

Cascades Residents Association, Inc.
November 11, 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

Absent: None

Also Present: Jeffrey Gross, General Manager, Robert Waples, 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: Steve Rothman made a motion to approve October 21, 2025, Minutes as written, seconded by Jim Craig, and the board unanimously agreed.

Treasurer Report: Mark Feldman reported as of October 31st; the total assets are \$2,224,032, with less liabilities of \$251,915, leaving net assets of \$1,972,117. The Reserves are \$1,076,092, Capital Contribution \$328,902; Excess Operating amount is \$316,199.

Manager's Report: Jeffrey Gross reported that the marble floors in the cafe and clubhouse lobby were polished. New lights have been installed on the cafe walkway. New flowers and mulch are being put in. The clubhouse pool is curing, which takes approximately 2 weeks.

Consideration of Disposing of Two Pianos: The Community owns two pianos not used for years. There is a cost of \$650 every time the piano is moved on or off the stage. Jim Craig made a motion to dispose of the pianos, seconded by Steve Rothman, and the Board voted unanimously to dispose of the pianos. The Board will consider an offer from the group "Dueling Pianos" to perform a free concert at the Cascades in exchange for the pianos.

Consideration of Adoption of "Open Carry" Prohibition Rule:

For the safety, comfort, and welfare of all residents, guests, and staff, the **OPEN DISPLAY** ("open carry") of firearms or other weapons is strictly prohibited anywhere within the Cascades community including but not limited to all common areas and facilities, as well as any area on a Lot or within a Unit that is visible to others outside the Lot or Unit. This rule does not restrict lawful possession of firearms or weapons within a Unit or in accordance with applicable law but prohibits their exhibition, display, or use in any manner, including a manner that could cause alarm, intimidation, or disturbance to

others. Violations of this rule shall be subject to enforcement actions in accordance with the Association's governing documents and applicable law, including but not limited to fines, suspension of common area use rights, or other remedies including trespass for refusal to comply. A sign stating this rule may be posted at all vehicular and pedestrian gates into the community.

After a discussion, Dennis Deutsch made a motion to adopt the Open Carry Prohibition rule with the amendment that the exception to the rule is any person hired by the CRA for iguana mediation. Gary Gerome seconded, and the Board unanimously agreed.

Consideration of Hiring a Pool Guard for the Holidays: Lance Cohn made a motion not to hire a pool guard during the holiday period, seconded by Jim Craig and the board unanimously agreed. The same policy was adopted last year as well.

Consideration of Time of January Meeting from January 20th at 2:00 p.m. to 7:00 p.m. to Be Followed by Candidates Night: Mark Feldman made a motion to change the time to 7:00 p.m. followed by Meet the Candidates, seconded by Jon Posner and the board unanimously agreed.

Consideration to Revision of Racquet Sports Rule: Jim Craig asked to have this subject removed from the agenda.

Racquet Sports:

6.3 Pickleball

6.3 (c) 12. Guests

a. Guests will be permitted to play prior to 10:30 am only if no residents are waiting to play except for the Summer Recreation League (see Rule 6.3.d.1 below). The pickleball courts are not to be used by any person that is NOT a resident of The Cascades, for any type of play except, guest(s) invited to an event by the Racquet Sports Director, a C.R.A. event, sanctioned League Play or scrimmage, and guest(s) invited by a resident to play social play. Guest(s) are never permitted to play in organized play, such as, round robin, ladder event, or pool play, unless invited to such by the Racquet Sports Director or for a C.R.A. event. When the resident leaves the Racquet Sports Complex, his/her guest(s) must also leave the complex.

The Racquet Sports Committee is recommending to the Board to adopt a new rule that prohibits the use of the pickleball courts by any person that is not a resident of the Cascades, for any type of organized play such as a round robin, ladder event or pool play unless invited by the Racquet Sports Director, for sanctioned league play, or for a CRA event. There were many comments from residents who gave opinions for and against the use of courts for the round robin events organized by Kathy Brooks. Many thought they were very well organized and fair play. Many residents also thought that the focus should be on the majority of Cascade residents and not outside guests. Jim Craig mentioned that there is no rule in place to stop round robins. Gary Gerome mentioned that he would not vote for it and that the same rule for priority play in the morning should also go for the evening play with no interference. Rosanne DeBernardo made a motion to carry it until the next meeting to have representatives from the Racket Sports Committee and Kathy's round robin to discuss further. Jon Posner seconded the motion. Lance Cohn and Gary Gerome agreed. Dennis Deutsch, Jim Craig, Mark Feldman, Ira Rubel, and Steve Rothman opposed. Vote failed. Steve Rothman made a motion to accept the Racket Sports 6.3 (c) Guest Rule as written, seconded by Jim Craig. Dennis Deutsch, Mark Feldman, Ira Rubel, and Jon Posner agreed. Rosanne DeBernardo and Lance Cohn abstained, and Gary Gerome opposed. Motion has passed.

The next Master Board Meeting will take place on December 15th at 2:00 p.m.

Steve Rothman made a motion to adjourn, seconded by Jim Craig. All were in favor. The meeting was adjourned at 9:10 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management LLC

Approved:  Steve Rothman, Secretary

The Cascades Residents Association, Inc.