

**Cascades Residents Association, Inc.**  
**July 15, 2025 – Ballroom**  
**6601 Cascades Isle Blvd.**  
Master Board of Directors Meeting Minutes

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

**Absent:** Mark Feldman

**Also Present:** Jeffrey Gross, General 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:** Steve Rothman made a motion to approve the June 17, 2025, Minutes as written, seconded by Jim Craig, and the board unanimously agreed.

Dennis Deutsch apologized for the error in the agenda where it says to remove rule 6.1, L2b it should read Remove Rule 6.1, J.2b.

Jeffrey Gross said that last night's storm hit the Hagan Ranch gate and the barcode reader. It won't be repaired for a couple days. A decision had to be made to either keep the gate open for entry or keep the gate closed until repairs are done. Steve Rothman made a motion to close the gate until it was repaired, seconded by Dennis Deutsch. Jim Craig, Ira Rubel, Rosanne DeBernardo, Jon Posner, and Lance Cohn all agreed. Gary Gerome abstained.

**Treasurer's Report:** Mark Feldman was away on vacation, so Jeffrey Gross did the financial report. Assets are \$625,065, Excess Operating \$316,632, total assets \$2,254,918. Currently under the budget of \$28,000.

**Manager's Report:** Jeffrey Gross reported that the automatic doors at the fitness center and the doors into the clubhouse opposite the fitness center are installed. The pavers on the walkway have been sealed. The lights are repaired around the circle; The windows have been pressure washed and caulked and sealed where needed. The pavers in the clubhouse circle have been power washed. The lightning also caused problems with irrigation. A couple of clocks were hit. There will be larger repair bills for irrigation.

**Consideration of Addition of a Permanent Awning at Satellite Pool for use by Fitness Instructor and Residents at a Cost Not to Exceed \$13,000 (Note: We have a quote from February FOR \$11,200). Carried from June:** Ann Deutsch and Sonia Wilansky representing the Fitness Club reported to the Board that they have already given the Board several proposals for awnings. They are suggesting purchasing a permanent awning, maybe even in a larger size. Dennis Deutsch made a motion that the Board decide on a permanent style canopy and that the Construction Committee meet with the

pool and Fitness Committee to decide where it will be located and how big it will be. Jeffrey can get bids for a larger permanent canopy. Steve Rothman seconded the motion and said that it not only benefits Sherry's class but the opportunity for residents to have shade. Gary Gerome asked to amend the motion and suggested to table it to have time to go through everything to be on the same page. Dennis rejected the amendment saying that Jeffrey needs to know now what kind of bids to get and carry to the August meeting. Jim Craig, Ira Rubel, Rosanne DeBernardo, Jon Posner, Lance Cohn all agreed. Gary Gerome opposed.

**Renewal Of Mario's Contract:** Dennis Deutsch said it is time for the Board to decide to renew Marios's 3-year contract. Mario is asking that the cafe not be open for July 4<sup>th</sup> and Labor Day. Mario wants the right to cancel show night dinners if he can't get a minimum of 75 people for turnout. Steve Rothman said in 4.6 to include the Cafe Chair and Club Cascades for any show night or theme nights. Dennis Deutsch made an amendment that Mario does not have to have dinners on show nights unless requested by the Cafe owner, the Cafe Committee or Club Cascades, and they have the right to cancel if under 75 people. Rosanne DeBernardo brought up a few minor corrections needed on page numbers. Gary Gerome made a motion to have a BBQ at the pool one- or two times during the season. There was no second motion made. Motion fails. Dennis Deutsch made a motion to sign the contract as amended, seconded by Jim Craig, and the Board unanimously agreed.

**Authorization of \$4,500 to Mario to Pay Staff for One of Two Weeks Cafe will be Closed for Refurbishment:** Dennis Deutsch said that the cafe is expected to be closed for 4 weeks during the refurbishment. The cafe will be closed for summer vacation for the first 2 weeks. Mario is asking the Board to pay \$4,500 for one week of salaries and he will pay for the 2<sup>nd</sup> week. Jim Craig mentioned that there already is a line item in the budget for Cafe expenses, the money is there, and this is a reasonable request. Therefore, a vote is not necessary.

**Ratification of Poll Vote to Add a Second Railing at Main Pool:** Dennis Deutsch made a motion to ratify the vote, seconded by Gary Gerome and the Board unanimously agreed.

### **Consideration of Amendment to Pickleball Rules.**


1. **Remove Rule 6.1-J2b:** Jim Craig made a motion to change the first sentence to read closed courts, seconded by Dennis Deutsch, and the Board unanimously agreed.
2. **Amend Rule 6.3-12b to Read; "Residents are permitted to have no more than 3 guest players at any given Time."** There was a discussion of how many guests each resident should be allowed to have on the courts. A few residents complained that they had to sit and wait for the residents' guests to finish playing until they could play. Jim Craig made a motion to have no more than 3 guest players per resident, seconded by Dennis Deutsch, and the Board unanimously agreed.

Steve Rothman made a motion to adjourn, seconded by Jim Craig. The meeting was adjourned at 9:05 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management LLC

Approved:  Steve Rothman, Secretary

The Cascades Residents Association, Inc.