

Cascades Residents Association, Inc.
May 20, 2025 – Ballroom
6601 Cascades Isle Blvd.
Master Board of Directors Meeting Minutes

Present: [06] 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, Susie Hansen, 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: Steve Rothman made a motion to approve the April 15th Minutes as written, seconded by Jim Craig and the board unanimously agreed.

Treasurer's Report: Mark Feldman reported that as of April 30th the total assets are \$2,353,017.70 less liabilities of \$356,448.87 equals net assets after liabilities \$1,996,568.83. Included in the above: Pooled Reserves \$1,027,915.84 and Capital Contribution \$244,401.94 and excess operating 332,603.16.

Manager's Report: Jeffrey Gross reported that the main drain lines were backed out and caused a flood in the clubhouse. Everything has been repaired and is in good shape. The laser grading is completed, and the pickleball awning passed inspection. The new trap door at the guard house has been installed. The Hagan Rance monument is painted. A new ice maker for the tennis courts is in. The glass grinder broke but is under warranty. The Reserve Study is underway. The Hagan Ranch guard house toilet had to be replaced.

Presentation of Cafe Committee for Cafe Upgrades and Request for \$221,573.91 to Fund the Project. (Cafe Committee/Susan Wells): Susan Wells and her assistant thanked Judy Rosenblatt for all her assistance with the project. Susan gave a beautiful presentation showing a video (thanks to Russ Gordon) of how the Cafe will look after the restorations are done. There was also a large rendering and actual display of the materials that will be used. These will remain in the lobby for further display. There was a question-and-answer period. Susan explained that the carpet was chosen for acoustics. She needed to stay within budget. Her commission is already incorporated in the total price. She will be using her contractors that she trusts. There will be the same number of tables and chairs in the cafe and lanai. Steve Rothman thanked them for all their hard work and Gary Gerome liked the common theme of blue throughout the community that it is exactly what is needed in the cafe. Jon Posner made a motion to authorize to adopt the proposal as presented and to proceed with the project in an amount not to exceed \$225,000. Mark Feldman seconded the motion, and the Board unanimously agreed. Dennis Deutsch recommended not replacing the cafe's exterior scones just yet. It would

be good to be consistent with all the outdoor scones and lighting and get quotes to replace them all.

Pool Committee Recommendation for Replacement of Spa Pergola (Carried from April 15, 2025): Gary Gerome has a price of \$3,935.46 for the lumber and hardware and a price of \$5,000 for the labor including hauling away the old gazebo. Gary made a motion to take the 2 proposals and authorize up to \$9,000 for the rebuilding of the pergola. Dennis Deutsch seconded the motion, and the Board unanimously agreed. Gary mentioned that it would take approximately 2 days to complete the job.

Consideration of Adding Automatic Doors to Entrance to Clubhouse Near Arts & Crafts and Fitness Center (Carried from April 15, 2025) Construction Committee: Robert Dalton, consultant to the Construction Committee and the Budget Committee reported that he has 2 bids both based on swing doors with service mounted to interior walls, and 9-volt push plates, radio frequency 4.75 in actuators. Napco's bid is \$6,998, and the other bid is \$9,985. Robert is recommending to the Board the Napco bid of \$6,998. This is the same company that installed the new clubhouse doors and did an excellent job. Jeffrey Gross said that he would recommend them, also. Jim Craig made a motion to accept Napco's proposal and have them do the job. Mark Feldman seconded, and the Board unanimously agreed.

Report of the Lakes Committee (carried from April 15, 2025): Ira Rubel reported that there are 2 issues in Lalique lake. There is a Midge infestation that was sprayed on Friday. If it comes back, they will come out and give it another spray. This was done at approximately \$1,000. He did not recommend doing the back burning cut back because at a cost of \$25,000 it will just grow back again.

Proposed Modification of Rule Relative to Animals in HOA Facilities: Dennis Deutsch said that Lou Kaplan, our attorney gave a course recently and after a discussion clarifying Service dogs he recommended and drafted the following rule in respects to service dogs.

Rule 15.4 is hereby amended to read:

PROHIBITED AREAS

- A. Rule 5.11 is hereby revoked.
- B. No pets/animals, except for Service Animals or Emotional Support Animals (collectively referred to as "Assistance Animals" to service persons with a "disability (as defined by the Fair Housing Act and any other applicable laws) with proper certification and/or documentation from a health care provider as permitted by law, are permitted in the following locations: the Clubhouse, the Fitness Center, the Cafe building and lanai, both pools and their enclosed areas, the Racquet Sports Center and Gazebo, and the Bocce Court. (i.e., Restricted Areas).
- C. No Assistance Animals in the Cafe or its lanai may sit in any chair or be fed or watered in these areas.

- D. Any person with an approved Assistance Animal in the cafe or lanai shall be responsible for immediately cleaning up any debris of any form created by the Assistance Animal. If the Assistance Animal is brought onto or into any Restricted Area, by a resident or a person who is a guest of a resident, the resident is also responsible for the immediate cleanup and other restrictions set forth in this Rule 15.4 and subject to a grievance complaint for failure to comply with this rule 15.4.
- E. Under NO circumstances are Assistant Animals that are rightfully around **both pools** permitted to enter **both pools** at any time.
- F. Notwithstanding the above, if at any time an Assistance Animal **becomes** unruly, dangerous, or vicious, or otherwise constitutes a nuisance in the reasonable determination of a Board member and/or Management, at the direction of a Board member or management, it shall be removed immediately from a Restricted Area.

Susie Hansen suggested keeping consistent by using the words (both pools) in all places and to change the word (become) to becomes in section F. Dennis Deutsch made a motion to accept as amended with changing wording to say both pools and becomes. Motion was seconded by Jim Craig and the Board unanimously agreed.

Request for Recognition of Cascades Book Club: Meryl Glass asked the Board to again recognize a Book Club to hold meetings again in the Media Room and have them listed on the calendar and the website. They previously held meetings via zoom, but the contract was not renewed. The Book Club is open to the community and its members select the book list. Mark Feldman made a motion to recognize the revised Book Club, seconded by Steve Rothman and the Board unanimously agreed.

Ratification of Poll Vote to Not Raise Coverage of Our Umbrella Policy to \$50 Million from \$25 Million at a Premium Cost of an Additional \$19,572: Dennis Deutsch made a motion to ratify the vote, seconded by Rosanne DeBernardo and the Board unanimously agreed.

Ratification of Poll Vote to Not File an Insurance Claim with Respect to Remediation and Repairs Required by the Clubhouse Flood Totaling \$22,177. (We have a \$10,000 Deductible): Jon Posner made a motion to ratify the vote, seconded by Jim Caraig and the Board unanimously agreed.

Jim Craig made a motion to adjourn, seconded by Steve Rothman. The meeting was adjourned at 8:30 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management LLC

Approved: _____

A handwritten signature in black ink, appearing to be 'Steve Rothman', written over a horizontal line.

Steve Rothman, Secretary

The Cascades Residents Association, Inc.