

BEFORE



Casa Bonita I Newsletter October 2017

AFTER



October 2017 Issue

After the STORM.

Unusual Expenses Of The Storm

As owners of Casa Bonita One we were very lucky. We did not have catastrophic devastation but, keep in mind we did suffer damage to various parts of our building, property and carports.

The many small items will cost us a great deal more than our budget and therefore we will be forced to assess owners for the "unusual" expenses associated with Hurricane Irma. At this point in time we are unable to estimate the amount of such an assessment.

Also, we can not determine when we

will have all things functioning normally. As you can imagine many buildings need parts and repair and we are "in line" to have our problems fixed.

Please know that we are doing everything possible to minimize the expense of repair.

Insurance:

Our insurance has a 3% deductible for Hurricane (Wind) damage and it does not cover damage to plants, trees and other foliage.

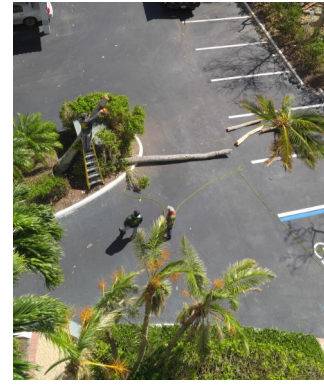
Brown & Brown our Insurance agent is going to have a claims adjuster come out and assess the damage to see if we are over the deductible for any of our damage we will keep you posted on how that works out.

| Item | Appraised Value | Deductible |
|---------------------|-----------------|------------|
| Total All buildings | \$9,625,000 | \$288,750 |
| 7 Car Carport | \$116,701 | \$3,501 |
| 10 Car Carport | \$54,880 | \$1,646 |
| 19 Car Carport | \$107,513 | \$3,225 |
| 6 Car Carport | \$33,709 | \$1,011 |
| Pool | \$48,998 | \$1,470 |

A BIG THANK YOU to Lee Ann, Ken, Dirk, Bill and all Board Members for working as a team to organize and coordinate the restoration of CB1.



Damage and Clean-Up From Hurricane Irma October 2017



We want to thank "The Storm Team" for their work in our building and individual units

Shirley Egan: for the initial check to ensure major damage was caught and reported to owners.

Jo Ellen Ashby and Karen Roberts: For checking and removing wet rugs from individual unit entryway.

Pat Myers and Shirley Egan: For checking air conditioning units and shutters about a week after the storm. Also cleaning up debris in parking lot.

Jim Roberts for doing an inventory of the broken exit signs, emergency lighting, firehose cover cabinets and light globes. Also for doing many other projects.

Dave and Bev Clinkenbeard for: removing damaged exit signs, broken Plexiglas and aluminum from the fire hose doors, spraying condo doors with Super Slick Stuff, replacing dried rugs and cleaning up sand around the pool, repairing the fence around the recycle bins, and many other projects.

Pat and Beth Finan for their redistribution of sand and clean-up of debris.

And the many other owners and friends who jumped in to help restore our property.

ATTENTION OWNERS: If you have knowledge or experience with some type of equipment, product or service, please share it with us. We always welcome advice before we begin a project. If you are willing to help with future projects please message casabonitaone@gmail.com with your contact information and area(s) of expertise.

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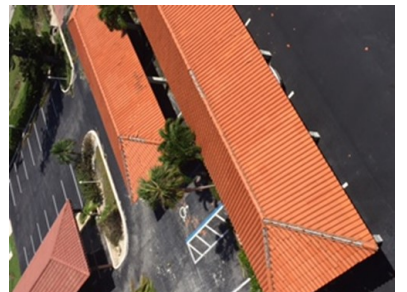
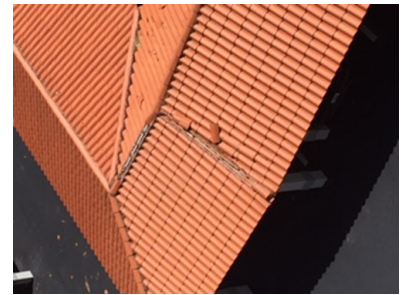
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Damage to the carports:

We have damage to the soffits, as well as broken and missing tiles and roof cap tiles. We are struggling to find matching tiles. We will get estimates on the roof repair and continue to search for matching tiles. If you have roofing knowledge and want to make suggestion on replacing the soffit, please contact Bob Haberstroh.



Limited Damage to the Roof.

We recently updated the surface of our roof. We are happy to report the re-surface was well timed. It seems as though the facelift helped protect our roof. We had some damage but very limited. The cap over the trash chute flew off but remained on the roof. The gooseneck piping was broken and needs to be replaced or repaired. We found a set of shutters on the roof and other debris that needs to be cleaned off.



Landscaping Losses



We lost one of our large trees along Hickory Blvd. On both the north and south-ends of the property we lost a shade tree. The palm trees and other foliage are damaged along the north-side walkway. There was a great deal of sand and other debris around the property. Because our insurance policy does not cover the loss of trees and other foliage, we will have to pay to replace these items or live without them.

POOL:

We had a great deal of debris, sand and other foreign material in the pool. We removed the debris, added chemicals and started the pump. The main pump and filter system is working properly. The backwash pump was not working properly. The backwash pump was replaced and the problem continued. The next step is to determine if we have blockage or damage to the backwash line. We are unable to filter out the foreign debris until we resolve this issue. **The Pool is closed.** On September 26th American Leak Detection came out and cleared the backwash pipe. The pool company will vacuum out the debris later this week. We are getting closer but until we are sure it is safe we will not open the pool.



We are looking for a person with elevator experience to advise us on our elevators. If you are knowledgeable about elevators and willing to help the association please contact Bob Haberstroh.

Elevators out of order and out of date.

Thoughtfully, as Shirley evacuated the building she moved the elevators off the first floor to avoid water damage and flooding. But neither elevator was functioning the day after the storm. The elevator company got both units working on day two but that only lasted about a day and a half. Then the south elevator quit working. After contacting the Elevator Company we were told we would have to wait because there were many buildings with no elevator and at least we had one working unit.

Several days later the North elevator failed and we called for service. The service tech told Bill that we needed to authorize a new elevator "board" for the south elevator and that would resolve the issue. Our elevator company, Thyssen Krupp will send service work orders detailing the service and parts required for each elevator to our property manager for approval.

The north elevator worked a short time and shut down. Since we did not have either elevator working, and we had many

residents in the building, the board agreed to authorize an "after—hour" service call. The rate for a mechanic "after-hours" service is \$730/hour. Upon completing the service the mechanic realized the emergency phone was not functioning. By law the tech is not allowed to leave the elevator running if the emergency phone is not functioning. So he left the elevators off.

We called again and insisted they return to work on the elevator. At the time of the service we as an association assumed the liability for any problems related to the lack of an emergency phone. After some ingenuity we had one working elevator but needed to order parts for both elevators.

The phone in the elevator was still not working so we placed a sign on each floor warning people to carry their cell phone in the elevator. The Thyssen Krupp later installed a "old school" princess phone to act as our emergency phone. This is temporary and will be replaced as soon as possible.

Other issues:

- ⇒ The outer covering of unit 806's air conditioner blew off (was later found).
- ⇒ The phone, Internet and Television was down for 3 days.
- ⇒ Electricity was down for a short time. Items in the freezers didn't soften.
- ⇒ Security light on 7th floor is broken
- ⇒ All exit signs missing or broken
- ⇒ Vegetation is scatters over the entire property.
- ⇒ The grill ~~is~~ was missing (FOUND and in working order).
- ⇒ Locks on the gates and external doors are not working well if at all.
- ⇒ The fence around the recycle containers is broken.
- ⇒ Cabana garage was damaged by a tree
- ⇒ Some of the cabanas are damaged
- ⇒ The Plexiglas from 13 firehose boxes are missing or broken
- ⇒ The outside light on the north side of the building is broken
- ⇒ Several Fire extinguisher boxes are broken.
- ⇒ The sand is level from the beach to the ground floor (our stairs by the wash stations are covered in sand.)

Preparation for the Storm

A big THANK YOU to Ken and Dirk for helping us prepare for the storm. Ken checked shutters in each unit and did what he could to ensure safety of all units. Dirk and Ken moved the patio tables and chairs into The Club Room.

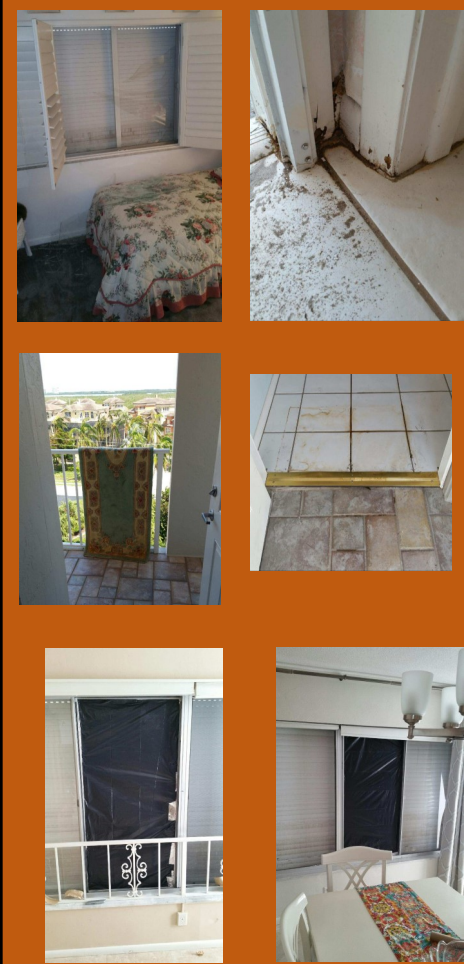


Do you have any suggestion on how we can better prepare for a hurricane. We are looking for preventative measures to help protect our property. If you have a suggestion please email casabonitaone@gmail.com or karen@fahunger.org

More Photos



Insurance Information



Owner Damage:

- Several units suffered broken windows on the east side of the building. The broken windows were covered with shutters and in a couple of cases the shutter sustained damage. No units with hurricane glass suffered any breakage. (303 / 507 / 806 / 704 / 707)
- Water seeped into units through the entry door thresholds
- 107 / 706 air conditioner was not functioning and later a couple others failed
- Water damage around the door frame of one or more units.
- Several screens were torn.

These expenses are responsibility of the unit owner.

Valuable Information

- ♦ Our Website: casabonitaone.com
- ♦ To update personal information in the Casa Bonita I Owner's Directory: Bob Haberstroh: (see below)
- ♦ Storm Information: <https://www.leegov.com/publicsafety/emergencymanagement> or Call 211
- ♦ FYI: Casa Bonita One is in Lee County's Evacuation Zone "A"
- ♦ The Closest Shelter: Bonita YMCA, Located at 27200 Kent Road, Bonita Springs, FL 34135
- ♦ Lee County Sheriff: 239-477-1000
- ♦ Information about turtle regulations and protection: <http://myfwc.com/wildlifehabitats/managed/sea-turtles/lighting/>

Management Company—Vesta Property Services, LLC

Please contact **Lee Ann Rosengarten** if you discover problems or damage in the building or have questions regarding the association.

239-947-4552 Ext. 277 — Lrosengarten@vestapropertyservices.com

Board Members:

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| ♦ President, Bob Haberstroh , Unit 306 | 231.468.9953 — rhaberst@yahoo.com |
| ♦ Vice President, William Cheal , Unit 305 | 248.535.0313 — bikerbillc@comcast.net |
| ♦ Treasurer, Karen Wood , Unit 403 | 417.425.3255 — director@fahunger.org |
| ♦ Secretary, Sandra Serchuk , Unit 704 | 508.274.2550 — saserch@aol.com |
| ♦ Director, Kevin Kennefick , Unit 101 | 612.889.8184 — kkennefick@aol.com |