2023, Minutes as written, seconded by Stan Smolkin and the Board unanimously agreed.

Dennis Deutsch said that the November 9th Board Meeting time has changed from 7:00 pm to 2:00 pm and the December 14th time has changed from 2:00 pm to 7:30 pm.

Treasurer's Report: Julian Melmed reported that the June financials are not in yet to do a report, but he sees no extraordinary expenses. There is \$40,700 remaining to be paid for the pickleball project. Cascades is in good financial shape.

Managers' Report: Jeffrey Gross reported that the front fountain pumps have been replaced and now working. He has been interviewing Security Guard Companies since there has been so many complaints about the Security Guard Company we have now. The benches have been refinished, the pavers are fixed at the Jog entrance, the back gate sidewalk has been ground down. The pickleball courts have 2 layers of cushion and mesh installed. Next will be painting and finishing the fences.

Review and Consideration of Castle Management 3 Year Contract: Dennis Deutsch said that the Castle contract is coming up to renew at the end of this year. The only change to the contract is they are raising the percent to 5%. After negotiating, they agreed to compromise to 4%. The rest remains the same. Ira Rubel motioned to authorize Dennis to execute the contract with the 4% increase, seconded by Julian Melmed and the Board unanimously agreed.

Consideration of Motion with Respect to Master Boards Authorization with Respect to Roofs and Plantings, Delegation of Authority: Jeffrey Gross said that by the direction of our Attorney guidelines are required to be put in place for ARC approvals for roof colors, material types, and for trees, shrubs, and plants. Dennis Deutsch mentioned that the Master Board does not make the decisions. The documents are required to tell what is approved and it is at the discretion of the ARC to make the decisions to approve.

The ARB then has the authority to overturn a decision made by the ARC and if turned down by the ARB then there is no appeal that can be made, and the governing documents say that there is no requirement to explain the reason for it being turned down. Dennis asked the Board for a motion to accept the proposal as set forth and as the letter that was sent out by law 2 weeks ago. Stan Smolin made a motion to accept the proposal, seconded by Eileen Zaroff and the Board unanimously agreed.

***Please note that the proposal in its entirety is attached to these minutes.

Report of Budget and Finance Committee on" Prioritization" List: Julian Melmed reported that the Budget and Finance Committee met and went over the prioritization list that now will be making recommendations to the Master Board. He made clear that the Master Board has the sole authority to determine to approve, disapprove or make any alterations to any of the recommendations from the Budget and Finance Committee.

***Please note that the minutes from the Budget and Finance Committee are attached.

Consideration of Authorization for Expenditures from the Prioritization List Including All Prior and New Submissions to Prioritization List: Dennis Deutsch said that these are some items he would like to see purchased without an assessment.

1. Dennis Deutsch motioned to purchase outdoor fans outside the clubhouse at the cost of approximately \$3,600, seconded by Teri Schoen and all agreed.
2. Dennis Deutsch motioned to upgrade the speakers by the main pool and wiring as needed at a cost of approximately \$3,000 (Excess Operating), seconded by Mark Feldman, all agreed.
3. Dennis Deutsch said that he disagrees with the B&F Committees recommendation to purchase 3 treadmills now and 3 later. He made a motion to purchase all 6 at one time for \$45,670 (Reserve item), seconded by Stan Smolkin. Ira Rubel, Teri Schoen, Eileen Zaroff, Mark Feldman, Lance Cohn, and Morris Stoler agreed. Julian Melmed abstained. Motion passed.
4. Dennis Deutsch made a motion to purchase a pickleball court cleaner for approximately \$2,600 (Line item), seconded by Teri Schoen and the Board all agreed.
5. Dennis Deutsch motioned to have one canopy installed by the main pool on the right side of the gazebo area for approximately \$15,000 to \$20,000 (Excess Operating). Seconded by Mark Feldman and the Board all agreed.
6. Dennis Deutsch motioned to spend up to \$30,000 to have the landscaping updated at the front entrance, seconded by Stan Smolkin and the Board all agreed. Dennis said that the Landscape Committee would be making the decisions on deciding the landscaping designs.

Dennis Deutsch said that he would like to have the Café Committee proceed with having a couple of examples of new tables and chairs put in the Ballroom for residents to see and to get an idea what is popular. Then the Board can vote on it, there will be no vote today.

Eileen Zaroff was disappointed that the Budget and Finance Committee was not accepting of having the shuffleboard courts. Dennis mentioned that there were only 2 areas that it could be placed that were not considerate of the neighbors having to listen to the noise. If she could come up with another area, then the Board would consider it. Eileen said that she will find another place.

Request of Jill Levine for additional \$1,500 for this year's Veteran's Party: A motion was made by Stan Smolkin to approve giving an additional \$1,500 for this year's Veteran's party, seconded by Mark Feldman, and the Board unanimously agreed.

Consideration for Cascades HOA to Accept Financial Responsibility for Onsite New Year's Eve Celebration: Gary Fisher and Janice Carr spoke on behalf of the Social Committee requesting from the Board to approve expenditures that may cost up to \$18,000 to have professional entertainment, including Emcee, DJ, dancers, up lighting in the Ballroom, wide screen monitors, giveaways, Midnight toast, etc. Ticket sales will offset some of the fees. After a discussion took place, Dennis Deutsch made a motion to approve, seconded by Mark Feldman. Ira Rubel, Julian Melmed, Eileen Zaroff, Lance Cohn, and Morris Stoler approved. Teri Schoen and Stan Smolkin opposed. Motion passed.


Request of Pickleball Committee to Permit Outside Pickleball Pros to Give Lessons to Residents in Our Community at No Cost to the CRA: Mark Feldman made a motion to allow pickleball pros to give lessons to residents using the Cascades courts, seconded by Julian Melmed and the Board unanimously agreed. Morris Stoler mentioned that they must show Cascades as an additional insured and hold up to one million dollars in Liability insurance.

Teri Schoen made a motion to adjourn, seconded by Stan Smolkin. The meeting adjourned at 4:00 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved:  Teri Schoen, Secretary

The Cascades Residents Association, Inc.