

**Cascades Residents Association, Inc.**  
**September 14, 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, Lance Cohn. Morris Stoler, Mark Feldman via zoom

**Absent:** Eileen Zaroff

**Also Present:** Jeffrey Gross, General Manager, Robert Waples, Property Manager, Orchid Banks, Clubhouse Coordinator, Susie Hansen, Regional Director via zoom, 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 August 10, 2023, Minutes as written, seconded by Morris Stoler and the Board unanimously agreed.

**Treasurer's Report:** Julian Melmed reported that Cascades is in good financial shape. There is \$680,000 in Excess Operating, \$773,000 in Reserves, Capital Contribution \$102,000 which was reduced by paying for the pickleball courts. There are no issues currently.

**Managers' Report:** Jeffrey Gross reported that the pool repairs are complete, and the pool should be opening on Saturday. The hot tub has been repaired and is now open. The pickleball courts are completed and the crack repaired. Ernesto has been pressure cleaning the pool deck area. Still waiting for a part to come in to fix the south side fountain.

**Consideration of Approval of a Special Assessment to Francine Berkowitz for Legal Fees, Costs, and any other Related Expenses as Allowed per Article VI.A of our Governing Documents. (And specifically, the Declaration of Conditions, Covenants, Easement and Restrictions for the Cascades:**

Dennis Deutsch said that Mrs. Berkowitz has been housing a small child for at least a year and a half now. Letters have been sent, Attorneys and Judges have been involved. This is in violation of our documents as we are a 55+ community. A final hearing is set for November and a bill has been sent to her for legal fees, costs and any other related expenses. All have been ignored and the child is still living there. Florida Statute states that a meeting be held to discuss, and a motion made to proceed. Ira Rubel made a motion to proceed, seconded by Julian Melmed and the Board unanimously agreed.

**Consideration of Recommendation of Entertainment Committee to Revise 2024 Show Pricing:** Susan Stember and Carin Cohen, representing the Entertainment Committee requested to revise the 2024 prices of the shows to have a purchase package of 7 seasonal shows. 6 seasonal shows at \$28 per ticket and 1 Special show at \$35 per ticket. The purchase price of individual seasonal show tickets will be \$32 per ticket and the Special show \$35 per ticket. Stan Smolkin made a motion to adjust the show prices according to their request, seconded by Morris Stoler and the Board unanimously agreed.

**Discussion and Approval of Guidelines for Retractable Awnings in the Rear of the Homes:** Perry Silver, representing the Limoge Architectural Review Committee reported that he met with the other village ARC members, and they came up with guidelines for homeowners that want to install awnings on the back of their homes. Awnings must be no larger than 20x10, be in compliance with the Miami/Dade guidelines, mechanically retract and be a solid neutral color. A discussion took place and Ira Ruble made a motion to table this to get more information with drawings, diagrams, etc. Teri Schoen seconded the motion and the Board unanimously agreed.

**Consideration For Veterans Tribute Committee to Fund Another \$350 for the November 4, 2024, Event:** Jill Levine, representing the Veterans Tribute Committee requested the Board to fund \$350 for the event planned to honor the Veterans. She would like to purchase frames for the pictures taken of the Veterans and cardboard frames purchased for the certificates. Teri Schoen made a motion to fund the additional \$350, seconded by Stan Smolkin and the Board unanimously agreed.

Teri Schoen made a motion to adjourn, seconded by Morris Stoler. The meeting adjourned at 3:15 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved:  Teri Schoen, Secretary

The Cascades Residents Association, Inc.