

**Cascades Residents Association, Inc.**  
**October 21, 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, Gary Gerome, Lance Cohn, Jon Posner via Zoom.

**Absent:** None

**Also Present:** Jeffrey Gross, General Manager, Robert Waples, Property Manager, Orchid Banks, Clubhouse Coordinator, Susie Hansen, Regional Director 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 September 15, 2025, Minutes as written, seconded by Jim Craig, and the board unanimously agreed.

**Treasurer's Report:** Mark Feldman reported as of September 30th; the total assets are \$2,322,561, with less liabilities of \$287,242, leaving net assets of \$2,035,310. The Reserves are \$1,148,181, Capital Contribution \$306,152; Excess Operating amount is \$316,568. Mark thanked Club Cascades for being in the positive by \$5,056 and Judy Rosenblatt for the cafe renovation coming in \$5,000 under budget in just 3 weeks. They will be getting quotes to reupholster the chairs in card rooms. Also to get quotes to upgrade the light fixtures and impact windows around the clubhouse.

**Manager's Report:** Jeffrey Gross reported that the work in the pool continues. Once the diamond Brite is in, they will fill it with water, then it takes a month to cure. The power washing of the sidewalks is continuing. The cafe door is fixed. Clean and Green are now mowing every two weeks.

**Report and Explanation of Referendum to be Sent to the Community:** Jim Craig reported that the way voting is counted from 66 2/3 positive vote to 50% plus one was passed. Please be sure to vote. If you haven't signed up to vote electronically, then please do. Volunteers will be going from door to door to encourage voting.

**Request for the Formation of a Cascades Garden Club:** Laure Hristov requested from the Board for approval to have a new club called "Garden Friends of the Cascades". She has gotten at least 40 residents interested in joining. This will be a self-sustaining club charging a \$20 membership fee for outside speakers. Mark Feldman made a motion to approve the club as long as all requirements and protocols are followed. Lance Cohn seconded the motion, and the Board unanimously agreed.

**Report on the Calendar Committee on the New Website Usage:** Terry Goldstein, chair of the Calendar Committee, said that things are progressing with updates and getting closer to being live. A soft opening will be at the end of November. Russ Gordon will post a video on the forum and later have classes for 2027 in the ballroom. All clubs and charities will designate two event coordinators responsible for submitting requests for events. There will be classes for event coordinators to learn how the events will be entered.

**Renewal of Tennis Pro's Contract:** Jim Craig said that the Racket Sports Directors contract is up in November. There will be no additional increase. Geoff Cobb will continue as our Pro in 2026. Jim Craig made a motion to accept the 2026 contract to supply our Racket Sports Director, seconded by Rosanne DeBernardo and the Board unanimously agreed.

**Ratification of Poll Vote to Purchase New Dishes for the Cafe at a Cost of \$7,114.36:** Mark Feldman reported that Mario is requesting new dinnerware and cutlery. A choice was made for a more modern color and shape. The price is \$7,100 for everything. Mario was able to sell the old dinnerware for \$1,000, so the net price is \$6,100. This is covered by the Cafe expenses line item. Mark Feldman made a motion to accept the proposal and to purchase it. Motion was seconded by Jim Craig. Dennis Deutsch, Steve Rothman, Ira Rubel, Rosanne DeBernardo, Lance Cohn, Jon Posner agreed. Gary Gerome opposed it.

Steve Rothman made a motion to adjourn, seconded by Jim Craig. All were in favor. The meeting was adjourned at 3:00 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management LLC

Approved:  Steve Rothman, Secretary

The Cascades Residents Association, Inc.