



Casa Bonita I Newsletter January 2021



January 2021 Issue



Letter from our President

In Florida we are somewhat at the mercy of insurance companies when setting our budget.

Insurance coverage is our largest expenditure. There are only a few insurance companies that will cover beach front property in Florida. We work closely with an Insurance broker to get the best coverage from the most financially stable Insurance Companies.

The only other recourse for reducing our insurance cost is to reduce our risk. We have added plants to secure our beach from flood erosion. In doing so we have reduced our risk. The modification to the FEMA flood plan will lower our insurance premium.

We are in the final phase of this revision and we hope to lower our flood insurance by about \$35,000 per year.

In less than 90 days we should have the revised report and flood map from FEMA. Once we have the revised report we will once again contact our insurance providers and request a reduction in our premiums.

Parking Challenges

We have a problem with unauthorized cars parked on our lot. Last year we purchased and posted three signs warning people about unauthorized parking on our property. If you see a car arrive and people go directly to the beach please remind them our lot is for our residents. It is not enough for someone to know a name and unit number they must actually be there to visit that person.

If you have friends or relatives who would like to go to the beach and use our parking **they must actually visit your unit.** If they are not coming to visit you, they must use the Public Beach Parking (access point #10) south of our property.

Annual Meeting

On February 08, 2021 at 7:30 p.m. we will hold our annual owners meeting in The Clubroom. We will try to maintain distance and wear masks but if you are not comfortable attending the meeting in person you may join the meeting via Microsoft Team. See Details below. **Please remember to sign your Proxy and mail or fax to Lee Ann Roush or one of The Board Members. (details on page 2)**

Click on the "Follow Me" icon to access the necessary link.



Take time **prior to the meeting** to set up the necessary application and adjust your computer settings.

You will need to allow the program to have access to your camera and microphone.

You will have three options:

1. Download the Windows App
2. Continue on using your current browser
3. Open your Teams App

Following Program Instructions

Then type your name and depress **JOIN**

During the meeting please MUTE your computer microphone to avoid background noise.

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Condo News

**Building Repair:**

In our harsh environment we have "normal" wear and tear on our building which needs to be addressed.

We received and accepted a quote from Mike Carroll, who was referred by Florida Paint, to repair the spawling and cracks at Unit 207 and "eyebrows" above 101.

Carport Repairs:

Once again we had damage on the north-side carport. Remember to meet Delivery Trucks and ask drivers to pull straight in and back straight out. This will avoid damage and expense.

**Implementation Of Our Vegetation Buffer On 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 planted 150, 15 gallon Bay Cedar bushes.

Once a quarter we will trim the bushes to help maintain our view and help the bushes "fill out" and offer even more protection to our beach.

**Motion Lights**

We have all entered the Trash Shoot rooms to find the lights "ON". This was happening quite a bit so the board decided to install motion lights. When you open the door the light will come on and

stay on for a couple of minutes and then automatically turn off. We have also installed motion lights in The Club Room bathrooms. We plan to also install motion lights in the storage locker room.

**Elevator**

Our elevators are old but still work pretty well for CBI residents. Please use with care. We currently have the buttons covered so we can clean and sanitize the panel without causing damage to the electronics.

Summit Broadband:

Summit added a few channels to their Channel Line UP. You can find a full list on our website:
108 BTN Over Flow, 96 Bonita City, 4 COZI, 202 Heros & Icons, 110 Newsmax, 95 Naples City, 82 NASA, 114 QVC2 and 222 Nick Music. <http://www.casabonitaone.com/tv--internet--phone.html>

Please be mindful of others. Take precautions when you are in common use areas, do not assume these areas are sanitized. Please Follow CDC Guidelines: Wear a mask, wash your hands frequently and maintain 6 feet social distance. Do not forget to collect your FREE Vitamin D from the SUN!!!!

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