

Cascades Residents Association, Inc.
February 17, 2026 – Ballroom
6601 Cascades Isle Blvd.
Master Board of Directors Meeting Minutes

Present: Jim Craig, Mark Feldman, Steve Rothman, Rosanne DeBernardo, Gary Gerome, Dennis Devlin, Bea Berger, Jon Posner, Craig Linn

Absent: None

Also Present: Jeffrey Gross, General Manager, Gabby Recio, Property Manager, Orchid Banks, Clubhouse Coordinator, representing Castle Management

Call to Order and Establishment of a Quorum: Jim Craig, President of the Board called the meeting to order at 2:00 pm, a quorum was established.

Approval of Minutes: Mark Feldman made a motion to approve January 20, 2026, Minutes as written, seconded by Steve Rothman, and the board unanimously agreed.

Managers' Report: Gabby Grecio reported that there are 15 pool chairs and 4 lounge chairs that will be repaired. The pool fountain pump is out by the fitness center. The iguana hunter is in the community doing his job.

Treasurer Report: Mark Feldman reported as of January 1st; the total Assets were \$2,353,237 less Liabilities of \$443,141 equals net Assets after liabilities of \$1,950,096. Included in the net assets are the Capital Contribution Fund of \$343,264, Excess Operating Account of \$318,400, and pooled reserves of \$1,159,826. The average Treasury Note of interest is 4.47%, and CDs have an average yield of 4.40%.

Adoption of the 3 Minute Rule: Steve Rothman made a motion to have the Three-Minute Rule governing Master and Village Boards be added to CRA By Laws that resident's comments or discussions are limited to 3 minutes at any board meeting. Jon Posner seconded the motion, and the Board unanimously agreed.

Sports Complex Grievance: Jim Craig read the grievance letter that was given to the Board regarding complaints of harassment on the courts by an individual. The Board deemed that this behavior violates Section E – found in the CRA Declaration Documents. There was a discussion to determine the penalty action recommendation to the Grievance Committee. Steve Rothman made a motion to have a 30-day suspension of use of the Courts plus a \$100 fine. Jon Posner seconded the motion. Jim Craig, Mark Feldman, Rosanne DeBernardo, Dennis Devlin, Bea Berger, Craig Linn agreed. Gary Gerome abstained.

Changing the Fiscal Year: Mark Feldman proposed to change to July 1st through June 30th Fiscal Year to afford seasonal residents the opportunity to participate in meetings during budget creation and voting which would occur primarily during the first quarter of

each year. The proposal will be on the March agenda to have time to get the correct legal verbiage to change the By-Laws. There can be a formal vote at that time.

Card Room Chairs Reupholster Proposal: Judy Rosenblatt gave a presentation and displayed a chair from the card room and from the poker room to be reupholstered. She received 3 different quotes for approximately the same costs and recommended using Dizzy Rock Furniture to do the job at a cost of \$9,116 to reupholster 104 chairs. She can get the same fabric at wholesale costs. Jim Craig mentioned that there already is a budget of \$15,000 for this project. Mark Feldman made a motion to allow Dizzy Rock to do the project at a cost of \$9,116. Jon Posner seconded the motion the the board unanimously agreed.

Xfinity Proposal: Dennis Devlin thanked the committee for their hard work and thanked the Board for their confidence. Dennis made a motion to approve and sign the Xfinity contract as negotiated, effective 3/1/26 thru 12/31/2032. Mark Feldman seconded the motion, and the the Board unanimously agreed.

Changes to Article XII Section F Votes Needed for Passage: Gary Gerome made a motion to change Article XII, Section F. Amendment of CRA Declaration Document. The Declaration may be amended, from time to time, upon the consent of not less than 60% of 232 Unit or Lot Owners. Motion seconded by Jon Posner and the Board unanimously agreed. This would go to the lawyer first to get the correct verbiage.

Fitness Rule Changes: Sonia Wilansky requested the Board to change the Fitness Center Rule to have the TVs permanently muted and programs preset to HDTV and the Food Network. Residents may use personal devices with earphones/buds to watch programs of their choice. The fans above the cardio equipment to also be reset. Steve Rothman made a motion to approve the rule change as submitted, seconded by Craig Linn and the Board unanimously agreed.

The next Master Board Meeting will be held on March 17th at 7:00 p.m.

Steve Rothman made a motion to adjourn, seconded by Mark Feldman. The meeting was adjourned at 4:20 p.m.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management LLC

Approved: Rosanne DeBernardo Rosanne DeBernardo, Secretary
The Cascades Residents Association, Inc.