



Casa Bonita I Newsletter June 2018

June 2018 Issue



Message From Bob

A lot of very good projects have been completed or are underway.

As you know we used the leftover money from The Club Room renovation assessment to have all new doors and windows installed in both of our lobbies and side exits. This includes white aluminum frames, 9/16 impact glass, and push bars. This project is done and everything is working very well.

The center front door can only be opened by using the entry code *8822 or by an owner pushing # 6

when called from the call box. All of the other building entrance doors



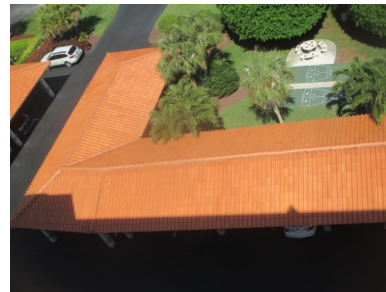
will require a key to enter the building. When you are leaving the building you need to firmly push on the door "panic bar" to disengage the internal locking bolts. Please check to insure



the door closes. If the door did not close properly press on the "panic bar" firmly and the door will close properly.

Carport

The carports have been completed and look fantastic. All broken tiles have been replaced. The soffits have been constructed of stucco. The stucco offers more lon-



gevity, durability and wind resistance. The estimated life of stucco with proper maintenance is 50 years.

The two west corners of our main carport where trimmed at a 45 degree angle to avoid additional damage to carport roofs from delivery trucks.

Cabana Cabinet

The cabana cabinet has been repaired. LIFETIME sheds actually stood behind the product and sent us out all the parts that were damaged. We had Dirk install them.

Please call or email any or all the board members with comments, complaints, or suggestions. It is the only way we know your thoughts. I hope everyone has a healthy and safe summer.

Bob

Remember: We have the ability to program any U.S. phone number into the entry system (including a cell phone number). If you are interested in having a different phone number programed into the system, please send me a message (rhaberst@yahoo.com) and include your unit, name and new phone number.

Casa Bonita I June 2018 Newsletter

Board Condo Activities by Bill Cheal and Mary Ellen

Deliveries

Reminder: All furniture and appliance truck deliveries should take place at the north end of the building. Trucks should pull in straight and back straight out when they leave. This entry and egress will minimize damage to the carports. The larger north elevator is designed to handle furniture and heavier items. We also have pads for the north elevator to protect our new cab walls. Pads are located in the north storage area on the first floor.

Grill Area:

Elson and his crew will begin in July removing all the old damaged and deteriorating wood around our grilling area and rebuild the walls and bench with new composite materials. We are adding modifications to the current design to the store propane tanks. Elson will build a shelf cover over the tanks to provide condo grillers an additional area to set light weight grilling items on during their meal preparation.



Building Entrance

Lobby Pipes: We will box in the exposed mechanical pipes in both lobby areas with composite lumber. The pipe covers will protect the pipes, lessen the "noise" and aesthetically enhance our lobby areas.

New Tile in the Elevators As a "next step" in our ongoing Lobby improvement, we have checked into having Charlie Koppe from Superior Tile and Marble (who did the fabulous, long lasting job on our walkways and deck tiling) redo the floors in our beautiful refurbished elevators. Our tile, Spicy Gumbo, is no longer manufactured or available to us. We also have a few repairs on our existing tile and no more tiles in reserve. Therefore, Charlie is going to try to "harvest" (his neat idea!) the tiles from the elevator floors to make necessary walkway and lobby matching tile repairs, then, put new coordinating tile on the elevator floors.



At a little later date, we'll have Charlie replace the old, stained pavers going from the parking lot to our front door lobbies. Meanwhile, Charlie is gathering samples and checking on availability of proper materials. We'll keep you posted!

For many years we have had the privilege of working with Lee Ann Rosengarten as our Property Manager. Vesta has grown and added more Condo Associations over the years and they have been forced to reorganize and shift accounts. Our new manager is Robert Giro. We thank Lee Ann for all her hard work and support of Casa Bonita One.

Condo Documents Ratification



Thank you all who participated in the voting process to revise our Condo Documents. We had nearly a 90% response with forty two yes votes, one no vote and only eleven not responding. That was a tremendous response knowing how difficult and time consuming it is to read through these documents.

As you know, our core documents dated back to the creations of our association with only a few modifications over the years. The task to rewrite them began about 8 years ago but the difficulty to fix them caused us to hit many road-blocks. The decision to start from scratch finally became clearly the only approach. Alan Feingold, working with our attorney, created a base set of documents that conformed with current Florida Law. Once the baseline was established a group of past and current board members began to massage them to represent the culture at Casa Bonita.

On Friday June 15th at a special board meeting, the votes were tallied and the new documents won with 83% of the vote. Our lawyer will now file those documents with the State, and our New Documents will become official.

Going forward, we tried to write the documents with the flexibility to automatically adhere to new Florida law without having to rewrite them. However, changes will need to be made from time to time. If change is required we should be able to add, change or delete sections without a major rewrite.

Thanks again for your patience and support. The board truly appreciates your continued commitment to make Casa Bonita 1 the slice of paradise we have all come to enjoy.

Lease / Rentals

REMINDER: When you are leasing your unit, you are required to submit a lease application at least ten (10) days before the beginning of the lease term as well as a lease application fee in the amount of \$100. Make checks made payable to the "Casa Bonita I Condominium Association" and mail them to our Management Company.

As an owner you are responsible to govern your tenants and to **provide to them a copy of the Rules and Regulations of the building** (You may get a current list of rules on our website: <http://www.casabonitaone.com/rules-and-regulations.html>)

The **minimum term your unit may be leased is 30 days**. This requirement ensuring that the building does not play host to guests with a short term, "hotel" mentality. In addition, rentals of less than 30 days could change the building's classification status from "residential" to "commercial", resulting in more stringent fire code requirements, such as sprinklers throughout the building as well as increased insurance costs for all owners. There have been Casa Bonita 1 rentals recently found on rental sites like VRBO, offering lease terms from "1-30 nights", leading readers to believe that short term stays are available. Please remember short term rentals are not possible under our current classification and documents. To get a copy of our Lease Application Form please contact our Property Manager, Robert Giro or visit our website: <http://www.casabonitaone.com/forms.html>

Rules, Regulations & Reminders

Remodel / Flooring:

Are you planning to remodel your unit? You are required to complete an Architectural Change Form with information about your planned modifications. Please contact our Property Manager, Robert Giro for a copy of that form or visit our website: <http://www.casabonitaone.com/forms.html>

We know of many limitations and quirky construction issues in our building. The completion and approval of the Architectural Change Document will no doubt save you time and money by ensuring the modifications are done properly.

As a board we have done extensive research regarding the best products to use on our floors to ensure an adequate sound barrier and floor protection. All owners must install an approved underlayment under all non-carpeted floors.

Tile: ProFlex® 90 mil or an engineering equivalent. Please **NOTE:** Pro-Flex® is available in 3 thicknesses 40, 70, and 90 mils. You must use Pro-Flex® 90 mil.

Vinyl Floor and wood floor: **FloorMuffler® Flex 10.0** or an engineering equivalent. It can be used in Floating, Nail down, and Double glue down installations. Please **NOTE:** FloorMuffler® is available in 3 thicknesses 2,5,10. You must use Floor Muffler Flex 10.

Wood: DeciBLOK™MC is also approved for none ceramic tile application. DeciBLOK MC™ features moisture control to keep wood and laminate floors dry as well as a sound barrier.

Smoking Re- strictions



One change to our Documents is the smoking restrictions. We are conforming to the Florida Clean Indoor Air Act., for the safety and welfare of Unit Owners, Lessees, Guests, Visitors and Contractors.

CB1 limits smoking to the following areas:

- ♥A. Within the walls of the unit. "Within the walls" is defined as having all openings to the outside closed. (all windows and doors to the outside must be closed)
- ♥B. Inside a closed vehicle on the Common Element parking lots.
- ♥C. On the Common Element tables near the shuffle board courts.

No Smoking Allowed

Secondary smoke is very harmful and is to be avoided to the same extent as primary smoking. In order to assure the safety and welfare of our residents and visitors, Smoking and vaping are expressly **prohibited** in the following common areas:

- ♥Lobbies and elevators
- ♥The pool
- ♥Grill
- ♥Patio
- ♥Walkways on each floor
- ♥All other public areas on our property.

Smoking is prohibited on individual unit lanais unless enclosed in glass.

Florida Is #1 For Sea Turtles

Ninety percent of all sea turtle nesting in the United States occurs in Florida. To help our nighttime nesters all outdoor lights on the gulf side of our building are off from May 1 until November 1. Remember to close shutters and/or drapes to block bright lights from your condo windows on the west side of the building. There are volunteers working with beach patrols during the night and early morning hours looking for turtle nests and lighting violations. Owners can be cited for lighting violations and receive a fine. This is where I insert a possible sea turtle commercial reminder, "We'll leave the lights **OFF** for you." Information about turtle regulations and protection: <http://myfwc.com/wildlifehabitats/>



Beach Concerns by Mary Ellen Rain

Big Carlos Pass Bridge Project



There has not been much news re the status of the project which has caused some of us to begin to check with each other on "what's happening"! As we all know, many things stop, or at least slow down in the summer here. However, some of us feel we can't wait until fall to continue this quest.

Making sure that a causeway/bridge/or equivalent is at least being considered as a possible added exit from Estero Blvd., across the bay, to the mainland (and on to Rt. 41 or I 75), along with the Project's other ideas is imperative. For the future evacuation/traffic control/etc. from both Bonita Beach and Fort Myers Beach, it's crucial that we face and solve the problem of ONLY TWO WAYS OFF THESE BEACHES - MANTANZES BRIDGE AND BONITA BEACH ROAD!!

The BBA and others have asked the Bonita Springs Council to invite some authorities on the Project to come and speak to the Community to update us, and to hear our concerns and suggestions...Will let you know what happens...

For more info or details on the Big Carlos Bridge Project please visit their website: www.bigcarlosbridgeproject.com

If you are interested in learning more about the Bonita Beach Association (BBA) visit their website: bonitabeachassociation.com or contact Mary Ellen: 239-992-4048

Change To Your Summit Phone Bill:

Effective July 1, the Network Access Charge (NAC) fee will be adjusted to all phone customers. Residential phone customers will realize a \$2.00 per line Network Access Charge increase applied to their account.

Beach Property Rights

Fort Walton Beach, FL "opened a can of worms" in the past months, by taking away private beach property and making it public. It's all a little hazy to most people, and has not been properly reported in the press. Therefore, we, the CB 1 Board are following this issue closely, have researched (and continue to do so) the issue, and have taken the following steps to insure our CB 1 property Understand, we want to act, not overreact:

- ♥ We have marked the south property line with a nice looking "Casa Bonita 1 Private Property" sign.
- ♥ We will be meeting with the Hickory Island Condo Associations (HICA) group in October and sharing a Beach Surveyor who will survey and mark our properties as necessary.
- ♥ We will continue to find out FACTS, along with our neighbors on the beach, and act accordingly to do what is best for CB 1.

FREEZER TIP

Store an ice cube or two in a sealed plastic bag or small container in the freezer; a sealed bag/container is important so the ice cube doesn't evaporate and disappear. If the ice cube has melted down from its original shape, you'll know the power was off for an extended period of time

Our Website:

www.casabonitaone.com

Recycle Please:

Do not dispose of any plastic bags in the Recycle Bins.

Recycle only clean items, not those soiled by food or grease.

Recycle paper, plastic, metal and glass.

No shredded paper

Thank you



Are You Prepared For Storm Season?

Storm Preparation

Verify all your shutters are functioning properly

Verify all your exterior doors close and lock properly

If you own a bike move it into your unit.

Empty your freezer of meat and other items that might ruin your freezer if we are without power for a couple of weeks.

Storm Warning

Verify your shutters are tightly closed.

Verify all your doors are closed and locked.

Review recommendations of Bonita Springs: <https://www.bonitaspringschamber.com/guide-hurricane-preparedness/>

Storm Imminent (In residence)

Listen to local TV and Radio for evacuation plans. If you are directed by local authorities to evacuate, please do so as soon as possible. (do not wait until the last minute)

The board strongly recommends everyone evacuate the building even it isn't mandatory.

If you are in resident and plan to return immediately after the storm, ensure you have plenty of non perishable food and water as well as a supply of water for sanitary purpose such as cleaning and flushing toilets. Fill the bathtub and other larger containers with water for sanitary purposes.

Before you leave, turn off your water, turn off hot water tank, and open faucet in guest bathroom to relieve pressure from the pipe.

Before you evacuate you may want to turn your refrigerator and freezer to the lowest setting so it will stay cool/cold longer.

Turn off utilities **IF** instructed by TV/Radio.

EVACUATION

If you have renters or visitors in your unit, please instruct them to evacuate.

After the Storm

If you visit your unit after the storm you may need proof of ownership or residence in order to access the area and/or building. Remember to bring plenty of food, water, batteries and other supplies.

Casa Bonita One Management Company: Vesta Property Services, LLC
27180 Bay Landing Dr, Ste. 4, Bonita Springs, FL 34135

Property Manager: **Robert Giro,**

Office Phone: 239-947-4552 X220 **Email:** rgiro@vestapropertyservices.com

Board Members:

- ◆ President, **Bob Haberstroh**, Unit 306 231.468.9953 — rhaberst@yahoo.com
- ◆ Vice President, **William Cheal**, Unit 305 248.535.0313 — bikerbillc@comcast.net
- ◆ Secretary, **Mary Ellen Rain**, Unit 703 239.992.4048 — bilmarain@aol.com
- ◆ Treasurer, **Kevin Kennefick**, Unit 101 612.889.8184 — kkenefick@aol.com
- ◆ Director, **Karen Wood**, Unit 403 417.425.3255 — director@fahunger.org