

Cascades Residents Association, Inc.
September 12, 2024 – Ballroom
6601 Cascades Isle Blvd.
Master Board of Directors Meeting Minutes

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

Absent: None

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

Call to Order and Establishment of a Quorum: Dennis Deutsch, President of the Board called the meeting to order at 2:10 pm, a quorum was established.

Approval of Minutes: Teri Schoen made a motion to approve the August 11, 2024, Minutes as written, seconded by Stan Smolkin. Ira Rubel, Mark Feldman, Rosanne DeBernardo, Lance Cohn, Jim Craig, Steve Rothman agreed. Dennis Deutsch refrained from voting due to not being present at the August meeting.

President's Comments: Dennis Deutsch mentioned that many residents are concerned with the easement of Tropical World. Documents will be prepared by our attorney to be put in place if the Board decides to approve it. There was not enough time to place on the agenda so most likely will be on next month's agenda.

Treasurer's Report: Mark Feldman reported that the financials as of August 31st are Assets \$2,067,959.00 and Liabilities \$262, 471.68. Net assets after liabilities of \$1, 805,488.31 which include pooled reserves and working capital contributions of \$1,082,352.81.

Managers' Report: Jeffrey Gross reported that the new golf cart has been delivered. The sign for the racquet sports is in and the new water bottle filling fountain has been installed and working. The Holiday Lighting is installed, and the lights will be turned on around November 15th. The poles for the stop signs were painted green.

Ratification of Poll Vote to Change September 12th Meeting from 7 PM to approximately 2:PM to Immediately Follow Annual Budget Meeting Scheduled for 2PM: Dennis Deutsch made a motion to ratify the vote, seconded by Stan Smolkin and the Board unanimously agreed.

Consideration of a Change of Rule So That Each Village will be Entitled to Elect Two Board Members with the Two Board Members Receiving the Highest Number of Votes from Their Respective Village Being Elected to the Board. The Next

Person, Regardless of Their Village, Receiving the Highest Number of Votes will be the Ninth Board Member: A discussion took place and Stan Smolkin made a motion to approve, seconded by Teri Schoen. Dennis Deutsch, Ira Rubel, Mark Feldman, Rosanne DeBernardo. Lance Cohn, Steve Rothman, Jim Craig all opposed. Motion dies.

Consideration of Changing Election of Master Board Members:

Proposal A. ARTICLES OF INCORPORATION

ARTICLE VIII BOARD OF DIRECTORS:

Proposed change to Paragraph 3 rewrite the entire paragraph to read: At the annual meeting of 2025, members of the association will elect all (9) Directors. The (2) Village Director's from Waterford and the (2) Village Director's from Lalique, who receive the most votes, will serve a 2-year term. The remaining (5) Directors, (2) from Limoge and (2) from Wedgewood, along with the (1) at large Director, will serve a 1-year term. At the annual meeting of 2026, members of the association will elect (2) Village Director's from Limoge and (2) Village Director's from Wedgewood, along with (1) Director at large who will serve a 2-year term. Starting with the 2027 election, the cycle starts over, each year will be staggered, with the association voting for either (4) Directors or (5) Directors, depending on which group of Director(s) term has ended.

Proposal B ARTICLES OF INCORPORATION (Jim Craig)

ARTICLE VIII BOARD OF DIRECTORS:

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Proposed change to Paragraph 3 rewrite the entire paragraph to read:

At the annual meeting of 2025, members of the association will elect all (9) Directors. The (1) Village Director from Waterford, the (1) Village Director from Lalique, the (1) Village director from Limoge, and the (1) village director from Wedgewood along with the (1) Director with the most votes will start a 2-year term. The remaining (4) Directors will serve a 1-year term. At the annual meeting of 2026, members of the association will elect (4) Directors at large who will start a 2-year term. Starting with the 2027 election, the cycle starts over, each year will be staggered, with the association voting for either (5) Directors or (4) Directors, depending on which group of Director(s) term has ended.

Jim Craig made a motion to approve mailing out the amendment Proposal B to change the way to vote for 2025. This change will need a 66 2/3 vote from the residents to be approved. Steve Rothman seconded and Dennis Deutsch, Ira Rubel, Mark Feldman, Rosanne DeBernardo, Lance Cohn, Stan Smolkin, agreed and Teri Schoen opposed. Dennis Deutsch added that the ballot must indicate which Board Members remain.

Consideration of New Doors for the Café and an Additional Expenditure for Doors of \$18,000: Jeffrey Gross mentioned that the Café doors need to be replaced. He has a proposal of \$10,000 to replace the 3 double doors and 1 single door. Mark Feldman made a motion to replace them in an amount not to exceed \$10,000, seconded by Jim Craig and the Board unanimously agreed.

The Fountains: The fountains have received a lot of negative criticism, and the Master Board have taken this into account therefore a committee consisting of Ira Rubel, Rosanne DeBernardo and Gary Gerome will be getting 2 or 3 types of new fountains including color and size. Pictures will be posted to give residents the opportunity to review and vote. Dennis asked Ira to let him know when to put this on the agenda. Ira Rubel accepted the opportunity to establish guidelines and ideas for the fountains.

Review of and Consideration of Committee Recommendations for Outside Replacement of Wicker Patio Furniture: Rosanne DeBernardo reported that she and her committee have been looking into replacing the wicker furniture and replacing with a more cohesive look to match the existing pool furniture along with the card tables and chairs. Their priority in their search has been for durability, minimal maintenance, cost effectiveness and comfort. They found what they were looking for and are recommending to the board to purchase 3 groupings each with 1 loveseat, 2 chairs, end table and a coffee table placed at each setting at a total cost of \$5,900. They also are suggesting 2 storage unit boxes to hold the table tops and for lost and found at a cost of \$341 and 2 storage unit signs for \$20. Rosanne made a motion to accept the proposal and to purchase the items, seconded by Mark Feldman. After a discussion took place Dennis Deutsch made a motion to carry it until the next meeting. He asked that a sample loveseat and chair be delivered to the clubhouse so that residents would have an opportunity to sit on and give their opinions. Teri Schoen seconded the motion. Ira Rubel, Stan Smolkin, Steve Rothman, Jim Craig agreed. Rosanne DeBernardo and Mark Feldman opposed. Motion passed.

Request of Pickleball Social Committee to Have a “White Board” Affixed to the Gazebo at the Racquetball Courts for Messages: Jim Craig motioned to purchase a white board and hang it on the gazebo, seconded by Steve Rothman and the Board unanimously agreed.

Request to Change the Time of the October 10th Board Meeting from 2PM to 7 PM: Mark Feldman made a motion to change the time to 7 PM, seconded by Dennis Deutsch and the Board unanimously agreed.

Authorization of the Association President to Sign a New Three (3 1/2) Month Contract with the Racquet Sports Director: Jim Craig motioned to have the contract signed for three ½ months, seconded by Rosanne DeBernardo and the Board unanimously agreed.

Consideration of 5% Increase in Café Chit Cost Equal to Additional \$12.00 Increasing the Chit Annual Cost from \$236 to \$248 to Begin January 1, 2025: Steve Rothman motioned to increase the chit 5% equaling \$248 beginning in January, seconded by Mark Feldman and the Board unanimously agreed.

Good and Welfare: Cindy Smith and Denise Missuk would like to reinstate the Pool Committee. They can do daily inspections of the pool and surrounding areas and inform maintenance and management what needs to be done. Paul Neiger stated that a Maintenance Committee should also be formed to alert Management areas of concern, and to have a regular maintenance schedule in place.

Teri Schoen made a motion to adjourn, seconded by Lance Cohn. The meeting was adjourned at 4:35 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved:  Teri Schoen, Secretary

The Cascades Residents Association, Inc.