

**Cascades Residents Association, Inc.**  
**June 17, 2025 – Ballroom**  
**6601 Cascades Isle Blvd.**  
Master Board of Directors Meeting Minutes

**Present:** Dennis Deutsch, Jim Craig, Mark Feldman, Steve Rothman, Gary Gerome, Jon Posner, Lance Cohn via zoom

**Absent:** Ira Rubel, Rosanne DeBernardo

**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:** Steve Rothman made a motion to approve the May 20<sup>th</sup> Minutes as written, seconded by Mark Feldman, and the board unanimously agreed.

**Treasurer's Report:** Mark Feldman reported that as of May 31st the total assets are \$2,349,613.73 less liabilities of \$316,288.62 equals net assets after liabilities \$2,033,325.11. Included in the above: Pooled Reserves \$1,056,248.84 and Capital Contribution \$257,401.94 and excess operating 319,296.56. Mark mentioned that there will be two Finance & Insurance meetings to begin the annual budget. They will be held June 18<sup>th</sup> at 7 pm and August 20<sup>th</sup> at 10 am. Everyone is welcome to attend, and input is encouraged.

**Manager's Report:** Jeffrey Gross reported that the fountain by the pool gate is demolished, and the paver work will begin. The new pergola over the hot tub will be rebuilt next week. The new automatic door openers will be installed within the next two to three weeks. The new signs directing traffic in the parking area have been installed and the arrows will be painted soon.

**Consideration of Entering into a Contract with a New Tennis and Pickleball Maintenance Company:** Ernie Bergman reported that he has 3 proposals to take over maintaining the tennis and pickleball courts. The bids all came in similar ways, but Ernie's recommendation is Ryan Lauer. Dennis mentioned that his contract does not say anything about having holidays off, so he is obligated to work holidays if it is not on the contract. Ernie mentioned that Jeff Cobb the Tennis Pro gave them a good recommendation. Gary Gerome said that he looked at their work and was impressed. Gary also suggested that the contract say that the courts be washed as needed, not power washed. Mark Feldman made a motion to accept Ryan Lauer and authorize Dennis to sign the contract as per Gary Gerome's amendment. Jim Craig seconded, and the Board unanimously agreed. Dennis said to give notice asap to the current maintenance company.

**Consideration of New Rule:** Mark Feldman read the following rule.

## 25. Use of Allocated Funds

**Any project or purpose for expense must start within 60 days of approval. If the project or purpose has not begun by getting a deposit to a vendor within 60 days of the approval, the approval and availability of funds are immediately terminated. Previous expense approvals whose funds are still unused are now considered void. Any project or purpose previously approved but not initiated will require resubmission for current expense consideration.**

Mark Feldman as Treasurer said that there is more than \$140,000 in projects that were approved 2 years ago, and he wants to get them off the books and to wipe the slate clean. Jim Craig mentioned that money that was allocated and goes beyond 60 days can come back to the Board and request again with the correct amounts needed. There were some questions as to when 60 days would begin. Dennis Deutsch said once the contractor signed the contract, Mark Feldman added that once a deposit was made to the vendor. Mark Feldman made a motion to adopt the new rule as amended, seconded by Dennis Deutsch, and the Board unanimously agreed.

**Consideration of Revisions to Rule 6 RACQUET SPORTS, proposed by Racquet Sports Committee: Ernie Bergman, Chair of the Racquet Sports Committee, said that the Committee has slightly modified some new rules. There was a discussion as the Board reviewed each rule, and residents added their thoughts. Dennis Deutsch suggested eliminating from 6.1-3. Priority of Play (team practices). Jim Craig added 2. n. Lessons: unless approved by the Racquet Sports Director with the understanding that all financial arrangements for lessons remain between the teacher, the Racquet Sports Director and the party taking lessons. Gary Gerome added 6.3 Pickleball” 3. VAPTR for drying of courts may only be used by a Cascades Resident approved by the Racquet Sports Director.**

**Jim Craig made a motion to accept the rules as amended, seconded by Mark Feldman, and the Board unanimously approved.**

**Consideration of Authorization of Contract with Randi’s Holiday Lights for \$15,000 for this season:** No vote was needed due to this is a 3-year contract.

**Consideration of Upgrades at Main Pool and Spa at a Cost Not to Exceed \$130,000:** Cindy Smith, Chairperson of the CRA Pool Committee, gave a presentation of the plans for refurbishing the clubhouse pool. The project includes resurfacing the entire pool, removing, and replacing all the tiles and replacing the lion's head waterspouts with a more modern spout. Purchasing up to 15 new umbrellas and umbrella holders. Cindy received 3 competitive bids, and the committee recommended Brista Pool General Services. The bid was \$96,000 plus costs for permits and a survey. There is also a contingency fund if there are damaged areas that need repairs. Mark Feldman made a motion to approve the project at a cost not to exceed \$134,000. Jon Posner seconded the Motion, and the Board unanimously agreed. There was more discussion of having two handrails installed instead

of just one but without a proper bid the Board decided to hold off to get more information and then have a poll vote.

**Consideration of Increasing Cafe Chit for New Year by 5% As Permitted by Our Documents:** Jon Posner made a motion to approve a 5% increase in the annual cafe chit amount to \$260 from \$248. Steve Rothman seconded the motion, and the Board unanimously agreed.

**Consideration of New Fitness Rule: (Attached to the Minutes)** Dennis Deutsch explained the new fitness rule as presented by the CRA Fitness Committee. He explained that there are some residents that take the classes and don't listen or follow the directions of the instructor. This rule indicates that the instructor has the right to refuse admittance to or to prohibit participation in a class. After the fitness rule was read and a discussion had, Dennis Deutsch made a motion to adopt the rule as written, seconded by Jim Craig and the Board unanimously agreed. Note: New Fitness Rule attached.

**Consideration of Authorizing an Advance of an Additional \$20,000 for New Years Eve Social Event:** Steve Rothman made a motion to authorize \$20,000 to Club Cascades for the New Years Eve party, seconded by Jim Craig and the Board unanimously agreed.

**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:** Jeffrey Gross is recommending purchasing a 12x12 permanent tent installed at the satellite for Sherry's classes. Gary Gerome mentioned issues that will currently prevent a successful installation and suggested that the Construction and the Pool Committee get together on this and present to the Board. Dennis Deutsch agreed and said to get more information and put it on the agenda for the next meeting.

**Consideration of Proposal to Purchase One Year Licenses to Permit Streaming of Movies in Order to Continue Sunday Night Movie at a Cost not to Exceed \$4,500:** Russ Gordon our CRA Website Administrator reported that the present Movie supplier we have been using has gone out of business. He is now looking to purchase a one-year Blanket License to permit streaming of movies and sporting events to show in the Ballroom, including showing movies that we already own. He is asking the Board to authorize an annual budget of \$4,500 to purchase services for the blanket license, Amazon Prime, Netflix, and Apple TV. Jim Craig made a motion to accept and authorize Russ's recommendation at a cost not to exceed \$4,500. Mark Feldman seconded the motion, and the Board unanimously agreed.

Jim Craig made a motion to adjourn, seconded by Steve Rothman. The meeting was adjourned at 4:00 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management LLC

Approved:  Steve Rothman, Secretary

The Cascades Residents Association, Inc.