

Cascades Residents Association, Inc.
January 20, 2026 – 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

Absent: None

Also Present: Jeffrey Gross, General Manager, Gabby Recio, Property Manager, 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 December 16, 2025, Minutes as written, seconded by Mark Feldman, and the board unanimously agreed.

Dennis Deutsch said that Lance Cohn has decided to remove his name from consideration for the Master Board. There are now only 9 candidates for the 9 slots, therefore there will not be an election. The 9 members will be nominated by acclamation. He thanked Lance for his four years of service to the board.

Dennis announced that this is his last board meeting as President. He thanked the current and past board members for their service over the years and the community.

Ira Rubel said this will be his last meeting on the board, too. He thanked everyone for all their help through the years.

Introduction of Gaby Recio: Dennis Deutsch introduced Gaby Recio who will be replacing Robert Waples as Property Manager beginning February 2nd. She will be working with Jeffrey Gross, who remains General Manager.

Treasurer Report: Mark Feldman reported as of December 31, 2025; the total assets were \$2,167,467. Less liabilities of \$308,244 leaving net assets of \$1,859,223. Pooled reserves are \$1,102,166. Excess Operating funds are \$317,749 and Capital Contribution of \$341,901. In 2025, the five larger items underbudgeted were water and irrigation, additional grounds expense, tennis court maintenance, pools and spa repairs, and general repairs and maintenance. All 2025-line items will be reviewed to determine where/why we incurred under and over budgeting. Two years (2024/2025) of financial statements will be reviewed for accuracy and errors. The current CDs and Treasury Notes are averaging an interest rate of 4.37%.

Manager's Report: Jeffrey Gross reported that the main pool heater was repaired and two replaced. There was some trip hazards repaired.


The next Board Meeting will be the Annual and Organizational Meetings on February 5th at 2:00 PM. At that time, the new Master Board will be announced.

Ira Rubel made a motion to adjourn, seconded by Steve Rothman. The meeting was adjourned at 7:20 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management LLC

Approved:  Steve Rothman, Secretary

The Cascades Residents Association, Inc.