



Casa Bonita I Newsletter March 2020

March 2020 Issue



Letter from our President

The membership of our Board of Directors has changed as of this winter season. Bill Cheal and Karen Wood have decided to take a break from The Board

for a while, but continue to support the association. Vincent Bonanno and Doug Parker have agreed to serve our Association as Board Members. The 2020 Board of Directors are as follows:

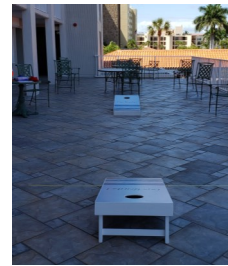
President-	Bob Haberstroh	306
Vice Pres.	Doug Parker	302
Treasurer	Kevin Kennefick	101
Secretary	Vincent Bonanno	307
Director	Mary Ellen Rain	703

I would like to give a special thanks to Bill and Karen. After 6 years of dedicated service to our association both Bill and Karen will leave a void that is going to be impossible to fill. They both truly made a big difference in how well CBI is managed. The good news is they are going to continue to support our efforts as we move along.

When you away for more than 24 hours, remember the main water valve (located in your laundry room) and water heater breaker should be turned "off". When the water is turned off, also remember to turn off the refrigerator icemaker. Open the guest bathtub water faucet to relieve pressure and avoid water damage. If you get up north and are not sure it is off give one of us a call and we will double check for you.

As always, any comments or suggestions please contact me at 231.468.9953 Have safe travels, **STAY HEALTHY** and have a great summer.

Bob Haberstroh, President.



New Games

A BIG THANK YOU to the owners who donated two wonderful games; beautiful Corn Hole and Ladder ball games. The donors want to remain anonymous. We have already used the Corn hole game during our self isolation time. Everybody please enjoy these new games. They are stored in the locker area. Please clean them and return them to storage after you use them.

Keep Our Property Looking Nice

Please do not pull the shopping cart or other property through the atriums. Twice, this season we have had plants pulled from the ground. Also do not dump your mop bucket in the atrium because the cleaning chemicals will kill the plants. If you use the area by the shuffleboard for smoking please clean up after yourself.

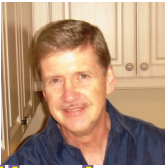


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Condo Board Activities

Changing of the Guard



Bill acted as our unofficial "on-site" property manager handling everything from direction arrows on the doors to redesigning our water pumping system. THANK YOU BILL. Bill is still willing to help, time permitting, but he is working on some long overdue projects and taking a few motorcycle excursions. ENJOY!

Thank you



Karen Wood is also leaving the board to focus on some personal projects. She will still help plan social events, update our website: www.casaboniteone.com compile the newsletter.

Our two new Board Members are Vince Bonanno and Doug Parker.

Vince Bonanno is the Secretary of The Board. Vince was born and raised in New England and is currently New Hampshire resident. Vince and Linda (Gormley) have two grown children, 3 granddaughters. They fell in love with Bonita Springs 33 years ago. They have owned at Casa Bonita One since 1987. He enjoys time with family, travel, skiing, boating, dining, and most outdoor activity.

His civic activities include former Member of Haverhill, MA

Rotary Club and Past President, current Board member of North Reading, MA Diamond Club, a member of SWF Freedom Boat Club.

Vince is a partner of JFS Acquisitions. He is a licensed Real Estate agent in MA and NH. His professional history includes: President of Consumer Electronics Services Company and a Senior Director for Ingram Micro.

Doug Parker joins the



board as the Vice-President.

Originally from Boston, Doug and his family have lived in Naples for the past 16 years. They now live in Casa Bonita 1 in unit 302. They have two grown sons and two grandchildren.

As a family they own and operate Auto Tran, Inc. which manufactures and distributes Pad Printing, Screen Printing, Hot Stamping and Laser Engraving Equipment and Supplies throughout the United States. Doug, founded Auto Tran in September of 2001. He has over 38 years of experience in the Pad Printing, Screen Printing and Hot Stamping industries.



Making A Good Thing Better

The Board has approved Charlie Koppe from Superior Tile and Marble (our excellent tile installer!) to

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

tile the North and South vestibules to "almost" match the travertine entry ramps. The "almost" is because the entry ramps' travertine is over an inch thick, but because of the concrete slab floor in each entry, and the need to open the doors into the vestibules, we must use the thinner tile version of the travertine in the vestibules. When they are sealed, they should look very similar to the ramps for a more cohesive look to our entries.



Charlie will start on this project, and some other repairs, when he is able to get the materials, when the building has fewer people, and when there is no further sequester.

Exterior Doors and Walls.

Our documents restrict owners from modifying the exterior look of their entry way and door with three exceptions:

1. Door Bell (including Ring Door bells)
2. Small Exterior Light
3. Schlage digital lock

If you are adding any of these items please make sure the items are small, nice looking and will not obstruct passersby.

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Condo News

An Interesting 2020 Season

Between October and March we had a beautiful season with sun, water and fun. We didn't have any idea how our world would change with the onset of a virus. We are very lucky to have friendly active owners and renters at Casa Bonita One. We want to thank everyone for participating and helping ensure safe and fun events.

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. Forty six people attended the beach boil.



Bocce Ball

We had a great turn out for our Bocce Ball tournament. If you participated or watched this even you now know who has athletic talent and who doesn't. Jack Grasman organized the event and rewarded the winners with a prize.



Other Events: Our beautiful club room is use frequently and enjoyed by many. Some of the events include; Thanksgiving dinner, a super bowl party, our annual meeting and reception, as well as many other events. Thank you for your participation.



Landscaping and General Maintenance



Every year we have many general maintenance issues. After a harsh summer we need to give extra attention to our landscaping, cabana storage, grill as well as the surfaces around the pool and tables by the shuffleboard courts. This year was no different. We removed poor soil and added



healthy soil, laid new sod and flowers. We had the surface around the pool and shuffleboard courts power washed. We replaced the cabana storage "garage". It was under warranty so the replacement didn't cost the association a penny (other than labor).

For up-to-date information on Covid-19:

<https://floridahealthcovid19.gov/>
http://www.cityofbonitasprings.org/news/what_s_new/news_47
<https://www.cdc.gov/coronavirus/2019-ncov/>

Our Website: www.casabonitaone.com

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Co

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

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.

Rental Units

Please abide by our rules:

- One month minimum rental
- Complete and file a Lease Application Form for each renter/leaser each year.
- Share the CB 1 Rules and Regulations (the current list can be found on our website).

Reminders: No Pets, Smoking limitations



- Provide your renters with information regarding access to The Club Room, pool and beach. (entry codes and your keys)
- Explain TV, phone, computer/internet access
- Explain recycling and garbage differences
- Explain your unit's water shut-off; shutter system; appliance use; etc.

We have no resident manager, please instruct them how to handle any issues that may arise in your unit. .

Corona Virus

None of us saw this crisis coming but we are in the middle of it and we need to work together to avoid illness. At this point in time we are happy to report we don't have ANY reported cases of Covid-19 in our building. We hope and pray that will not change.

We want to remind you and ask that you inform your family, friends and renters that we only clean The Club Room and common areas twice a week.

Everyone should be aware you are

USING OUR COMMON AREAS AT YOUR OWN RISK. Each person should take the necessary steps to sanitize door handles and other items in our common areas before they use them. The Board of Directors of Casa Bonita One wants to remind you (visitors, residents, and workers) that you are personally responsible to adhere to Bonita Springs, Lee County and the State of Florida recommendations and orders. Please take care and be safe.

Board Members:

- ♦ President, Bob Haberstroh, Unit 306 231-468-9953 —rhaberst@yahoo.com
- ♦ Vice President, Doug Parker, Unit 302 239-293-2250 —dparker@autotran.net
- ♦ Secretary, Vince Bonanno, Unit 307 508 641-2605 — vincent.bonanno@yahoo.com
- ♦ 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: **Lindsay Ruiz**, Office Phone: 239-947-4552

Email: lruiz@vestapropertyservices.com