

Cascades Residents Association, Inc.
January 12, 2023 – Ballroom
6601 Cascades Isle Blvd.
Master Board of Directors Meeting Minutes

Present: Dennis Deutsch, Ira Rubel, Julian Melmed, Teri Schoen, Stan Smolkin, Eileen Zaroff, Lance Cohn, Lenny Kanterman, Morris Stoler

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: Stan Smolkin made a motion to approve the December 15, 2022, Minutes as written, seconded by Eileen Zaroff and the Board unanimously agreed.

Treasurer's Report: Julian Melmed reported that our cash assets are \$1,200,000. There is an outstanding expense and that is the pickleball courts. 1/4 has been already paid and the balance will be taken from our 2 cash accounts and from Reserves. There have been a few unanticipated expenses due to inflation, Security, Landscaping, and General Repairs but our finances are in still in very good shape.

Managers' Report: Jeffrey Gross reported that the new storage shed will be delivered January 29th. He could not find the exact sink to replace the broken one in the ladies restroom so he has hired Replace My Sink that will replace both sinks to match. He is getting quotes for the 2 mirrors in the gym to be replaced. We received 230 of the electronic voting forms and 170 responded back to the emails. Everyone will receive the paper ballots but ask that residents continue to send in the electronic voting form after the election so we can use this for other votes or surveys throughout the year.

Consideration of Trial Café Service by the Pool with Possible Additional Subsidy of up to \$5,000: Lenny Kanterman said that the survey results showed that there has been interest for poolside lunch service. Mario has agreed to hire someone to take orders deliver food and clean up on weekends. There would be a 20% gratuity added to the bill, and payment is by cash or credit card no chits. Lenny made a motion to authorize Mario a subsidy up to \$5,000 for a 3-month trial. Dennis Deutsch asked to modify the motion to include that the Board has the authority to terminate at any time, and that food must be eaten at the gazebo. Lenny accepted the modification and Dennis Deutsch seconded. Lance Cohn requested to limit the expenditure to \$2,500. Lenny and Dennis accepted lowering the amount to \$2,500. Ira Rubel, Julian Melmed, Eileen Zaroff, Stan Smolkin, Lance Cohn agreed, and Teri Schoen and Morris Stoler opposed. If it is not successful, then it will be discontinued and contingent on Mario finding someone to do the job.

Reconsideration of Covid/Wristband Policy: Dennis Deutsch said that subsequent after receiving a letter from a resident's attorney the letter was forwarded to our attorney and he indicated that Cascades is considered a business and that our covid policy is not permitted. Therefore, to be compliant to Florida law Dennis made a motion to eliminate any restrictions related to our covid rules and policies. There will be no need to show proof of vaccination or a negative covid test. It will be up to the individual's choice to wear a mask. Motion was seconded by Ira Rubel and the Board unanimously agreed.

Ratification of Poll Vote of Board to Refund Payment to Cascades Entertainment Events to Those that Request it After the New Policy is put in Place Requiring a Recent Covid Shot: Dennis made a motion to ratify the poll vote and reverse the decision simultaneous of rescinding the requirements of Covid rules. Seconded by Ira Rubel and the Board unanimously agreed.

Consideration of New Landscaping Bids: Jeffrey Gross reported that Chris Kinsey has gone up from \$1700 a month to \$2500 a month to maintain the Master property flowers. He received 3 other bids from Triple E \$1,600, Candido \$2,000 and Clean and Green \$1900. Dennis Deutsch made a motion to accept Clean and Greens bid with a 30-day notice for termination, seconded by Eileen Zaroff and the Board unanimously agreed.

Request of Men's Club for Permission to have a Poolside Event on a Thursday Night in April with Live Music from 7:30 PM to 10:00 PM: Artie Freed, President of the Men's Club requested from the Board permission to have a one - time poolside event in April or May with live music from 7:00 PM to 10:00 PM. Dennis Deutsch made a motion to allow this onetime event abiding all rules and subject to availability, seconded by Julian Melmed and the Board unanimously agreed.


Reminder that "Meet the Candidates" will be held Monday night, January 23rd at 7:00 PM in the Ballroom. The CTC will be presenting "Beauty and the Beast" March 17, 18, 19. Tickets are now for sale.

A motion to adjourn was made by Teri Schoen, seconded by Eileen Zaroff. The meeting adjourned at 3:45 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved: 

Teri Schoen, Secretary

The Cascades Residents Association, Inc.