

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

Present: Dennis Deutsch, Ira Rubel, Teri Schoen, Stan Smolkin, Jim Craig, Rosanne DeBernardo, Steve Rothman. Attending by Zoom Lance Cohn

Absent: Mark Feldman

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 7:00 pm, a quorum was established.

Approval of Minutes: Teri Schoen made a motion to approve the April 11, 2024, Minutes as written, seconded by Stan Smolkin and the Board unanimously agreed.

Treasurer's Report: Mark Feldman was out of the country, but he emailed his report that as of the end of May 31st the total assets including prepaid expenses and insurance is \$2,051,752.41. Less liabilities \$324,410.09 equals net assets after liabilities of \$1,727,342.32.

Managers' Report: Jeffrey Gross reported that the tree trimming throughout the community is 75% finished. They are starting in Limoge and will be finished in the next 2 weeks. The air conditioner in the Ballroom needs to be replaced. He is getting bids on the fence repairs at the tennis courts. Jeffrey has been moving the low interest accounts to higher interest accounts.

Consideration of Replacements to Fountains in front of Clubhouse and Entering the Pool: A discussion took place regarding replacement of the fountain at the clubhouse entrance and the 2 fountains at the entrance of the main pool. Rosanne DeBernardo gave a few options and proposals. One of the options is to demolish both fountains at the pool entrance and install inlaid pavers with a nice pattern design. The cost is \$13,700 includes everything and the vendor will provide a rendering showing the design. Dennis and Jeffrey went to a local fountain vendor and viewed several types and liked the 2- cup more modern design. Jim Craig made a motion to approve going with replacing the 2 fountains at the main pool entrance area with pavers along with the 2-cup design for the entrance to the Clubhouse, seconded by Steve Rothman. Teri Schoen, Stan Smolkin, Lance Cohn, Rosanne DeBernardo approved. Dennis Deutsch and Ira Rubel opposed. Motion carries.

Dennis Deutsch motioned to authorize a contract of up to \$3,500 for the fountain in front of the clubhouse, seconded by Jim Craig and the Board unanimously agreed.

Consideration of Modification of Event Planning Rule 9.1 Precedence for CRA and Village Sponsored Events: Dennis Deutsch made a motion to adopt the change from 8 days to eleven days to read: No show, with the exception of the Cascades Theater Company's annual show may take place within eleven days of a Club Cascades scheduled show. No show may take place in the Ballroom within eleven days of the CTC show. Motion was seconded by Jim Craig and the Board unanimously agreed.

Consideration of Amending All Rules Prohibiting Smoking to be Amended to Prohibit Smoking and/or Vaping: eg. (1) Contents 8.3; (2) Rule 3.1 f; (3) Rule 5.8; (4) Rule 6 f 3; (5) Rule 8.3: Dennis Deutsch made a motion to amend all rules prohibiting smoking and to add or vaping throughout the Cascades, seconded by Teri Schoen and the Board unanimously agreed.

Renewal of Mario's Contract with only Changes Adding Memorial Day and Easter as Closed Days: Ira Rubel made a motion for authorization to enter the new contract with Mario with adding the 2 closed days, seconded by Stan Smolkin and the Board unanimously agreed.

Consideration of Racquet Sports Rules as Revised by the Racquet Sports Committee: Rule 6.1 M The Shed. The Shed is for the exclusive use of the Director of Racquet Sports with the following exceptions when the shed is unlocked.

1. Residents.
 - A. Residents may enter to retrieve equipment.
 - B. Residents may enter to return equipment.
 - C. Residents may enter to speak with the Director of Racquet Sports if the director is in the shed.
2. Anyone.
 - A. Anyone at the courts who feels ill and needs to rest in the air-conditioned shed may enter to rest until feeling better.
 - B. No one may enter for any other reason.

Stan Smolkin made a motion to adopt the rules as submitted, seconded by Jim Craig and the Board unanimously agreed.

Consideration of Increasing Payment to Pool Maintenance Company of \$500 per month: Jeffrey Gross said that our pool maintenance company has asked for an increase of \$500 a month. Jeffrey said that we have pool cleaning 7 days a week at both pools and that the prices for the chemicals have increased considerably. Teri Schoen made a motion to pay the \$500 increase a month, seconded by Rosanne DeBernardo and the Board unanimously agreed.

Consideration of Proposal of Amazon for Easier Access to Both Gates in Our Community: Jeffrey Is recommending to the Board that we give access to Amazon at both front and back gates. There is no cost to the community. The drivers use a clicker

and are monitored by the company with a very sophisticated unit designed for this feature. Most communities are already allowing this. Teri Schoen made a motion to permit Amazon to enter using this access, seconded by Jim Craig and the Board unanimously agreed.

Update on Insurance: Rosanne DeBernardo Liaison to the Insurance Committee reported that there is a \$740 increase on our insurance renewal May 1, 2024, to May 1, 2025. We have our Crime Policy and Directors and Officers Policy that renew December 31, 2024. Rosanne mentioned that Jeff Lejfer has resigned from the Insurance Committee, and she thanked him for all of his help. She also commended Chris Banker and Jeffrey Gross for all their hard work.

Renewal of Subsidy for Café: Dennis Deutsch made a formal motion to continue Mario's subsidy up to \$60,000 with Jeffrey maintaining it, seconded by Stan Smolkin and the Board unanimously agreed.


The next Master Board Meeting will be July 11th 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.