

Cascades Residents Association, Inc.
November 14, 2024 – Ballroom
6601 Cascades Isle Blvd.
Master Board of Directors Meeting Minutes

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

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: Jim Craig made a motion to approve the October 17, 2024, Minutes as written, seconded by Stan Smolkin. The Board unanimously agreed.

Treasurer's Report: Jim Craig reported that the total assets are \$2,107,536.81 less Liabilities \$285,192.81 equals net assets after liabilities \$1,822,344.02. It was noted that pooled reserves and Capital Contribution fund combined balances of \$1,094,094.92 are included in these figures.

Managers' Report: Jeffrey Gross reported that the clubhouse coping has been filled and painted. The pressure cleaning around the clubhouse, sidewalks and pickleball areas are caught up. A new pool heater was replaced. The new drinking fountains were replaced at the pool and fitness center. The entry doors in the clubhouse are being replaced and are waiting for permits. The new barcode reader will be installed next week. The weeds are in process of being treated.

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: (carried from meeting of Oct. 17) Dennis Deutsch said that the discussion was tabled due to questions raised asking for confirmation that the County has indicated the need that Kolter tie in to our hydrant line, we have received a copy of a sheet from the site plan submitted to the County which has hand writing on it from the County indicating "Connection must be done as part of this project prior to approval. A copy of that document may be obtained in the Property Managers office. The discussion continued with some of Wedgewood residents not in favor. Dennis mentioned that they will also need Wedgewood's authority to grant or deny. Dennis made a motion to grant the easement, seconded by Ira Rubel. Jim Craig and Steve Rothman approved and Teri Schoen, Rosanne DeBernardo, Stan Smolkin, Lance Cohn opposed. Motion does not carry.

Consideration of Adding a Large Screen Television and Appropriate Furniture at the Main Pool Gazebo: (carried from meeting of Oct 17)

Ira Rubel reported that he, Jeffrey Gross and Dennis Develin met with a Comcast Engineer and walked thru the property to see what is needed to transmit signals. He received a quote of \$170 to run the cable and \$202 per month for service subject to an internet router and modem at the gazebo. This is for limited comcast channels. There are Federal regulations and licensing to show movies to the public. Transmission equipment must be added to have a stronger wifi. There was a suggestion to get a quote for a stronger wifi only. There were many questions and no conclusions. Steve Rothman made a motion to table it until the next meeting, seconded by Stan Smolkin and the Board unanimously agreed.

Request to Paint and Waterproof Wedgewood Wall (carried from meeting of Oct 17)

Teri Schoen made a motion to table until the next meeting, seconded by Lance Cohn and the Board agreed. Rosanne DeBernardo abstained.

Renewal of Landscape Contract: Jeffrey Gross said that Clean and Greens new 3-year contract is up for renewal. There is a slight increase of 3.6%. The increase for 2025 is \$291,985. Teri Schoen made a motion to approve the 3-year contract, seconded by Ira Rubel and the Board unanimously agreed.

Proposed Rule by Fitness Committee: Sonia Wilansky said that she has been getting complaints in the fitness center regarding the music on the tv. The Fitness Committee met to discuss solutions to solve the issue. Sonia is asking the Board to approve the proposed new rule.

4.15 Music in the Gym. Music in the Gym May Only Be Listened to Through Personal Devices Using Earphones or Ear Buds. Violations of this rule, as with violations of any other rule make the violator subject to fines or other punishment pursuant to our Grievance Procedures. Dennis Deutsch made a motion to adopt the new rule as sent forth on the agenda, seconded by Steve Rothman and the Board unanimously agreed.

Further Consideration of New Fountains: Rosanne DeBernardo and Gary Gerome presented photo displays of fountain replacement options for the Clubhouse front and the pool gate entrance. The residents that were at the meeting were given a summary of details on each fountain. Dennis said to make sure that the contract states how high or low the water will go. Jim Craig said that residents need to be able to view them and to have the documents available and proposals. Steve Rothman also agreed that residents need to see the choices before a vote is made. Russ Gordan said that he can put a link on the forum to click and view. Gary Gerome asked if the photos can be displayed in the Clubhouse lobby. Jim Craig made a motion to move forward to get the information out to residents and to table this until next meeting. Motion seconded by Steve Rothman. Dennis Deutsch, Ira Rubel, Teri Schoen, Stan Smolkin, Lance Cohn agreed, and Rosanne DeBernardo opposed.

Teri Schoen made a motion to adjourn, seconded by Jim Craig. The meeting adjourned at 8:50 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved:  Teri Schoen, Secretary

The Cascades Residents Association, Inc.