

Cascades Residents Association, Inc.
February 13, 2025 – Ballroom
6601 Cascades Isle Blvd.
Master Board of Directors Meeting Minutes

Present: Dennis Deutsch, Jim Craig, Steve Rothman, Ira Rubel, Rosanne DeBernardo, Lance Cohn, Gary Gerome, Jon Posner

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 2:00 pm, a quorum was established.

Approval of Minutes: Steve Rothman made a motion to approve the January 9th Minutes as written, seconded by Rosanne DeBernardo. Dennis Deutsch, Jim Craig, Ira Rubel, Lance Cohn, agreed. Gary Gerome and Jon Posner did not vote because they were not on the Board at the time.

Treasurer's Report: Jeffrey Gross reported in Mark Feldman's absence that as of the end of January the total Operating fund is \$1,043,386.19 and the total Reserve fund \$2,316,249.16. The finances are under budget \$10,331.

Manager's Report: Jeffrey reported that the common areas had new flowers, rocks and mulch. Clean and Green have treated for weeds. The tables at the satellite pool have been sanded and painted. The fence repairs will be finished on Friday. The annual Corporation reports have been filed. Staff is continuing to do touch-up painting in the clubhouse.

Consideration of three-minute Rule for Residents at Board Meetings: Jim Craig made a motion to adopt the 3-minute rule, seconded by Lance Cohn and the Board unanimously agreed. Dennis Deutsch said that he would like to eliminate the annual cycle of voting each year and to have it become part of the bylaws. There was a discussion, and Jim Craig amended his motion to negate his first motion and make a motion that as of this point forward to adopt adding the 3-minute rule to the bylaws to avoid having to do so annually. Gary Gerome seconded the motion, and the Board unanimously agreed. Jeffrey said he will have the attorney document and file.

\$5,000 Authorization Rule for the Bi-Laws for Presidential Authorization for this Annual Cycle: Steve Rothman made a motion to accept the \$5,000 authorization rule, seconded by Ira Rubel and the Board unanimously agreed.

Gary Gerome said that this should be amended, and he made a motion that prior to Dennis approving anything that the Board be notified. No second motion was made, therefore motion fails.

Dennis Deutsch suggested to have the \$5,000 authorization annual rule also be eliminated from voting each year and to become part of the bylaws along with the 3-minute rule. Steve Rothman made a motion to negate his original motion to be part of the bylaws, seconded by Ira Rubel and the Board unanimously agreed.

Setting Meeting Dates for Year: There was a discussion regarding changing the day of the Board meetings to better accommodate the Board members schedules. They agreed to have additional evening meetings at 7:00 PM to help include residents that are working during the day. The majority Board Members choose the 3rd Tuesday of the month alternate afternoon and evening times. Steve Rothman made a motion to accept the new dates and times for the remainder of the year, seconded by Rosanne DeBernardo and the Board unanimously agreed.

Elimination of Section 11 of Rules Dealing with Community TV Station: Jeffrey Gross said that the channel has been inoperative for a year now and is now obsolete. Ira Rubel said that he has a meeting coming up with Comcast and would like to see what they have to offer first before the channel is gone. Ira made a motion to table it for next month's meeting. Jim Craig seconded, and the Board unanimously agreed.

Elimination of Authorizing a New Reserve Study cost \$7,920: Dennis Deutsch requested to table this until next month's meeting so that Mark Feldman could be present. Jim Craig seconded the motion, and the Board unanimously agreed.

Steve Rothman made a motion to adjourn, seconded by Jim Craig. The meeting adjourned at 3:30 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved:  Steve Rothman, Secretary

The Cascades Residents Association, Inc.