

Cascades Residents Association, Inc.
February 8, 2024 – Ballroom
6601 Cascades Isle Blvd.
Master Board of Directors Meeting Minutes

Present: Dennis Deutsch, Ira Rubel, Mark Feldman, Teri Schoen, Stan Smolkin, Lance Cohn, Jim Craig, Rosanne DeBernardo, Steve Rothman

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 December 9, 2023, Minutes as written, seconded by Mark Feldman. Dennis Deutsch, Ira Rubel, Teri Schoen, Lance Cohn agreed. Jim Craig, Rosanne DeBernardo and Steve Rothman were not on the Board at the time, therefore did not vote.

Treasurer's Report: Mark Feldman reported that as of December 31st there is \$662,749.44 in cash and the Reserves including Capital Contribution is \$1,041,201.93. Prepaid Insurance \$86,640.53 and a total asset of \$1,790,591.90.

Managers' Report: Jeffrey Gross reported that he ordered the driver's license reader for the guardhouse. This will help speed up guests and vendors entering. It will be here in approximately 3 weeks. We are testing new a new sod called Citrus blue at the pickleball area. Hopefully it will not have issues with the virus and weeds. Clean and Green have refurbished the beds with new flowers plants and rocks. Everything looks beautiful. A new fence has been installed around the café dumpster. A new toggle switch is installed for the guard house gate arms. A new shade for the pool will be installed this week. The Capital Contribution referendum will be extended until March 1st to give more time to vote.

Adoption of the Three Minute Rule for the Bi-Laws for Meetings for this Annual Cycle: Stan Smolkin made a motion to adopt the three-minute rule, seconded by Jim Craig and the Board unanimously agreed.

Set Calendar of Meetings for this Year's Board: The Board discussed the next Board Meeting dates and are as follows: March 21st at 2PM. April 11th at 7PM, May 9th at 2PM, June 13th at 7PM, July 11th at 2PM, August 8th at 2PM, September 12th at 7PM, October 10th at 2PM, November 14th at 7PM, December 12th at 2PM, January 9, 2025 at 7PM. Teri Schoen made a motion to accept the dates and times, seconded by Steve Rothman and the Board unanimously agreed. Mark Feldman made a motion to permit Dennis Deutsch the authority to request comp time for the Managers for the extra time

put in for the evening meetings, seconded by Jim Craig and the Board unanimously agreed.

Proposal to Upgrade Point of Sale System at the Café: Jon Posner and Craig Linn gave a presentation explaining the benefits of having an all-encompassing hybrid software that can do the ordering, check printing, transactions at the table and online ordering. Initially orders will be able to be placed online using a credit card and eventually can set up to use gift cards. Both will have an additional cost of 3% surcharge. They are recommending the MicroSale at a cost of \$6,500. The system can be converted either while Mario is on vacation in July or wait until January. Mark Feldman made a motion to purchase the MicroSale at a cost not to exceed \$7,000 and to leave up to Management to determine when to switch to gift cards. This is with the clarification and understanding that there will be a 3% surcharge for online orders for charge cards and gift cards. The motion was seconded by Stan Smolkin and approved by Dennis Deutsch, Ira Rubel, Teri Schoen, Lance Cohn, Jim Craig. Rosanne DeBernardo opposed.

Revocation for Outside Pros to Use our Pickleball and Tennis Courts to Provide Lessons Only if Authorized and Retained by Our Current Pro: Dennis Deutsch made a motion to give permission to have lessons at the Pros expense, seconded by Lance Cohn and the Board unanimously agreed.

Authorization of President of the CRA to Approve Purchases and Expenses (other than maintenance which requires no Boards Approval) up to and including \$5,000 Without Seeking Board Approval: Jim Craig made a motion to allow Dennis Deutsch to authorize up to and including \$5,000, seconded by Ira Rubel and the Board unanimously agreed.

Authorization of President of the CRA to Approve Entertainment Contracts in any Without Seeking the Boards Approval: Jim Craig made a motion to allow Dennis Deutsch to authorize entertainment contracts up to and including \$18,000, seconded by Teri Schoen. Ira Rubel, Mark Feldman, Stan Smolkin, Rosanne DeBernardo agreed. Lance Cohn and Steve Rothman opposed, and Dennis Deutsch abstained.

Reconsideration of Approval for Shuffleboard Courts: There was no motion made by the Board to spend the money for shuffleboard courts.

Consideration of Increase in Authorization of Purchase of Shed for Racquetball Sports Center from “No more than \$7,000 to “No more than \$9,500”: Dennis Deutsch made a motion to increase the amount to purchase a shed in the amount no more than \$9,500, seconded by Jim Craig and the Board unanimously agreed.

Teri Schoen made a motion to adjourn, seconded by Jim Craig. 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.