

Cascades Residents Association, Inc.
January 11, 2024 – Ballroom
6601 Cascades Isle Blvd.
Master Board of Directors Meeting Minutes

Present: Dennis Deutsch, Ira Rubel, Teri Schoen, Eileen Zaroff, Stan Smolkin, Lance Cohn, Mark Feldman

Absent: Julian Melmed, Morris Stoler

Also Present: Jeffrey Gross, General Manager, Robert Waples, Property Manager, Susie Hansen, Regional Director, 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 December 9, 2023, Minutes as written, seconded by Mark Feldman and the Board unanimously agreed.

Treasurer's Report: Jeffrey Gross gave the report in Julians absence. We have approximately \$1,120,000 in Reserves and \$836,650 in Operating. We will be over budget approximately \$40,000 due to increases in pool repairs, electric, Insurance and the pickleball project and windscreens.

Managers' Report: Jeffrey Gross reported that the pickleball section is done. The guard house has a new printer that can print the parking odd/even side on the slips. A new pickleball/tennis pro was hired named Eden Lica. Monday night at 7:00 PM in the Ballroom will be "Meet the Candidates Night" and voting begins January 16th.

Combined Entertainment Committee and Social Committee Update: Eileen Zaroff reported back to the Board after meeting with the committees and they have come up with a new name for the combined Committee to be called "Club Cascades". There will be 1 Chairperson and 9 members. There will be 4 entertainment shows in the Ballroom with 2 in season and 2 off season. Tickets for the shows will be sold on a first come basis. You will be able to see where you sit when you buy your tickets. There will also be events for the holidays on Labor Day, July 4th, Valentines Day, Halloween, New Years Eve and Kids Day in December. They are also planning to have a "Happy Hour" the last Friday of the month by the pool.

Shuffleboard Carried from December Meeting: Eileen Zaroff reported to the Board that Planet Fitness sent her the put together pieces of the moveable shuffleboard court. She would not recommend it and instead recommended that the Board consider having 2 real courts. She has the quote from Fast Dry from back in May of \$22,500 for 2 courts. Dennis Deutsch suggested Eileen and Mark Feldman obtain 2 additional quotes and for Jeffrey Gross to look into getting the storage shed by the tennis gazebo and see if that area could

be an option for location of the courts. The Board voted to move conceptionally forward with the plan but not spend any money yet.

Proposal to Upgrade Lighting at Tennis Courts – carried from December Meeting:

Lance Cohn presented to the Board 2 quotes for the tennis court lights. One quote is to replace 32 sports lights at the cost of \$63,000 and the other quote is to replace 12 lights for \$10,000. There was a discussion with many unanswered questions. Stan Smolkin suggested more time to get a clearer clarification and Dennis Deutsch agreed saying at this point to hold off to consult with the new pro, Eden Lica and to have Ira Rubel and Gary Gerome look at the specs and then discuss the election at the February meeting. Mark Feldman made a motion to proceed with Dennis's suggestion, seconded by Lance Cohn and the Board unanimously agreed.

Proposal to Upgrade Point of Sale System at the Café – carried from December Meeting now carried to February Meeting to gather More Information

Future of Cascader: Dennis Deutsch made clear that the HOA has no control editorial or any financing of the Cascader. This is a private publication that Bob Bluman is the editor, and he handles it. The Cascader is not an HOA publication. Bob Bluman says that the Cascader has been running at a deficit and there is not enough money to publish it. There were many good suggestions to cut the costs such as the Clubs and Charities that advertise can pay for their pages. Dennis said that the attorney was consulted to see if the CRA can make a loan to a non CRA entity and he said that we can. Mark Feldman said that the Cascader is a big service to the community, and he made a motion to extend a loan of \$5,000 to carry them over and can revisit after the new Board is elected. The motion was seconded by Dennis Deutsch and the Board unanimously agreed.

Consideration of Change to Rule 3.1e (Clubhouse Attire)

To read:

“Socially appropriate clothing is requested in the Clubhouse and public areas at all times. Level of activity will dictate requisite attire whether inside the Clubhouse or at an outside amenity. No bathing suits and/or coverups are allowed while attending a Clubhouse event. Proper attire is requested for weekend social events held in the ballroom. Residents and guests are permitted to wear shorts to a Clubhouse event, providing they are socially acceptable for the type of event. No active shorts, cut-offs, tank tops, gym, exercise, or other clothing generally worn while participating in a sport activity is permitted for evening weekend events at the Clubhouse.”

Mark Feldman made a motion to adopt the rule as presented, seconded by Ira Rubel and Dennis Deutsh, Eileen Zaroff, Lance Cohn, Stan Smolkin agreed, and Teri Schoen opposed.

Consideration of Change to Rule 8.6 (Café Attire):

To read:

“Socially appropriate clothing is requested in the Café at all times. Clean, dry bathing attire with coverups are permitted in the Café during normal hours of operation. Bathing attire including coverups, active shorts, cutoffs, tank tops, gym, exercise, or other clothing generally worn while participating in a sporting event are not permitted in the Café during dinner. Residents and guests are permitted to wear shorts at dinner provided they are socially appropriate for the type of dinner event.”

Mark Feldman made a motion to adopt the rule as amended that dry bathing attire including coverups are permitted, seconded by Eileen Zaroff and the Board unanimously agreed.

Teri Schoen made a motion to adjourn, seconded by Eileen Zaroff. The meeting adjourned at 4:15 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved:  Teri Schoen, Secretary

The Cascades Residents Association, Inc.