

**Cascades Residents Association, Inc.**  
**October 17, 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 7:00 pm, a quorum was established.

**Approval of Minutes:** Teri Schoen made a motion to approve the September 12, 2024, Minutes as written, seconded by Steve Rothman. The Board unanimously agreed.

**Treasurer's Report:** Mark Feldman reported that the financials as of September 30<sup>th</sup> the total Assets are \$2,052,523.34 less Liabilities \$258,721.54 equal Net Assets after Liabilities \$1,793,801.80. Mark noted that Pooled Reserves and Working Capital Contribution Fund combined balances of \$1,074,334.81 are included in Net Assets. Mark thanked Club Cascades for their hard work in promoting the shows and having a \$2,000 profit.

**Managers' Report:** Jeffrey Gross reported that on-line voting and mail outs will commence next Friday. This is an ammendment to the Articles so that the terms can be decided by the Board in the bylaws. This will effect changes in how the Board is elected including term limits and staggered terms. The sconces by the pool were replaced. The front lights at Jog Rd are working and fountains washed. The entrance gate is repaired and the trim around the Clubhouse was repaired and will be painted.

**Consideration of Granting an Easement to New Owners of Tropical World to Connect to Our Fire Hydrant Water Line in Wedgewood Subject to Final Approval of Documents by Our Attorney:** There was a discussion regarding the new owners of Tropical World named Kolter, is requesting to secure a 25 x 20 easement to connect water from Kolter and tie into Wedgewood's fire hydrant. Mark Feldman said that he wants to see a document presented that the County is requiring this. Rosanne DeBernardo also said she would vote no unless she sees a document requiring it. Dennis Deutsch made a motion to table and carry to November's meeting in order to get the documents, Ira Rubel seconded, and the Board unanimously agreed. Dennis suggested that Wedgewood Board get in touch with their attorney to follow up.

**Review of and Consideration of Committee Recommendation for Outside Replacement of Wicker Furniture:** Rosanne DeBernardo and Judy Rosenblatt received 3 different proposals for 3 groupings consisting of a love seat, two chairs, two end tables and a coffee table. There was a discussion and a comparison of the 3 prices. The recommendation made was for the sling furniture due to its comfort, self-sustaining and easy to clean. It could be re-slung if necessary and would match the new card tables and chairs. Mark Feldman made a motion to purchase the sling style furniture from Florida Patio Furniture at a cost of approximately \$6,260. This amount includes some accessories. Jim Craig seconded the motion and Rosann DeBernardo, Ira Rubel, Steve Rothman, Lance Cohn and Stan Smolkin agreed. Teri Schoen opposed, and Dennis Deutsch abstained. Motion passed.

**Consideration of Increase in Fees for Fitness Classes:** Mark Feldman suggested to hold off on raising the price of the classes, except possibly the guest cost. Give it a year then see if it generates 50% of the costs. The fitness classes are an amenity to our residents. Steve Rothman made a motion to raise only the guest fee from \$7 to \$10, seconded by Mark Feldman and the Board unanimously agreed.

**Monthly Dinner in the Café and Board Guaranty:** Jon Posner, Chair of the Café Committee would like to try to generate more income by having a special carving station dinner December 12<sup>th</sup> at an approximate cost of \$32 with reservations required. To be profitable 75 people are needed to attend. At least 50 people must sign up or the event will be cancelled. Mario is willing to allow residents to use chits. He is asking the Board if need be, to subsidize the difference. If 50 people sign up, then the amount would be \$800 to subsidize. Mark Feldman commented that if the Committee feels that 50 is a reasonable number then if 50 don't sign up then the dinner would be cancelled. Stan Smolkin made a motion to subsidize as long as 50 people sign up and if 50 people don't then will cancel the dinner with 1 weeks' notice. Lance Cohn seconded the motion. Dennis Deutsch, Ira Rubel, Mark Feldman, Teri Schoen, Rosanne DeBernardo, Steve Rothman agreed, and Jim Craig opposed.

**Consideration of Request for a Pool Committee:** Cindy Smith presented a plan for a new Pool Committee that will be able to advise and assist in the oversight of the clubhouse and satellite pool areas to ensure proper use, care and upkeep. Stan suggested that since the new 2025 CRA Committee will be formed after the election that to wait until then to add the Pool Committee. Mark Feldman made a motion to form a Pool Committee with the Master Board defining the duties and that only the Chairperson have authority to discuss any issues with Jeffrey or Robert. Jim Craig seconded the motion and Dennis Deutsch, Ira Rubel, Teri Schoen, Rosanne DeBernardo, Lance Cohn agreed and

Stan Smolkin opposed. Dennis Deutsch asked Stan Smolkin to get the notice out to residents to sign up for this committee, which will be limited to 10 people.

**Request to Paint and Waterproof Wedgewood Wall:** Rosanne DeBernardo asked to withdraw the request at this time and to be put on the agenda at another Board meeting.

**Consideration of Adding a Large Screen Television and Furniture at the Main Pool Gazebo:** Gary Fisher, Chair of Club Cascades is requesting to have a 65 inch outdoor TV, remote and soundbar mounted by Best Buy at a cost of \$4399. This would be to watch football games and to host outdoor theme parties showing the Oscars and special events. Ira Rubel said that you would have to have Comcast to run cable to the gazebo and have a modem and router in order to get a signal. You would have access to limited channel selections. Russ Gordon said that there are Federal regulations for licensing to show movies to the public. There are restrictions that govern what can be shown. A discussion took place and then Mark Feldman made a motion to table for a month to allow Club Cascades time to find out if and how they could successfully make this happen. Ira Rubel seconded the motion and the Board unanimously agreed.

**Consideration of Purchasing a New Bar Code Reader for Hagan Ranch Gate:** Jeffrey Gross recommended that a new barcode reader be installed at the Hagan Ranch gate. It has been repaired several times and it is time to purchase a new one. Gate Entry Solutions does the quarterly maintenance on the barcode systems now, and also on the gates. They have given a price of \$11,900 to purchase a new reader. Teri Schoen made a motion to purchase the new reader using Gate Entry Solutions at a cost of \$11,900, seconded by Jim Craig and the Board unanimously agreed.

Teri Schoen made a motion to adjourn, seconded by Jim Craig. The meeting was adjourned at 9:50 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved:  Teri Schoen, Secretary

The Cascades Residents Association, Inc.