

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

Present: Ira Rubel, Teri Schoen, Stan Smolkin, Jim Craig, Steve Rothman

Attending by Zoom: Mark Feldman, Rosanne Debernardo, Lance Cohn

Absent: Dennis Deutsch

Also Present: Jeffrey Gross, General Manager, Robert Waples, Property Manager, Orchid Banks, Clubhouse Coordinator, Attending by Zoom: Susie Hansen, Regional Manager, representing Castle Management

Call to Order and Establishment of a Quorum: Ira Rubel, Vice President of the Board called the meeting to order at 2:00 pm, a quorum was established.

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

Treasurer's Report: Jeffrey Gross said that since the July financials were not in yet there would be no report.

Ken Goldstein asked the Board if any of the approved projects on the list from the last meeting have begun or in process. Ira Rubel answered that he and Russ Gordon have met with the Company that will be doing the upgrade on the sound system and they are finalizing everything now in anticipation of it being operational by the end of November.

Managers' Report: Jeffrey Gross reported that fountains and pavers are in process. The Housekeeping new golf cart has been ordered and the managers has new tires and the maintenance golf cart has new batteries. The fence repairs are done, and fence covers are 80% done. The path and platform by the tennis courts should be starting today. The sprinklers have been capped. The glass grinder is purchased. The Arts & Crafts now has lights under the cabinets.

Reading of Informational Statement Prepared by Board President Dennis Deutsch Relative to Question from Member of Budget and Finance Committee as to Whether They may hold a Meeting Closed to the Residents: Jeffrey Gross read the statement made and the Attorneys answer was that if the associations documents require committee meetings to be open, that would control. Since the answer is yes if the board wants to no longer require that they be open, then the board should vote to remove the Rule or maybe edit it somewhat and leave in place but amend the Rule to provide exceptions to the Rule (such as the finance committee). Mark Feldman made a motion to table until next month's meeting. There was no second motion made, therefore motion dies.

Vote on the Mailing of the Proposed 2025 Budget: Jim Craig made a motion to approve the mailing of the proposed 2025 budget, seconded by Stan Smolkin and the Board unanimously agreed. Jim Craig stressed that all residents should opt in for electronic mailing because it would save a lot of money. Sandra Nichols suggested the paperwork be included in the budget mailing for residents to sign up for electronic mailing. The Board thought that was a good suggestion and Jeffrey Gross said it would be done.


Vote of Master Board to Approve and Record All CRA Documents with the County to Preserve the Master Declaration as Required by New Legislation: Jim Craig made a motion to re-record the documents as required by new legislation every 10 years, seconded by Steve Rothman and the Board unanimously agreed.

Stan Smolkin made a motion to adjourn, seconded by Teri Schoen. The meeting adjourned at 2:25 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved:  Teri Schoen, Secretary

The Cascades Residents Association, Inc.