

Cascades Residents Association, Inc.
March 21, 2024 – Ballroom
6601 Cascades Isle Blvd.
Master Board of Directors Meeting Minutes

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

Absent: Ira Rubel

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 February 8, 2024, Minutes as written, seconded by Mark Feldman and the Board unanimously agreed.

Treasurer's Report: Mark Feldman reported that as of February 20th there is \$833,972.72 in current assets less liabilities of \$395,530.28 plus reserve cash of \$1,074,371.80 plus prepaid expenses of \$73,878.42. Net assets are \$1,586,692.14 after liabilities. The Capital Contribution was passed which will help going forward with new and unpredicted projects. The entertainment shows are in the black after 3 shows. There is a balance of \$34,000 and advanced sales \$11,325. The Budget and Finance Committee will be meeting with the Insurance Committee to review the Commercial policies.

Managers' Report: Jeffrey Gross reported that one of the fountains by the fitness center fell over and broke. He is getting bids to replace it. He is also getting bids to remodel the bathrooms at the main pool. The pickleball courts are almost finished and then repairs can be done at court #1. Ten umbrellas at the pool need to be repaired at a cost of \$60 each.

Consideration of Replacing felt and Adjusting All Pool Tables: Jeffrey Gross said that it is time to refurbish the pool tables. He has gotten two bids to recover the felt on the pool tables, new bumpers and shield pockets. Boynton Billiards price is \$8,560 and American Billiards price is \$7211. He also suggested purchasing new covers for approximately \$100 each. Mark Feldman made a motion to give the contract to America Billiards at a cost not to exceed \$7,750 and to include covers. The Motion was seconded by Teri Schoen and the Board unanimously agreed. The motion was amended that the color chosen was royal blue felt.

Ratification of Poll Vote Authorizing Westchester Golf Course to Remove Some Brush on Our Property Bordering Their Property: The Board unanimously agreed to ratify the vote.

Proposal to Cap Club Cascades Budget for New Year's Eve Event to \$18,000: Mark Feldman made a motion to approve at a cost not to exceed the amount of \$18,000 at this time to get a head start for the New Year's Eve party, seconded by Jim Craig and the Board unanimously agreed.

Consideration of Filed Grievance: Jeffrey Gross explained that the rule regarding a grievance is mandated by the State Statute. The grievance must be filed by the resident to the Master Board to decide to choose the punishment. After being notified in 14 days there will be a hearing with the Grievance Committee, the offender and the one that filed the grievance. Once the Master Board proposes a sanction to the Grievance Committee, they can either accept or deny it. Dennis Deutsch said that communications were against appointees doing a CRA job as our Website Administrators enforcing our rules. The offender sent e-mails that were very nasty and with less than pleasant comments. A discussion then took place and the Board felt that some form of punishment was recommended, Name calling is deplorable and should not be tolerated. Mark Feldman made a motion that the offender cannot post on the Forum for 6 months and must apologize to the people involved in front of Jeffrey Gross. Steve Rothman seconded the motion and the Board unanimously agreed.

Ratification of Affirmative Poll Vote on Following Rule Modification:

9.6. Audio Visual equipment

a. USE OF AUDIO VISUAL EQUIPMENT. Use of the spotlight and other audio visual equipment must be pre-arranged by submitting an event request form for approval by the Audio Visual Committee Chairperson. Management or the Master Board Liasson to the Audio Visual Committee.

b. USE OF AUDIO VISUAL CONTROL BOOTH. The sound booth must be used only by individuals or sound companies approved by the Audio Visual Committee Chairperson. Management or the Master Board Liasson to the Audio Visual Committee. If an approved sound company is used it shall be at the expense of the sponsoring organization.

c. LASERS. Lasers are prohibited from being used in the ballroom. No approval for Lasers shall be given by the Audio Visual Committee Chairperson. Management or the Master Board Liasson to the Audio Visual Committee.

d. DAMAGE. Any damage to the audio visual equipment in the Ballroom by any individual, club, charity or other organization shall be the responsibility of the organization sponsoring the event during which the damage occurs and that organization shall be responsible for the costs of repair. Furthermore, that individual, club, charity or other organization shall be prohibited from using the Ballroom until repairs are made and costs are paid.

The Board unanimously agreed to ratify the Rule Modification as written.

Motion to Amend all Rules Which refer to Either Social Committee or Entertainment Committee to "Club Cascades": Mark Feldman made a motion to amend the rule, seconded by Rosanne DeBernardo and the Board unanimously agreed.

Ratification of Poll Vote Authorizing \$599 for We Care to Arrange another CPR Course: The Board unanimously agreed to ratify the vote. The Board unanimously agreed to ratify the vote.

Request of We Care for an Additional 3 CPR Classes for 2025 at \$399 each for a total of \$1,197 with a Participation of no more Than 25 per Class: Dennis Deutsch made a motion to approve the classes at a cost not to exceed the amount of \$1,800 for the CPR classes, seconded by Mark Feldman and the Board unanimously agreed.

The next Master Board Meeting will be April 11th at 7:00 PM.

Teri Schoen made a motion to adjourn, seconded by Steve Rothman. 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.