

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

Present: Ira Rubel, Mark Feldman, Teri Schoen, Rosanne DeBernardo. Stan Smolkin, Lance Cohn, Steve Rothman, Jim Craig, via zoom

Absent: Dennis Deutsch

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: 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 November 14, 2024, Minutes as written, seconded by Lance Cohn. The Board unanimously agreed.

Treasurer's Report: Mark Feldman reported that as of the end of November the assets are \$2,106,540.15 less Liabilities \$267,008.60 equals net assets after liabilities \$1,838,532.55. Included in the above net assets are Pooled Reserves \$915,299.32 and Capital Contribution \$156,651.94.

Managers' Report: Jeffrey Gross reported that the lights at the tennis courts have been repaired. All the equipment in the café has been cleaned. A new heater was replaced for the hot tub.

Request of Woman's Club to purchase and Place 20 end Tables in Card Room: Sherry Brodie, President of the Woman's Club asked the Board if the Woman's Club could buy and donate 20 new end tables to put in the card room for use to place purses, water bottles, etc. while card playing. She brought in an example table for all to see. Comments were made that the table didn't match, and a more modern table was suggested. Mark Feldman made a motion to table until other tables could be viewed. Teri Schoen seconded the motion and the Board unanimously agreed.

Consideration of Adding a Large Screen Television and Appropriate Furniture at the Main Pool Gazebo: (carried from meeting of Oct 17) Steve Rothman congratulated Cindy Smith as Chair of the new Pool Committee and after having conversations with her he suggested to remove this topic from the agenda and put under the Pool Committees recommendations. Jim Craig made a motion to withdrawal and remove from the agenda to allow the Pool Committee to make their recommendations.

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

Rosanne DeBernardo and Lance Cohn reported that the wall has not been maintained and is deteriorating. They have a proposal of \$15,825 from RCI to sanitize, paint and seal both sides on Hagan Ranch and the Community interior resident side. Rosanne DeBernardo made a motion to have the work done. Marlene Coleman suggested getting a second bid and asked that Hartzell be called to give a proposal. Mark Feldman amended the motion to allow up to \$17,500 with the condition that a seconded bid be given and to allow Rosanne, Lance Cohn and Steven Kabatsky to determine who does the job. Motion seconded by Teri Schoen and the Board unanimously agreed.

Further Consideration of New Fountains (Rosanne) Carried from Meeting of November 12, 2024): Rosanne DeBernardo thanked her team of Gary Gerome, Brad Mintz and Russ Gordon for all their hard work and accomplishment. The large photos of the fountains and pavers with a compass Rose nameplate saying "Welcome-The Cascades" are displayed in the lobby. These are the designs for all to see what the Committee is recommending to the board. The fountain basins will also be refurbished, cleaned, and retiled. Colors to be determined. The cost for this project will be \$75,000. Mark Feldman made a motion to approve the fountains for \$75,000 plus a 5% contingency (\$3,750) for a total of \$78,750. Teri Schoen seconded the motion and the Board unanimously agreed.

Ratification of Poll Vote to Mulch Trees on Cascades Isle Boulevard: Mark Feldman made a motion to ratify the vote, seconded by Rosanne DeBernardo. Ira Rubel, Teri Schoen, Jim Craig, Lance Cohn, Steve Rothman agreed. Stan Smolkin opposed.

Consideration of New Awning for Racket Sports Area: Lance Cohn suggested to extend the existing patio awning at the pickleball court 22 feet with 3 posts in concrete footers and painted to match fabric. Lance Cohn has a proposal from Delray Awning of \$15,000 to do the job. Teri Schoen made a motion to purchase the new awning from Delray Awning at a cost of \$15,000, seconded by Lance Cohn and the Board unanimously agreed. Mark Feldman asked to get a quote to have 4 new fans put there.

Consideration of New Awning Fabric by Main Pool: Lance Cohn asked to have this withdrawn from the agenda and forward to the Pool Committee to make their recommendations.

Decorating Proposal for the Café: Jon Posner, Steve Bakulis and Judy Rosenblatt gave a power point presentation explaining the details and reasons behind hiring a Professional Interior Designer. They have searched designers from Miami to West Palm Beach and are recommending to the Board Wells Design Group. Their role will be to coordinate all the planning, ceiling design, lighting layouts and to keep everything organized and us informed. Wells Design Group have access to a large variety of furnishings at discount

prices and will know what works best in our café. The first step of the project will be a retainer fee of \$8,000 to begin. A detailed discussion took place with residents' involvement with questions and the Café Committees answers. Steve Rothman made a motion to accept the bid from Wells Design Group approving the \$8,000 expenditure. Rosanne DeBernardo seconded the motion and the Board unanimously approved.


Dinner in the Café and Board Guaranty (of up to (\$975) (Estimated Cost \$39 pp plus tax and tip-75 needed for Evening to Be Profitable): Jon Posner asked the Board for another test to see if the community wants to support monthly dinners at the Café. The Café Committee is planning on a full course dinner with live music on Friday, January 31st at a cost of \$39 including tax but not tip and Chits cannot be used. If fewer than fifty register, then it would be cancelled. They are asking the Board for a guaranty of up to \$975 to cover the expense of twenty-five people. Mark Feldman made a motion to allow the guaranty amount of \$975, seconded by Stan Smolkin and the Board unanimously agreed.

Teri Schoen made a motion to adjourn, seconded by Lance Cohn. The meeting adjourned at 3:50 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved:  Teri Schoen, Secretary

The Cascades Residents Association, Inc.