

Cascades Residents Association, Inc.
September 16, 2025 – Ballroom
6601 Cascades Isle Blvd.
Master Board of Directors Meeting Minutes

Present: Jim Craig, Ira Rubel, Steve Rothman, Rosanne DeBernardo, Gary Gerome, Jon Posner, Lance Cohn, via Zoom.

Absent: Dennis Deutsch, Mark Feldman

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: Jim Craig, Vice 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 August 19, 2025, Minutes as written, seconded by Rosanne DeBernardo, and the board unanimously agreed.

Treasurer's Report: Steve Rothman read Mark Feldman's report since he was not at the meeting. As of August 31st, the total assets are \$2,260,639, less liabilities of \$255,754, leaving net assets of \$2,004,884. The excess operating amount is \$313,867, and the capital contribution fund is \$289,901.

Manager's Report: Jeffrey Gross reported that repairs to the bocce court have been completed. The pergola over the hot tub at the main pool has been completed. Repairs to the pickleball courts have been completed. New hardware has been installed in the showers in the fitness center.

Update from Terry Goldstein on the Calendar Committee Procedures: Terry Goldstein reported that she has been working with Web Master Philip Levine, Russ Gordon, Paul Hacker and the Liaison to the Calendar Committee, Rosanne DeBernardo. The Charities, Clubs, and Organizations will be entering calendar requests for 2027 directly into the forum to go through an approval process by the Calendar Committee Chair and Clubhouse Coordinator. They will receive emails back with approvals or more information needed. Currently the balance of 2025 events and 2026 events are being entered in until it goes live. All clubs and charities will designate two event coordinators who will be responsible for submitting requests for events. There will be classes for event coordinators to learn how the events will be entered. Hopefully, this new system will eliminate double events and will do away with paper entries. Marsha Eison mentioned continuing to email her the flyers, and she will attach them.

Consideration of New Rule: Jim Craig said that the Master Board needs to vote on a resolution that permanent propane tanks may not be installed above ground. The new rules read:

No permanent propane or gas tank or other similar tank or structure may be installed upon any homeowner Lot unless it is placed underground. No above ground permanent tanks or structures shall be allowed upon any resident Lot. A permanent tank shall be defined as a tank that is attached directly to the Lot and/or the exterior of a home located upon a lot; even if the attachment itself is underground. All such tanks must be installed underground and cannot remain above ground. Only small, portable propane or gas tanks related to the use of a standard size gas/propane grill or other similar item will be allowed above ground on any resident Lot.

Steve Rothman made a motion to adopt the rule, seconded by Ira Rubel, and the Board unanimously agreed.

Consideration of Presenting Change to Our Documents: Jim Craig asked the Board to vote to change *Item 1. Article XII, Section F of the Declaration of Conditions, Covenants, Easements and Restriction for the Cascades ("Declaration") as follows: F. Amendment. This Declaration may be amended from time to time upon the consent of not less than a majority (50% plus one) of those Unit or Lot owners entitled to vote who have cast a Vote, either electronically or through a paper ballot. Prior South Water Management District approval of any amendment altering Article IV, Section I is required.*

Rosanne DeBernardo made a motion to move forward with this change, seconded by Lance Cohn and the Board unanimously agreed. Steve Rothman highly suggested everyone sign up for electronic voting.

Consideration of New Rule: Jeffrey Gross read the new rule for the Boards to vote. He mentioned that the main change is that the owner shall automatically be suspended.

Pursuant to Article IV Section 2 of the Declaration of Conditions, Covenants, Easements and Restriction for the Cascades ("Declaration"), the Voting Rights of any Owner shall automatically be suspended for any period during which any Assessment (Special or Regular) [maintenance fees] against the Unit or Lot remains unpaid; and, if decided by the Grievance process, for a period not to exceed sixty (60) days for any infraction of lawfully adopted and published rules and regulations.

Ira Rubel made a motion to adopt the new rule, seconded by Jon Posner, and the Board unanimously agreed.

Consideration of Bids for New Iguana Hunter: Jeffrey Gross said to combat the problem of iguana infestation, Robert has gotten 3 bids to hire a company to remove them. After interviewing the companies, they recommend Redline. They will charge \$425

a month for a six-month trial period. Rosanne DeBernardo said that the Redline contract says we are making a 12-month commitment, but there is no cancellation clause. There is also no mention of Redline using traps. The proposal says residents can retain their services at discounted prices. Rosanne requested that they provide a list of services with resident pricing and revise contracts to include cancelation and language regarding traps. After a discussion, Gary Gerome made a motion to hire Redline, with the addition of traps being put in the contract and a hold harmless, and termination clause to be added. Motion was seconded by Steve Rothman, and the Board unanimously agreed.

Consideration of Changing Remaining Regular Meetings of the Master Board to Evening Meetings Starting at 7PM: Gary Gerome made a motion to change the remaining 2025 meetings of October and December to 7 PM. Hopefully this will give more residents an opportunity to attend. No second motion was made. Motion dies.

Steve Rothman made a motion to adjourn, seconded by Gary Gerome. All were in favor. The meeting was adjourned at 8:40 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management LLC

Approved:  _____ Steve Rothman, Secretary

The Cascades Residents Association, Inc.