

**Cascades Residents Association, Inc.**  
**April 15, 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 2:00 pm, a quorum was established.

**Approval of Minutes:** Jim Craig made a motion to approve the March 18<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 \$2,346,533.33 less liabilities of \$384,163.56 equals net assets after liabilities \$1,962,369.77. Included in the above: Pooled Reserves \$1,003,542.84 and Capital Contribution \$215,151.94 and excess operating 346,487.26.

There will be a Finance and Insurance Committee meeting on Thursday at 2pm in Card Room #1. Chris Banker will be there to discuss our upcoming policy renewals followed by discussion of the financial footing of the community.

**Manager's Report:** Jeffrey Gross reported that the filter box holder at the satellite pool has been replaced. Pickleball awnings permits have been approved. The DVR at the guardhouse has been replaced. The bench outside the fitness center has been refinished. The pavers in the back walkway of the café have been repaired. The back patio roof of the café has been waterproofed. Gutters have been cleaned in the arts and crafts area and gutter guards have been installed. Tree trimming has begun in Wedgewood and will continue throughout the cascades.

**Recommendation of Café Committee to Discontinue Online Ordering for the Café:** Howard Klinek Chair of the Café Committee says that as of January 1<sup>st</sup> there have been very few people using the online ordering. This system cannot detect changes, and the numbers do not support continuing using the system. Mark Feldman made a motion to discontinue using it, seconded by Gary Gerome and the Board unanimously agreed.

**Pool Committee Recommendation for Replacement of Spa Pergola (Carried from March 18, 2025)** Joel Russo, Chair of the Construction Committee reported that they have bids to rebuild the pergola using redwood which is recommended as the best choice to withstand the humidity. The bids amounts are from \$17,000 up to \$53,000 to replace using the same style. Thanks to Sonny Katz connection with the Lumber Company, he

can get the wood at a substantial savings of \$3,800. It would be a total of \$14,000 to have everything done in a time frame of approximately 2 or 3 days. Dennis made a motion to table the vote until the next meeting to give the Board time to review the proposals. Ira Rubel seconded the motion, and the Board unanimously agreed.

**Consideration of Adding Automatic Doors to Entrance to Clubhouse Near Arts \* Crafts and Fitness Center (Carried from March 18, 2025)** Joel Russo said that he has 2 bids from qualified vendors with prices of \$7,000 and \$10,000. He is still waiting for the 3<sup>rd</sup> proposal. This will carry to the next meeting until he gets the 3<sup>rd</sup> bid.

**Report of Construction Committee with Respect to Refreshing Arrows in the Parking Lot and Entrance/Exit to the Community:** Joel Russo said that the thermal plastic paint comes in 5-gallons at a cost of \$300 a bucket. The labor cost is approximately \$700. Dennis Deutsch made a motion to authorize up to \$1200 for the vendor and the paint subject to Jeffrey Gross approval of the vendor. Ira Rubel seconded the motion, and the Board unanimously agreed.

Joel Russo suggested 4 new directional signs be purchased to prevent turns left by the Café and Tennis area. (The Do Not Enter) sign is very small and needs to stand out. The lines on the street need to be repainted to stand out. Dennis Deutsch made a motion spend up to \$1,500 on each sign, seconded by Steve Rothman and the Board unanimously agreed. Jeffrey Gross suggested that the sign saying (No left turn) could possibly add Pickleball, or tennis parking this way. Gary Gerome added that the sign could say Racket Sports. Dennis said to defer to the Construction Committee to decide.

**Request of Fitness Committee to Keep Two Additional Fitness Classes from May through October:** Ann Deutsch representing the Fitness Committee said that the 2 classes have been very successful since November, and they would like to continue May through October. They will evaluate if the attendance drops. Mark Feldman made a motion to approve continuing the classes, seconded by Lance Cohn and the Board unanimously agreed.

**Report of the Lakes Committee:** Pete Elwell reported that there are 16 community lakes, 14 ½ miles of shoreline. Some of the banks are very steep and there is a lot of littoral planting growth. There are some signs saying to stay back from the banks. Superior Water Company is presently maintaining the fountain and bubbler. At the cost of \$2,000 a month they would come twice a month to spray and maintain the littorals and possibly give us a price to cut them back. Mark Feldman asked were any of them a bad liability right now. Pete answered that we are in compliance with the County, but it has an environmental impact, and the banks are continuing to erode. We need rain to bring the banks back up. Pete said he would find out the costs involved in some alternatives. Dennis Deutsch said he will put it on the next agenda.

**Request of Club Cascades to Close the Main Pool at 5:00 pm on Memorial Day through the evening for the Memorial Day Luau Event:** Gary Fisher, Chair of Club

Cascades is requesting that the main pool be closed from 5:00 pm to 9 pm while they hold the Memorial Day Luau to members that pay for the food and show. There are residents saying that they were going to come to the pool to enjoy the show and bring their own food without paying the price. Dennis Deutsch said that it is the right of any resident to use the facilities unless the pool is closed due to repairs. We cannot close any of the amenities. He mentioned that they could have a designated area for the paying residents and use wristbands to show they paid for the food. There was no motion made by a board member to enforce.

#### **Update on Status of Work of Consultant Paid for Café Refurbishment Design:**

Steve Bakoulis and Judi Rosenblatt, members of the Café Committee, reported that they are meeting with the decorator and will have a full report and a 3-D presentation showing what is being proposed at the May meeting. Dennis Deutsch said he will put it on the agenda.

**Consideration of Installation of a Second (Trap) Gate at Guest Entrance:** Dennis Deutsch said that there was a bad situation at the guard gate when someone was not listed on the homeowners list as a permanent guest and the guard tried calling the homeowner but there was no answer. The guard said he couldn't let him through and to please turn around and go back out. He didn't turn around but drove to the house instead. The police were called and went to the house. There was a suggestion to have a second trap gate at the guest entrance installed. Jeffrey Gross said the cost to do this would be approximately \$7,500. Dennis Deutsch made a motion to spend up to \$10,000 to have the second trap gate installed. Jim Craig seconded the motion. Mark Feldman, Steve Rothman, Ira Rubel, Lance Cohn, Jon Posner agreed. Rosanne DeBernardo and Gary Gerome opposed. Gary Gerome said that he opposed because he felt that once trapped at the gate a driver can make a left turn then a quick right heading against traffic and still enter the community.

**Reconsideration of Vote Changing Rules on Scheduling of Events as Passed on March 18, 2025:** Rosanne DeBernardo reported that an Ad Hoc Committee, consisting of Calendar Committee Chair, Terry Goldstein, presidents/representatives of PAP, DRI, Hadassah, ORT, the Women's Club and the Men's Club, Dennis Deutsch and Jim Craig, was formed to discuss, offer comments and ultimately propose changes to the rules passed by the Board on 3/18/25, to which they would agree. With one dissent, the majority agreed that the card party rotation would be reinstated provided said parties wouldn't interfere with a Club Cascades event or Village meetings. It was also agreed that no club would have more than 12 events per calendar year. Mark Feldman said he would make a motion to approve the latest rule changes provided they had the Ad Hoc Committee consensus, Jon Posner seconded the motion. Steve Rothman then made a motion regarding Section 9.5(b) to add one **morning** fundraiser in season and one **morning** fundraiser off-season subject to Ballroom availability if needed. The Board unanimously agreed.

**Consideration of Two Grievances:** Dennis Deutsch said that there are two grievances filed. The Board listens to the grievance then decides if they believe the facts are true if it constitutes a violation against our documents, then we recommend a penalty. It then

will go to the Grievance Committee. Dennis read the first letter against another resident neighbor claiming the neighbor was cruel and malicious in many situations including religious discrimination. After a discussion between the Board Dennis Deutsch made a motion that it is a violation of a covenant, seconded by Ira Rubel. Mark Feldman, Steve Rothman, Rosanne DeBernardo, and Lance Cohn agreed. Jim Craig, Gary Gerome, Jon Posner Abstained. Dennis Deutsch proposed a \$100 fine and to take away barcode privileges for 60 days. Lance Cohn made a motion to agree with the \$100 fine and 60-day barcode privileges, Ira Rubel seconded, and Jim Craig, Steve Rothman, Rosanne DeBernardo agreed. Gary Gerome, and Jon Posner abstained, and Mark Feldman opposed.

Dennis Deutsch read the 2<sup>nd</sup> grievance letter from a resident saying that he was confronted by another resident by physically wanting to fight him and was bad mouthing his reputation at the pool to other residents. Dennis Deutsch made a motion that if the allegations are true and if a life is threatened then it is a violation of a covenant. Dennis proposed a \$100 fine and to take away barcode privileges for 60 days. Jim Craig seconded the motion. Ira Rubel, Rosanne DeBernardo and Lance Cohn agreed. Mark Feldman, Steve Rothman, Gary Gerome, Jon Posner opposed. Motion passed. Both grievances will now go to the Grievance Committee to decide a penalty.

Steve Rothman made a motion to adjourn, seconded by Jim Craig. The meeting adjourned at 5:00 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management LLC

Approved:  Steve Rothman, Secretary

The Cascades Residents Association, Inc.

**As revised and approved, Section 9.5(b) Fundraising Events now reads:**

Notwithstanding the foregoing section 9.5 (a), in addition to their monthly meetings, all charitable organizations may schedule one (1) morning and one (1) evening fundraising event in the Ballroom (subject to availability) or at another onsite or offsite location during "season" (November 1 through May 31). They may also schedule one (1) morning and one

(1) evening fundraising event in the Ballroom (subject to availability) or at another onsite or offsite location during "off-season" (June 1 through October 31). These additional fundraising events are subject to CCC and Coordinator approval.