

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

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

**Absent:** Dennis Deutsch

**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:** Ira Rubel, Vice President of the Board called the meeting to order at 7:00 pm, a quorum was established.

**Approval of Minutes:** Stan Smolkin made a motion to approve the March 21, 2024, Minutes as written, seconded by Jim Craig and the Board unanimously agreed.

**Treasurer's Report:** Mark Feldman reported that as of March 31<sup>st</sup> there is \$880,437.89 in current assets, \$1,113,898.80 Reserve Cash and \$51,188.51 Prepaid Expenses and Insurance. The total Assets are \$2,045,525.20 less Liabilities \$405,684.04. Net Assets after Liabilities \$1,639,841.16. The Reserve Cash includes the Capital Contribution Fund balance of \$94,151.94.

Mark also mentioned that the Budget and Finance and the Insurance Committee's met with Chris Banker, representing our Commercial Insurance. Chris gave a detailed presentation of our insurance policies. A review of our 5-year outlook that was presented back in February 2021 was done. There was a discussion of the projects that were done, that will be done, and projects that might be done. Our Reserves are for a reason, and we should use them.

**Managers' Report:** Jeffrey Gross reported that the tree trimming throughout the community has begun. Maintenance has been pressure cleaning the Clubhouse and pool area also the windows. The material ordered for the pool tables was not available and is on back order and should be done next week. The shed at the courts is also on back order. Two additional fans have been replaced at the tennis courts. There are some sidewalks throughout the villages that are raised and must be ground down. Each village is responsible for the costs.

**Arts & Crafts Fair:** Teri Schoen Liaison of the Arts & Crafts Committee said that there will be an Art show in the Ballroom on Sunday, December 8<sup>th</sup> and they are requesting \$300 to cover the costs of the set-up and tablecloths. There are already 12 residents signed up to participate in the show. Teri made a motion to approve \$300, seconded by Mark Feldman and the Board unanimously agreed.

**Request for Recognition of a Camera Club:** Kal Blake made a request to the Board to allow a new Camera Club to be able to meet in the Media Room discuss how to use a camera and to do field trips to take pictures. Mark Feldman made a motion to approve the Camera Club, seconded by Stan Smolkin and the Board unanimously agreed.

**Consideration of Purchase of 40 Chairs and 10 Tables for Outside Area where Cards and Mah Johng are played:** Jeffrey Gross reported that there are 3 proposals for new tables and chairs to be permanently located outside the Ballroom for card and mah jong playing. Florida Patio Furniture is the recommendation with a price of \$14, 709. Steve Rothman made a motion to allocate the purchase of forty chairs and 10 tables at a cost not to exceed \$15,000 using Florida Patio Furniture. Rosanne DeBernardo seconded the motion and the Board unanimously agreed.

The next Master Board Meeting will be May 9<sup>th</sup> at 2:00 PM.

Teri Schoen made a motion to adjourn, seconded by Steve Rothman. The meeting adjourned at 7:45 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved:  Teri Schoen, Secretary

The Cascades Residents Association, Inc.