



Casa Bonita I Newsletter September 2020



September 2020 Issue



Hurricane Season

Hurricane Season is June 1—November 30. Please take a few minutes to review the suggestions from Lee County regarding hurricane season:

<https://www.leegov.com/hurricane>



Letter from our President

At Casa Bonita I we are having J.R. Evans Engineering. Work on a FEMA flood zone rating revision for our property from

VE to AE. We are doing this to reduce our flood insurance cost about 50% (from \$70,000 to \$35,000). J.R. Evans told me the proposal to revise the flood map in our area is on target and should be complete by the end of September.

Building Roof — GOOD NEWS

Advanced Roofing installed a new coating on our building's roof in April 2017. They returned this summer and performed an inspection and discovered a couple of issues. They made several repairs at no cost to CB1 because their work is still under warranty.

Parking Challenges

During the self quarantine we had a problem with unauthorized cars parked on our lot. So, in June we purchased and posted three signs from Xtreme Recovery & Transport Inc. warning people about unauthorized parking on our property.

Water Management

1. This year 16 units replaced there Master Water Valve (the water shutoff in your laundry room). Gate valves are no longer used as the master shut off in any of our units (only ball valves).



Reminder: We are still in the middle of "**Turtle Season**" it ends on October 31st. Please remember to keep your drapes closed in the evening and at night. If you use The Club Room in the evening please close the blinds and limit the amount of light illuminating the room.



They are hatching



2. With the help of two plumbing companies we considered a proposal to have water shutoff valves installed for all 7 stacks. This seemed like a good idea, but the modification required in the first floor units was extensive and impractical.

3. In our mechanical/utility room we replaced our 2 1/2" plastic water pipe with copper and replaced all gate valves with 2 1/2" brass ball valve. In the future this will make it a lot easier and safer to manage our water supply.

As always, please contact me with any comments or suggestions at 231.468.9953. STAY HEALTHY.

Bob Haberstroh, President.

Topics	Page
Letter from The President	1
Hurricane Season / Turtle Season	1
Tile Work	2
Implementation Of Our Vegetation Buffer On The Beach.	2
Covid-19 & Casa Bonita One	2
Fire Pumps	3
Digital Locks	3
Unit Rental Guidelines	3

Casa Bonita I September 2020 Newsletter

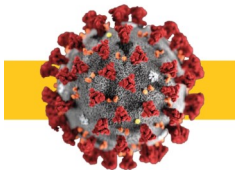
Condo News

Tile Work at Entries and Elsewhere

Charlie Koppe from Superior Tile and Marble has finished the Travertine marble at both entry vestibules. He did a wonderful job, and the entry ramps and vestibules now look seamless and finished".



Charlie also repaired several cracked tiles on the walkways, and finished the floor in the Clubroom closet where the old hot water tank sat. (Wisely, as the room calls for minimum hot water usage, a tankless hot water system was chosen for the clubroom some time ago when the hot water heater needed to be replaced.)

**Covid-19 and CB 1**

Happily, at the present time, CB 1 is "Covid free"! Our cleaning crew has done a fine job of cleaning and sanitizing our building wherever and whenever possible. Clear plastic sheets

have been taped over the elevator and entry code buttons for ease of cleaning, and lobbies, and door handles, etc. are given extra attention.



Occupants are wearing masks and gloves, using sanitizing wipes, and following recommended Guidelines when appropriate (Social distancing, etc.). **"Use at your own risk"** signs have been posted at the pool and Clubroom.

Most businesses have opened following the Guidelines, even if they are only allowed a certain percentage of occupancy. Masks are required. It surely is different to see people lined up outside of Sam's Club (and elsewhere), six feet apart, waiting for someone to come out so the next one can go in! Lots of changes!

We wish good health to ALL...We WILL get through this!

Mary Ellen Rain, 239-992-4048

**Implementation Of Our Vegetation Buffer On The Beach.**

from_Doug Parker

Vegetated buffers are strips of shrubs, and other plants (other than lawn). These buffers absorb storm water, slow its overland flow, and break the direct impact of raindrops or wave

splash. The plant roots also bind and secure soils and help improve the stability of the area.

At the beginning of May, we started our Vegetation Buffer Project with the intent of reducing our property insurance costs. We evaluated several plants that are able to withstand the harsh environment of the beach.

We chose Bay Cedars because of their hearty nature and the fact that they will spread out and stay relatively short as they mature, keeping our long term maintenance costs in mind. We decided to plant (150) 15 gallon Bay Cedar bushes so we could realize the saving this year.



J.R. Engineering (who is handling the submission to FEMA) inspected the plantings, approved our work and completed the application to modify the Flood Plain. Currently we are awaiting the final approval from FEMA to reclassify Casa Bonita One's flood classification.

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

Casa Bonita I September 2020 Newsletter

Condo News



FIRE PUMPS

Our building is equipped with a fire pump



designed to insure pressure to every level of our building. The fire code required this back in the 70's when our building was constructed. Today fire trucks can easily reach our 8 floors without using our system and it is faster and safer for them to do so.

Knowing our system was old, unnecessary, and subject to failure, we had planned to remove the pump. City fire codes require that if you have the pump it must pass fire inspections 4 time a year, whether we need the pump or not. Government Logic?

Our pump recently failed. It cost us over \$2000 to temporarily fix it. We know it will continue to fail. We told the city we want to remove it but they said "no". They want us to maintain it even though the pump isn't necessary. It will cost us over \$32,000 to replace the **unnecessary** pump. We intend to communicate with the city until they listen to reason. 😊



Digital Locks for Units

Several owners currently use the digital Schlage locks. They allow flexibility and remote access. Vince recently installed the Schlage Encode Smart WiFi deadbolt in his unit. If



you are interested in purchasing a lock for your unit here are a few tips. **Visit our website for a list of contractors**

You will need:

1. a locksmith to modify the lock to conform to our key system.
2. WiFi access to program the lock remotely.
3. to change the batteries annually.
4. to make sure it has a satin finish

You will have the ability to:

1. set up specific codes for different users.
2. remotely change the lock code. (perhaps after each renter):

Please take time to read the product information for the full details.

NOTE: All unit locks must conform to our Master Key System.

Do You Rent Your Unit?

Please take time to review CB1 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). Please remind them we **do not accept pets** and also explain our **smoking policy**.
- ♥ Provide your renters with information regarding access to The Club Room, pool and beach. (entry codes and your keys)
- ♥ Explain recycling and garbage disposal
- ♥ Explain your unit's water shut-off; shutter system; appliance use; etc.

Most of our owners have installed a plumbing access panel in the master or guest bathroom. This allows us to quickly track the source of a water leak. If you haven't done so please install an access panel.

Our Website: www.casabonitaone.com

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