

**Cascades Residents Association, Inc.**  
**August 10, 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. Morris Stoler, via zoom: Lance Cohn, 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:** Stan Smolkin made a motion to approve the July 13, 2023, Minutes as written, seconded by Teri Schoen and the Board unanimously agreed.

**Treasurer's Report:** Julian Melmed reported that the July financials are not in yet to do a full report, but Cascades is in good financial shape. There was a significant reduction in the cash account due to an insurance payment and the Capital Contribution account due to paying the pickleball balance.

**Managers' Report:** Jeffrey Gross reported that the front fountain pumps have been having issues, but the part came in and Chip has repaired it. Stainless steel soap dispensers for the bathrooms were installed and shower valves replaced. The Brick Guys have repaired the pavers in the area that were a trip hazard.

**Status of Pickleball Courts:** Jeffrey Gross reported that the pickleball punch list is almost completed. Today the last of the gates are being done. Regarding the landscape around the courts Danny from Clean and Green is looking for plants to match what is already there. The south side of the pickleball area will be filled in where needed. This may take approximately 30 days to complete. There will be a grand opening on Monday, August 14<sup>th</sup> at 8:30 AM and then pickleball play will begin.

**Consideration of Raising Fees for Café Chits by 5%:** Dennis Deutsch said that according to the Documents the Board has the authority to raise the Café chits amount by 5% a year which will increase the amount from \$223 to \$234. Teri Schoen made a motion to raise the chit 5% for 2024, seconded by Mark Feldman and the Board unanimously agreed.

**Consideration of Purchase of Additional Canopy for the Main Pool for Approximately \$2,000 More Than What was Authorized in a Previous Vote:** Jeffrey Gross said that the Board approved up to \$15,000 to install a new canopy at the main pool. Top Line Recreations bid is \$17,363 without permit costs. They were the lowest bid. Mark Feldman made a motion to reverse the Boards approval of \$15,000 and proceed

with using Top Line to install the canopy in an amount not to exceed \$20,500. Eileen Zaroff seconded the motion and the Board unanimously agreed.

**Consideration of Purchasing Approximately 750 Feet of Top Rail Padding on All 4 Foot Fences Around the Pickleball Court at a Cost of \$13,350 plus Tax, including installation:** There was a discussion and there was no motion made therefore issue dies.

**Questions Concerning Next Years Budget (The Budget will be Voted on at the September 7<sup>th</sup> Budget Meeting which is Open to All):** Jeffrey Gross said that the Budget and Finance Committee met and will be recommending to the Board a \$90 quarter increase per household. The main increases are Insurance up \$130,000, Personnel, Comcast, Lawn Maintenance, Water, Termite protection, and Security Contract, and to increase the Reserves \$25,000. Jeffrey asked the Board for their approval for the mailing of the proposed 2024 Budget. The Board unanimously agreed.

**Consideration of Purchase and Placement of Bleachers Near the Pickleball Courts:**

Jeffrey Gross received a price of \$1991.64 including tax and shipping with a 3-year warranty for a 9-foot 5-inch tip and roll aluminum 3-row with double wide steps. This will seat up to 18 people. Maintenance will assemble the bleachers. Dennis Deutsch made a motion to purchase the bleachers at a cost not to exceed \$2,000, seconded by Lance Cohn and the Board unanimously agreed.

**Consideration of Racquet Sports Rule (as applied to Pickleball and Proposed by the racquet Sports Committee):** There was a discussion regarding the proposed changes to the rules and there were several issues, questions and suggestions brought up. Julian Melmed made a motion that the Pickleball Committee, Lance, and Marsha convene and work out the rules of pickleball play and once everyone agrees to then bring it to the Board for approval. Dennis Deutsch seconded the motion. Ira Rubel, Teri Schoen, Eileen Zaroff, Stan Smolkin, Mark Feldman, and Morris Stoler all agreed. Lance Cohn opposed.

Julian Melmed made a motion that pickleball players must wash and dry the soles of their shoes thoroughly before going on the new pickleball courts to play, seconded by Eileen Zaroff and the Board unanimously agreed. Dennis Deutsch added that they use the shoe washers at the court and purchase additional ones to put in.

Ira Rubel made a motion to adjourn, seconded by Teri Schoen. The meeting adjourned at 3:10 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved: Teri Schoen Teri Schoen, Secretary

The Cascades Residents Association, Inc.