

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

**Present:** Jim Craig, Mark Feldman, Steve Rothman, Ira Rubel, Rosanne DeBernardo, Gary Gerome, Lance Cohn, Jon Posner

**Absent:** Dennis Deutsch

**Also Present:** Jeffrey Gross, General Manager, Robert Waples, Property Manager, Susie Hansen, Regional Director, 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:** Mark Feldman made a motion to approve November 11, 2025, Minutes as written, seconded by Rosanne DeBernardo, and the board unanimously agreed.

**Treasurer Report:** Mark Feldman reported as of November 30th; the total excess operating amount is \$317,000, capital contribution \$32,800, reserves \$1,810,000. The total assets are \$2,198,777. Mark had just received the report prior to the meeting and was unable to give his normal detailed report. He will post the information on the forum.

**Manager's Report:** Jeffrey Gross reported that the new water fountains are complete. The main pool renovation is mostly done. There remain a few items on the punch list that need to be completed. These items will be finished right after the holidays. Mark congratulated Cindy Smith and her committee on a job well done. Even despite some setbacks, the project was completed on time and on budget.

**Grievance 1 – Pickleball:** Jim Craig read the grievance letter and commented that there is no evidence of any rule broken, and he recommends this not to go to the board, and the board is not presenting to the Grievance Committee.

**Grievance 2 – Dog:** Jim Craig read the grievance letter saying that a resident's dog that was not on a leash attacked another resident's dog causing her to fall and the dog to be taken to the vet. 911 was called and the animal control called. There was a discussion among the board, and it was decided that the rule of the dog not being on a least was violated. Mark Feldman made a motion to recommend to the Grievance Committee to charge a fine up to the maximum amount that our documents will allow, seconded by Steve Rothman and the Board unanimously agreed.

**Repair to Pickleball Courts at a total cost of \$5,995:** Jim Craig said that this discussion would be withdrawn from the agenda and discussed at another meeting.

**Update Report from Cable TV Committee:** Dennis Devlin gave a report on the negotiations with Xfinity on a new contract for TV and internet for the Cascades. There have been a series of publicized meetings with the committee and representatives of Xfinity that residents could have attended. The highlights of the new seven-year contract are an additional set top box for each home, additional premium channels that people are currently paying for, faster Wi-Fi, and a changeover to fiber optic. Hotwire was also given a chance to bid on the package. The committee determined that the Xfinity proposal offered superior value to the community. There will be much faster internet service at the pool, clubhouse, cafe, and other common areas. Mark Feldman made a motion that the Cascades Master Board authorizes the Cascades Cable TV Committee to move forward with negotiating a new contract with Comcast/Xfinity based on the terms and conditions of the Comcast/Xfinity proposal dated December 8, 2025. Lance Cohn seconded the motion, and the board unanimously agreed.

**Consideration of Changes to Pickleball Rules:** Ernie Burgman presented the Board with some minor rule changes shown in red and one new rule in the Pickleball Rules. (Attached). After a discussion with residents and the Board, a motion was made by Mark Feldman to accept the revision of the rules as presented. Steve Rothman seconded the motion, and the Board unanimously agreed.

**Consideration of the Creation of a Master Board Committee to Close Loopholes (vis-a-vis) rules and Development of a system of Fines if/when Rules are ignored/Broken:** Mark Feldman asked to delay this topic until after January when it can be discussed by the new board.

The next Master Board Meeting will take place on January 20<sup>th</sup> at 7:00 pm. This meeting will be immediately followed by "Meet the Candidates."

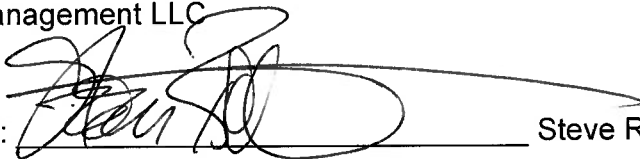
Steve Rothman made a motion to adjourn, seconded by Jim Craig. All were in favor. The meeting was adjourned at 9:10 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management LLC

Approved:



Steve Rothman, Secretary