

**Cascades Residents Association, Inc.**  
**March 18, 2025 – Ballroom**  
**6601 Cascades Isle Blvd.**  
**Master Board of Directors Meeting Minutes**

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

**Absent:** None

**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 February 13<sup>th</sup> Minutes as written, seconded by Mark Feldman and the board unanimously agreed.

**Treasurer's Report:** Mark Feldman reported that the total assets are \$2,316,349 less liabilities of \$427,672.98 equals net assets after liabilities \$1,888,676.02. Combined total pooled reserves and capital contribution of \$1,170,851.78 included in the above.

**Manager's Report:** Jeffrey reported that Staff is continuing to do touch-up painting in the clubhouse. The Café patio was pressure-cleaned, and the carpets were cleaned. The Notice of Commencement was received for the pickleball awnings. Still waiting for the new doors to be inspected.

**Consideration of Authorizing a New Reserve Study:** Mark Feldman made a motion to have Association Reserves complete a new reserve study at a cost of \$7,920. Dennis Deutsch seconded the motion. Jim Craig, Ira Rubel, Steve Rothman, Rosanne DeBernardo, and Jon Posner agreed. Lance Cohn and Gary Gerome opposed. Motion passed.

**Elimination of Section 11 of Rules Dealing with Community TV Station (carried from 2/13/25)** Dennis Deutsch said that the community channel has had problems breaking down and has not been working for at least 9 months. Ira Rubel said that he would like to have him, and Robert Waples get the systems working again and then have Comcast evaluate. He is not in favor of eliminating it and if suggesting signing the new 2-year contract with Comcast and to keep it. Ira made a motion to table this until we know what can be done to modify it and just leave the paragraph in the rules. Steve Rothman seconded the motion. Dennis said that he opposed the motion because the rules refer to a community station that does not exist. It is easy to put a new rule in once the situation is resolved. Dennis made a motion to eliminate Section 11 regarding the community channel, Jim Craig seconded, Mark Feldman, Steve Rothman, Rosanne DeBernardo, Lance Cohn, Gary Gerome and Jon Posner agreed. Ira Rubel opposed. Motion passed.

**Consideration of Adding Automatic Doors to Entrance to Clubhouse Near Arts & Crafts and Fitness Center:** There was a discussion on purchasing automatic doors at the fitness center and side entrance door by the arts and crafts room. The cost is \$5,000 for a one side push button opening. This would be for both the fitness door and the side entrance door. Dennis Deutsch said that he would accept a motion to limit it to the side entrance to the Arts and Crafts room only. There was a discussion that resulted in Dennis withdrawing his motion after hearing the residents' concerns. Mark Feldman then made a motion to allow up to \$12,000 to install the automatic doors for both the Fitness and the side entrance. Gary Gerome suggested getting 2 or 3 proposals. Joel Russo suggested going through the Construction Committee. Mark Feldman agreed to have 2 or 3 vendor proposals and to table until next month to work in conjunction with the Construction Committee. Ira Rubel seconded the motion, and the Board unanimously agreed.

**Pool Committee Recommendation for Replacement to Spa Pergola:** Cindy Smith and the Pool Committee are concerned regarding the condition of the spa pergola and have gotten 3 bids to build a new one. Cindy is recommending A1 Pro to do the job at a cost up to \$18,000. Mark Feldman Made a motion take down the damaged wood to eliminate the safety issue and then table it until the next meeting to give time for the Construction Committee to work with the Pool Committee to determine the cost for everything. Jim Craig seconded the motion, and the Board unanimously agreed.

**Grievance Filed by Resident Against Another Resident as Per Letter Distributed to Board Member's:** Dennis Deutsch said that a grievance has been filed from a resident against another resident. The Board must consider if the complaint constitutes a violation of a rule or document. The letter claims that a child was going to go in the hot tub and was told that the child was not allowed to go in. There was an exchange of words, and the mother was allegedly called a bad name. It is read in our Declarations Article 7 Section E. Nuisances. No noxious, offensive or unlawful activity shall be carried on upon or about the properties, nor shall anything be done thereon which may be or may become an annoyance or nuisance to other owners. Jim Craig said that the verbal exchange warrants a penalty. Steve Rothman agreed that the language was inexcusable. Gary Gerome agreed that it was very offensive. The Board unanimously agreed that it constitutes a nuisance. Jim Craig made a motion of a penalty to take away any pool privileges for 90 days. Jon Posner asked to amend the motion to also include taking away his barcode entry for 30 days. Steve Rothman seconded the amended motion. Jim Craig, Dennis Deutsch, Mark Feldman, Ira Rubel, Lance Cohn, Gary Gerome, agreed. Rosanne DeBernardo abstained. The matter will now go to the Grievance Committee.

**Consideration of Upgrades to Light at Cascades Isle and Jog Road as Proposed by the County:** Ira Rubel said that the County wants to remove 40 feet of the pavers and replace with asphalt at the intersection of Cascades Isle Blvd and Jog Road. This is to install vehicle detection loops at the stop bars to detect vehicles waiting at the traffic signal. Ira feels that this will destroy the entrance appearance. He would like to meet with

the County Project Coordinator and discuss alternatives. Jim Craig made a motion to table it until after they met and came to a satisfactory conclusion. Ira Rubel seconded the motion, and the Board unanimously agreed. Jeffrey Gross will respond to the email for alternatives.

#### **Consideration of Proposed Changes to Event Planning Rule (9) for the Cascades:**

Rosanne DeBernardo reported that there are not enough days in the year and too many events. Rosanne as Liaison of the Calendar Committee and Terry Goldstein, Chair of the Calendar Committee, got together and made a few suggested changes to the Event Planning section. The charities card party rotation schedule was not a part of the rules and was eliminated.

#### **9. Event Planning in the Rules and Regulations.**

Dennis Deutsch read each one of the rules and the Board discussed and unanimously agreed on all of them except the following were amended and agreed by the Board. \*Please Note that the Event Planning Rules are attached to these minutes.

**9.1 No pool parties may be scheduled within one (1) week prior to or one (1) week after a CRA-sponsored pool party. No show, except the Cascades Theater Company's (CTC) annual show, may take place within (10) days of a Club Cascades scheduled show. No show may be scheduled in the Ballroom within seven (7) days prior to or seven (7) days after the annual CTC show. A show is defined as entertainment for which tickets are available for sale to all residents.**

Steve Rothman amended the rule to change from seven (7) days to ten (10) days prior to or ten (10) days after the annual CTC show. The Board unanimously agreed.

**c. Poolside Events. Subject to section 9.1 hereinabove, every club and organization may request an additional poolside event at the main pool by submitting an additional Event Request Form no later than thirty (30) days prior to the requested event date which must be approved by both the CCC and Coordinator Clubs and organizations may have music (live band or DJ) for a four (4) hour event between the hours of 12:00 pm and 10:00 pm.**

Dennis Deutsch, Jim Craig, Mark Feldman, Ira Rubel, Rosanne DeBernardo, Lance Cohn, Gary Gerome, Jon Posner agreed. Steve Rothman opposed.

**9.7 Advertising. A. Newsletters. No advertising whatsoever is to be done before the event is approved by both the CCC and the Coordinator. This includes, but is not limited to, any type of print media (Voice of the Cascades, newspapers, magazines, newsletters), the *Forum*, broadcasting, online, and social or any other type of media. Dennis Deutsch amended the rule adding the Forum to the sentence and the Board unanimously agreed.**

**9.12 Set-Up Fee. All Clubs and organizations, excluding Club Cascades, sponsoring an event necessitating a “set-up” or “break-down” in the ballroom or main pool areas are required to pay the CRA an advance fee of \$100 payable upon approval of the requested event date by both the CCC and Coordinator.**

Jim Craig and Gary Gerome both suggested the fee to be \$150. Dennis Deutsch, Mark Feldman, Ira Rubel, Rosanne DeBernardo, Lance Cohn, and Jon Posner all agreed the fee should be \$120. The set-up fee is amended to \$120.

**Update on Café Refurbishment Proposal:** Steve Bakoulis said that they will have a full report and presentation plan made at the May meeting.

Steve Rothman made a motion to adjourn, seconded by Jim Craig. The meeting adjourned at 10:30 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management LLC

Approved:  Steve Rothman, Secretary

The Cascades Residents Association, Inc.