



Casa Bonita I Newsletter May 2019

May 2019 Issue



Letter from our President

A lot of very good accomplishments have been completed or are underway this year.

Lobby entrance travertine pavers

New barbeque area

All new foot wash area

Keyless entry to beach and pool

New cabana cabinet (Nov. 2019)

I would like to take a minute to talk about all of our electric water heaters. As you know the by-laws require all the owners to replace them every 10 years. Everyone shuts off their water when they are not staying in the condominium. The problem is we leave about 30 or 40 gallons that can leak down to all the condominiums below. There is nothing that we can do to stop that except to replace them on a regular basis. Our association is going to be sending a note/letter to every owner who has a water heater over 10 years old. Please reply to acknowledge the issue and provide a date when you plan to have it replaced (*see page 3 for some purchasing options*). We appreciate your support on this issue.

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

Owners Who Rent Their Units

An attempt was made to prepare a uniform packet of information/forms/etc. for all owners who rent their units to use. We found it was not possible to do so for many reasons, but one in particular: different realtors use different leasing forms

and owners use all different realtors! However, now that our Condo Docs are approved, we need to be sure that the main rules are followed by all involved in this area: rental of units. Therefore, the following are items you need to be aware of, and may want to be sure to share with your renters and other guests:

1. One month minimum rental
2. Complete a Lease Application Form for each renter/leaser
3. \$100 fee to be paid to Vesta Properties for each rental/lease each year.
4. Share the CB 1 Rules and Regulations (the current list can be found on our website).
No Pets
No Smoking
5. Share Parking Rules
6. Information on keys, entry codes, etc. 8)
7. Explain TV, phone, computer/internet access
8. Explain recycling and garbage differences
9. Explain your unit's water shut-off; shutter system; appliance use; etc.
10. We have no resident manager. Therefore, if you spill it, wipe it up; if you move it, put it back
11. Share all things pertinent to your particular unit. You will find more information on our website, www.casabonitaone.com, under RESIDENTS

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Condo Board Activities



Beach Wash Stations

Last month Elson and his crew finished repairing our beach stations. Hurricane Irma damaged some of the corner posts, stairs and vertical boards. Since we had to replace damaged foundation wood we decided to make a couple improvements. The improvements in the beach wash stations include:



1. Gray composite wood on all the horizontal surfaces and white plastic sleeves cover our posts.
2. A slightly larger footprint to allow more room for washing beach toys and furniture.
3. A small bench.
4. New legible signs placed on the beach side of the wash stations.

The plumbing is similar to what we had: a low foot/shoe wash shower head and a hose for rinsing off small children , ☺ umbrellas, chairs, carts, etc.

Yet to come, is a "shoe brush" to remove sand from your footwear.



North and South Entrances



Old



New

Charlie from Superior Tile and Marble (who tiled our, "still beautiful" walkways and deck!) finished laying the travertine "pavers" at both our entrances. They are beautiful, non-slip, and lasting. The color looks great with our Spicy Gumbo walkways, and will look good in the future with whatever color the building is painted. Charlie also sealed the pavers and both elevator floors at this time. Therefore, this is yet another completed project. Thanks for everybody's patience and support.

PLEASE TAKE OUR SURVEY IF YOU HAVEN'T ALREADY DONE SO



Click on survey link OR From our website:

www.casabonitaone.com
2nd Tab labeled:
"2019 Survey"

Results To-Date

Survey Summary --

39 responses

Hurricane protection

- ♥ Roll Down Shutters 18
- ♥ Accordion Shutters 1
- ♥ Glass Hurricane 8

- ♥ Of those taking survey 12 didn't reply to this question

Use Home Service while unit is unoccupied

- ♥ Yes 19
- ♥ Full Time 2
- ♥ NO Service 4
- ♥ Of those taking survey 14 didn't reply to this question

Cleaning Air Conditioner line

- ♥ Yes -29
- ♥ NO -4 -----
- ♥ Need more information -3
- ♥ Of those taking survey 3 didn't reply to this question

Plans to Remodel

- ♥ Yes—4

Knowledge of Sub-flooring requirements

- ♥ Yes—24
- ♥ No—1
- ♥ Need more information -1
- ♥ Of those taking the survey 13 did not respond to this question.

Age of Water Heater

- ♥ Older than 10 years—5
- ♥ Under 10 years—33
- ♥ No reply to survey or this question —16

Over the weeks ahead we will be contacting you if you have **not responded** to the CB 1 Survey. (There may have been a "computer glitch" that kept you from receiving or answering all the items on the survey...We apologize.) However, a survey is only valid and helpful if we hear from everyone. Therefore we'll be following up. Thanks for responding when contacted...We appreciate it!

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Condo News and Information

Water Heaters There are so many different options for a water heater replacement and installation we decided to present to you some of the basics.

In our units we have 38-40 gallon lowboy water heaters. There are two major suppliers of this type of water heater. Rheem and Bradford White (although there may be others). In general terms they are both rated pretty good. One site gives Rheem a higher rating and another gives Bradford White a higher rating. So here are the facts as we know them.

Both companies have been in business for many years and produce a quality heater. Currently the Rheem units are made in Mexico and that is a step they have taken to minimize the cost of their units. Bradford White units are made in the U.S. to remain competitive they may use thinner metal. Both offer 6 year guarantees but the Rheem also offers a 2nd model and it comes

with a 10 year guarantee. Both of the 6 year guaranteed units seem to average a life of 10-13 years. The 10 year guaranteed unit from Rheem has a secondary anode and therefore will last longer and in heat water faster. We contacted 3 local installers and asked for estimates for installation. NOTE: this is for the basic installation, there may be additional expenses if you require a new shut off valve, water pan or pressure valve.

If you are planning a D.Y.I. water heater replacement; Home Depot, Ace Hardware, Amazon, Lowes and Sears all carry short/lowboy water heaters, they range from \$392 to about \$828 depending on the model and shipping cost.

tank-less water heaters. If you plan to install a tank-less water heater we recommend you have your electrical capacity professionally checked and compare that to the manufacturers specifications. You also need to complete and submit an architectural change form to our Property Manager.

Company	Manufacturer	Cost for single in-	Group discount 3-4	Notes
D & D Plumbing	Bradford/White	\$730	\$700 3 or more in a single day	Price includes Metal pan
Lezgus	Rheem	Will need to see the unit to give an estimate		
Water Heaters Direct	Rheem—Pro Classic Single Anode operation	Sale \$850	No discount offered because of current sale	Pan not included: Metal \$79 / Plastic Pan \$39
Water Heaters Direct	Rheem –Pro Classic with 2 Anodes	\$1,139	No discount offered because of current sale	

"Bird Diversion" Status

Especially in the spring and summer, we seem to get LOTS of birds around our pool, and building in general. Of course, they leave their "calling card" everywhere which is unsightly and unhealthy! Therefore, the Board has approved installation of several bird deterrents on the roof and around the pool/deck. We'll see how it works out.

New "Plants" at the Entrances

The Board voted to replace the old, discolored ferns at our entrances. They served us well! So, by the time you return in the fall, hopefully there will be new greenery in the entrance lobbies.



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Condo News

Access to Pool, Building and Beach

In our beautiful beach environment, is wonderful for us but our hinges and locks do not like the salt and sand. The functionality of the lock mechanisms has been and will continue to be an ongoing challenge for the Association. We had "industrial grade" locks/cylinders installed on the gates. Over time salt, sand and the **wrong lubricant** (WD40) cause our locks to malfunction. The wind and rain of Hurricane Irma added salt and sand to our locks and it proved to be too much for them. Instead of replacing the lock with the "same thing" the Board decided to search for different and hopefully better options for our property.

The Board believes our Owners want to keep the building, beach and pool restricted to Owners and Renters and therefore we need to have secured doors and gates. So we started the process one step at a time.

1. The first step was to enable a code system to enter our "Front Doors" and the use of motion detectors to control the egress for those doors.

2. Next we searched for a different solution for the beach gates. The Board feels we need to keep these gates locked to ensure we don't act as "spill over" for the public beach parking. We searched and found a Marine Grade mechanical lock. We have installed these locks on both of the beach gates. They operate with a code (no need for a key). The use of the "C" key is to "clear" any error or

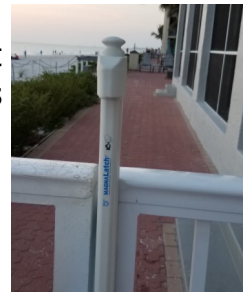


mistyped code. You will be well served to always start by depressing the "C" key and clear the information entered by the previous

NOTE: WD40 works great "up north" and most of us use it to lubricate anything that squeaks. We appreciate your willingness to help but please **DO NOT use WD40** on any locks in the building

guest. Follow that "C" with the code. Our goal will be to eventually have only one code for both the front doors and the beach gates.

3. Our next step was the pool gates. We discussed at great length the need to have locks and/or secured closures. At this time we do not have a key or coded lock on the pool gates. We have installed a child-proof system to allow gate access by adults. We would like your help to monitor the pool and ensure **only** our Owners and Renters are using the pool. If we later get feedback there is an issue of unauthorized use we will make the necessary changes.



Turtle Season

Remember turtle season is from May 1st until November 1st. Fourteen outdoor lights located on the gulf-side and north and south ends of our building will not be illuminated during this season.

Please remember to close shutters and/or drapes or blinds to block bright lights from your condo windows located in these areas. There are volunteers working with beach patrol 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 for not complying with the rules.

REMEMBER: We do not have an "on site" manager Please report building issues and problems to our Vesta Property Manager James Tanigawa 239-947-4552

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Condo News



Update on Special Assessment for Irma

As of right now we have spent a little more than 75% of the money we assessed the owners to fix or replace damaged property from Hurricane Irma. The spending was pretty evenly split between building, elevators, and grounds repairs, with the balance going to pool repairs. The electrical areas like elevators and pool equipment may continue to fail due to moisture issues that don't appear right away. Our grill area and beach foot wash stations received some damage and we did some updating and improvements as part of the repair. When we close out our Irma spending we will need to decide how to allocate the balance remaining. While a decision has not been made, it is most likely we will hold any remaining reserve balance to either reduce or eliminate the need for another special assessment.



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, James for a copy of that form or visit our website:

casabonitaone.com

and look for the "FORMS" tab.

Don't forget to install a CB1 approved sound barrier on your floor.



Condo Living:

Most of us will never get used 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.

Garbage Disposal

If your garbage disposal fails please consider NOT replacing it. The misuse of garbage disposals have caused water damage in the first floor units.

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, Karen Wood , Unit 403 | 417-425-3255 — Karen@fahunger.org |
| ♦ Treasurer, Kevin Kennefick , Unit 101 | 612-889-8184 — kkennefick@aol.com |
| ♦ Director, Mary Ellen Rain , Unit 703 | 239-992-4048 — bilmarain@aol.com |

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

Property Manager: **James Tanigawa**, **Office Phone:** 239-947-4552

Email: jtanicawa@vestapropertyservices.com

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2018-2019 Season Events

Organized Events in The Club Room and on The Beach

We are very lucky to have friendly and active owners and renters at Casa Bonita One. We want to thank everyone for participating and helping ensure safe and fun events. Please understand everyone is welcome to these events unless otherwise stated in the "reservation book".

We do not use Association Fees for social events for other than the Owners Dinner. All other events are paid for by individuals.

If you want to organize an event or reserve The Club room for a private event you can do so by make a "reservation" in The Blue Book located in the first drawer of the buffet in The Club Room. Inside the book you will find the guidelines to reserve the room. Please note the room may not be reserved on holidays or special event days.

Annual Beach Boil:

Thanks again to Kevin and Pat, Jack and Barb and Jim and Marlene for organizing the event and cooking a WONDERFUL meal. We had 40 people attend the Beach Boil this year. A big THANK YOU to everyone who helped make this event a huge success.



Bocce Ball

If you attended or watched this even you now know who has athletic talent and who doesn't. We had a wonderful turn-out for the Bocce Ball Tournament. A good time was had by all. Jack Grasman organized the event and rewarded the winner with a prize.

Game Nights



Cards, Mahjong, Trivia and social gatherings are always enjoyable.



Holiday Decorations:

Dave Clinkenbeard designs the building display and several people help with de-tangling, testing and installing the lights. We use LED lights to conserve energy and they make a bright and beautiful display.



Sunset

"There is nothing like a beautiful sunset to end a healthy day" — Rachel Boston

