

Casa Bonita I Newsletter November 2018

November 2018 Issue

Message From Bob



Leasing your Unit:

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 or our website.

SMOKING

Please inform your renters and guest we restrict smoking for the health of all individu-



We do not have an "on site" manager and we rely on all owners to report building issues and problems to our Vesta Property Manager Robert Giro 239-947-4552 X220

al in our building. See condo rules for more details.

Deliveries

Please discuss CB1 procedures with your delivery company. All furniture and appliance deliveries should take place at the **north end** of the building. Trucks should pull straight in and



back straight out when they leave. This entry and egress will minimize damage to the carports. The larger north elevator is specifically 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. **This process is used for all "drop off" deliveries.**

Trucks and cars parked on the north-side of the building block several resident parking spaces, so please do not allow vehicles to park in this area for more than a few minutes.

If you have hired a cleaner, workman, carpet cleaner, or other service provider please ask them to park their vehicle(s) in the overflow parking lot in front of Casa Grande in a space labeled CB1 Or instruct them to use **your** assigned parking space.

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Condo Board Activities



Grill Area:

We have had a slight delay on the grill project. We have replaced the grill and soon we plan to replace the wooden structure. We plan to use a maintenance free long life product. We are adding modifications to the current design to the store propane tanks and offer a added work surface.

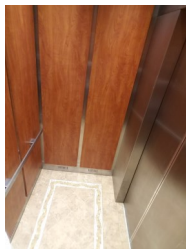
Lobby

Pipes: We have covered the exposed Elevator hydraulic pipes in both lobbies with a composite lumber. The pipe covers protect the pipes, lessen the "noise" and aesthetically enhance our lobby areas.



Modernized look for our Elevators

Last year we updated the wall and ceiling facade and installed low voltage lighting.



Now Our beautiful elevators are complete with beautiful new flooring. They are still slow but the ride is enjoyable. 😊

Superior Tile and Marble retiled our elevators with a modern design that complements the beautiful walls and lighting. They were able to harvest



some of the old tiles and repurpose them to replace broken tiles around the building. Over the spring/summer, we're hoping to replace the pavers coming into our main North and South entrances only, as part of our "lobby improvement plan". We'll keep you posted....

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: casabonitaone.com and look for the "FORMS" tab.



Don't forget to install sound barrier on your floor.

The Clubroom

The carpeted part of the Clubroom will be closed on Monday and Tuesday, November 26th and 27th for cleaning (with protection added) the carpet and all cushions and pil-

lows. This will give the items plenty of time to dry with no one walking or sitting on them. (The bathrooms, or course, will remain open.) We've signed up in the Clubroom Reservation Book for those two days as no one had many any reservations for the room at that time.



Landscaping

It may be fall but it looks like spring with all the new flowers and planting in our accent pots



and atriums.



Tree Trimming

It is that time of year again when we have our large tree trimmed. It has had quite a hair cut but don't worry it is resilient and will regrow and fill in.

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Shuffleboard Courts

Hurricane Irma left our shuffleboard courts in rough shape. Nidy Sports Construction repaired and resurfaced our shuffleboard courts and they are like new. We will invest in some new score keepers and we will be ready to play.



Next Project On The Horizon

We are still in the process of repairing damage caused by Hurricane Irma

Our next project will be to tackle the foot wash stations and steps leading to the beach. We have structural damage to our foot wash stations and we are missing a step at the north end of the building that leads to the beach.

Get Involved:

Are you interested in serving on **The Board of Directors**? Please contact our Building Manager Robert Giro via email for information and the application form. (see back page)

Perhaps you don't have time to serve on the board but you have expertise you are willing to share with the board?

We need expertise in many areas and welcome your experience and knowledge as we tackle future projects.

Areas of Expertise needed:

- ♥ Elevators (on-going need)
- ♥ Pool Equipment
- ♥ General Construction

Be mindful of your neighbors:

Most of us will never get use to the sounds of jackhammers, drills and hammers on the other side of our apartment wall but we all can take steps to minimize the noises that comes from our unit. **Please** try to do your part to reduce the noise in our building.

Here are a few suggestions:

- ♥ Try to avoid dragging chairs and other furniture across the floor.
- ♥ Don't allow workmen to start before 9:00 a.m. or work after 5:00 p.m. (unless there is an emergency).
- ♥ Keep your television and music at a reasonable sound level.
- ♥ If you workout or use work out equipment please consider your neighbors and avoid this activity late in the evening or very early morning.

Activities at Casa Bonita I

There are many interesting and interested people in our building!! In an attempt to make it easier to bring people of like interests together, we are starting a "Book Of Lists" for owners, renters, etc. to sign up for games (bridge, mah Jongg, dominos, etc.), sports (golf, tennis, shuffleboard, etc.), and any other activities (walking buddies, movie day/night, etc.). The yellow book will be housed in the first drawer of the buffet where the reservation book is kept. All may sign up with their name, unit #, telephone #, and dates they are here at CB 1. Then, all can look for a fourth for bridge, a partner for tennis, or rent a movie and watch it on the "big screen" together in the Clubroom. We hope this will be a nice "filler" that will just add to the wonderful building events that are already planned here for holidays and special events...Enjoy!

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.

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Our Beach Concerns

♥ There are a couple of organization on Little Hickory Island that work cooperatively to watch out for our property rights and issues.

♥ We will attend the meeting of the **Hickory Island Condo Associations (HICA)** group on Monday, November 12th. During the HICA meetings we discuss current challenges, legal issues, vendors and general operations regarding property ownership on the beach. One topic to be discussed on the 12th is new legislation that **may** affect our beach property rights. We will partner with other condo associations to share a Beach Surveyor who will survey and mark our properties **if necessary**. We have already posted the south property line with a nice looking "Casa Bonita 1 Private Property" sign. This is the first step in the process to secure our beach property.

Bonita Beach Association. (BBA) meetings will be held on Wednesdays, Jan. 23rd and March 20th at 6:00 PM, at the Bonita Shores Club on West Ave.

Also, the **Bonita Springs City Council meets** at City Hall on Bonita Beach Road on the first Wednesday. of each month at 5:30PM; and on the third Wednesday of each month at 9:00 AM.

If you attend a meeting please share information with the Condo board so we can keep our owners informed of the issues in our area.

Upcoming Events

November 22nd at 2:00 p.m. We will have **Thanksgiving Dinner**. We will take donations for the turkey and everyone can bring a side dish to share and their choice of drink.

Every other Monday starting January 7th will be **Game Night** in The Clubroom

Sunday, February 5th is a **Super Bowl Party** in The Clubroom

Sunday, February 10th is our **Owners Dinner**. *Owners Only*. details to follow

Monday, February 11th is our **Annual Owners Meeting** *Owners Only*

Please check The Clubroom bulletin board for more scheduled events. All owners, renters and friends are welcome unless otherwise stated on the notice

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 — kkennefick@aol.com
- ♦ Director, **Karen Wood**, Unit 403
417.425.3255 — director@fahunger.org

Our Website: www.casabonitaone.com

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