



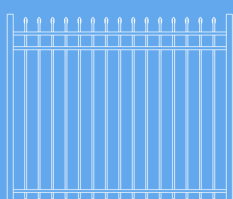
Casa Bonita One Newsletter

Special points of in- terest:

- Time To Remodel?
What You Need To Know.
- New Flooring Re-
quirements
- The Bunnies dine
on our grass and
flowers
- Spring Cleaning
- Flood Insurance
Update
- Even Sea Turtles
love CB1
- Protect our Eleva-
tors
- New Signs long
overdue
- Plans for Beach
Renovation
- New Application for
Summit Broadband

[casabonitaone
.com](http://casabonitaone.com)

Belmont Style Fence



Remodeling—Flooring Requirements

By Bob Haberstroh

Are you planning to remodel your unit?

You are required to complete an **ASSOCIATION RENOVATION PLAN Form** with information about your planned modifications. Please contact our Property Manager, Lee Ann for a copy of this form or visit our website where under the tab FORMS you will find all the forms we use at CB1.

Both interior and exterior flooring surfaces require specific underlayment products.

Interior Flooring:

Please ensure your installer is using an ap-
proved underlayment. The underlayment should go under all interior non-carpeted floor surfaces (tile, wood, laminate, etc.). Technology has advanced providing our building with better protection.

Casa Bonita I requires:

**PROFLEX SUPER SIM
-90 or Super SAM 125.**

CB1 no longer accepts
Pro-Flex® 90.

Exterior Protection:

Prior to laying new flooring on the Lanai you must ensure your contractor applies a waterproof membrane directly to the concrete prior to any flooring.

Casa Bonita I requires
**RedGuard Waterproofing
and Crack Prevention
Membrane..**

If you would like specifications of the underlayment, please send an email to Bob Haberstroh, rhaberst@yahoo.com. Bob has a PDF with the specifications of the required products.

Upgrading our Gates and Fence:

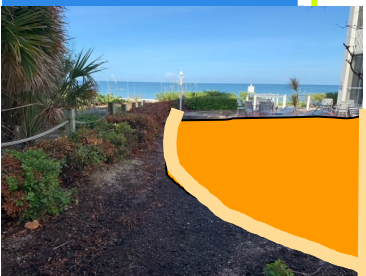
We have installed NEW fence and gates on the north and south sides of our building. You might ask, why did we get new gates and fences? We have had trespassers jumping over the old 4 foot fence. In doing so they were bending the post and the hinges were getting misaligned resulting in service and repair. The old fence and gate were jumper friendly.



The New and Improved Fences and Gates are 6 foot high, white aluminum with 4 foot wide gates. They are manufactured by Alumi-Guard and are constructed of industrial grade material. They were installed by: Carter Fence Company and the total cost was \$6,000.00. The new Fence is a very good quality, professionally installed. This should last many years. F.Y.I., It is the exact same fence at CBII.



The "Grassy" area at the South-end of the building.



AE flood zones along the coast of the U.S. are most concerned with flash flooding and hurricanes.



Bunnies 1, Association 0

by Doug Parker

We have been struggling to maintain the grass and landscaping on the south side of our building due to a large number of rabbits that live in the area. The board has decided to extend the paved area to the south-end of our property. This

will allow us to discontinue lawn and sprinkler maintenance for the grass, expand the "patio" area and improve storm drainage. The contractor has been selected and the pavers ordered. Unfortunately, like

with most construction materials, there is a long wait (about 20 weeks) for the pavers. We hope to have all the work completed by fall.

Insurance Credit For The Foliage On The Beach

by Kevin Kennefick

As you know, a year ago we planted bushes in front of our building for flood mitigation purposes. This flood mitigation resulted in a change in our flood rating from a VE to AE Zone. The flood zone change will provide a savings of

nearly \$45k per year on our annual flood insurance cost. Due to government requirements that allowed for a 3.5 month waiting period. The change wasn't effective until April 14th of 2021. We have received a credit for the portion of

this years effective period, and will benefit by the full year impact next year. This unfortunately does not help with the ever increasing cost of insurance for Wind Damage. It does provide a safer nesting area for the sea turtles.

Our Part To Prevent Beach Erosion

Our bushes are doing great, filling in well and seem to have rooted well. The bushes we choose are called Bay Cedars and are known for their hearty nature and their ability to handle our severe acidic beach conditions.

New Signs For The Building



We have started a project to revitalize our signage around the property. We started with the exterior signage around the

sitting areas and the pool. In addition, we added signs over the trash disposal areas on each floor, to remind everybody to bag all trash especially glass items. The "pool rules" sign will be updated and redone in the Fall.

REMINDER: When shopping for a new water heater or appliances keep in mind each unit has only

125 AMPS -

No Exceptions

It Is Nicer To Ride Than Take The Steps

by Mary Ellen Rain

For the most part, our elevators, though aging, are doing a trojan job (with inevitable breakdowns once in a while)! However, they do need TLC from each of us and our guests now more than ever.

A few reminders:

- ♦ Don't "punch" the buttons hard.
- ♦ Don't hold the doors open for long periods of time. This can cause problems with the motor and other timing elements.
- ♦ Don't track sand and/or water into the elevators. If you do, please clean it up. Sand in the elevator tracks can keep the doors from closing properly and eventually causes problems demanding a service call.

Keep Our Property Safe

- ♦ Water and sand can result in "slip and fall" accidents. Please rinse sand from your feet, toys and chairs before entering the building or using the walkways. If you track or spill water or sand, please clean it up.
- ♦ If using the grocery or hotel carts to unload items, please quickly return those carts to the end of the building where you borrowed them. Please remove all boxes and other trash from the cart before returning them.

Deliveries

- ♦ For deliveries of large items, please use the North elevator which is larger and more balanced to carry the load.
- ♦ Use elevator pads as necessary to protect the walls.

- ♦ Remind delivery companies to use the north driveway and drive straight in and back straight out (or back straight in and drive straight out) after their delivery. They should not try to circle around the front of the building because the corners or other areas of the carport roofs may be damaged.





A New Application To Evaluate Internet Communications with Summit Broadband

For the most part we are happy with Summit Broadband Cable TV and Internet but, occasionally we have problems. They have adapted a new Application named **RouteThis**. When you use the app, "RouteThis" runs a scan of your in-home Wi-Fi network to identify devices with slow connections, interference from other Wi-Fi networks, and other potential issues. After a scan, RouteThis will recommend troubleshooting steps without the need to call a Summit Broadband Technical Support Representative (TSR). But, If

Technical support is required the information may be shared with the Technician.

Visit the Play store or Appstore to download the app



When you run the app you will need to enter SUMT for the vendor code. For more information, visit the Summit Broadband website: (click on link) <https://support.summitbroadband.com/hc/en-us/articles/360054075814-RouteThis-Overview>

Beach Re-nourishment

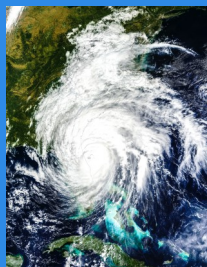
by Mary Ellen Rain

There's been a rumor that our beach may be re-nourished this fall. We could hope this might happen, but the fact is, the beach is scheduled for re-nourishment eve-

ry eight years, and our beach has about 2 years to go. However, the joint venture of State, County and City governments (each paying 1/3) WILL DO the re-nourishment (with NO EXTRA tax or

other payment from owners on Bonita Beach). At the present time, the State and County have already begun looking for sand sources.

We'll keep you posted!



HURRICANE SEASON Is Almost Upon Us!!

Please take time to review our website:

<http://www.casabonitaone.com/storm-preparation.html>

AND

Get the latest information from Lee County.
<https://www.leegov.com/publicsafety/emergencymanagement>

Rubbish and Recycle

Thanks to all our residents and guests that adhere to proper disposal and recycling. Please remind your family and renters to help keep us clean and safe.

Currently the trash and recycling are picked up twice per week; Monday and Thursday.

Here are a few guidelines to help:

- Please use plastic bags for trash
- Secure bag by tying prior to putting in trash shoot.

- Place loose items in dumpster at ground level.
- Renovation and construction debris needs to be taken off site by the contractor or owner. (see details below).



Recycle clean metal, paper, glass and plastic.



Spring Cleaning or Remodeling

When disposing of larger refuse items please do not fill the dumpster. You will need to make special pickup arrangements with Waste Management (WM).

1. Call Waste Management (239-334-1224) for "Special Pickup"
2. The Waste Management phone receptionist will solicit the name and address of our building.
3. Inform the receptionist of the type of item(s) they will remove. You also need to



tell WM where to find your pickup items: north or south ends of the building. Your items should be placed in your selected location not more than 24 hours before the special pickup. The receptionist will tell you the date for your pickup.

REMEMBER DO NOT Block:

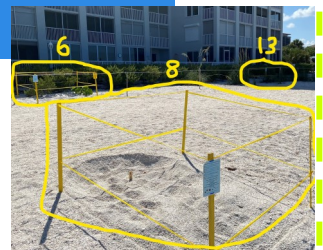
building entrances, walkways, trash dumpster doors, recycling bin gates with your items. **Waste Management will not pickup our trash if direct access to trash dumpsters and/or recycling bins are blocked.**

Even The Turtles Love CBI

It is "**Turtle Season**, until October 31st. Please remember to keep your drapes or shutters closed in the evening to restrict the amount of light shining on the beach.

Also, If you use The Club Room in the evening please close the blinds and limit the amount of light illuminating the room.

There are 65 turtle nest on Bonita Beach and three of them are near CBI.



If you see anyone near the nests please call 911

2020- 2021 Season Getting Back To Normal



Board Members & Property Manager

If you are using a digital copy, you may click on the photo of a manager to send an email message

Board Members:



Bob Haberstroh, President, Unit 306,
Email: rhaberst@yahoo.com
Phone: 231-468-9953



Doug Parker, Vice President, Unit 302,
Email: dparker@autotran.net
Phone: 239-293-2250



Vince Bonanno, Secretary, Unit 307,
Email: vincent.bonanno@yahoo.com
Phone: 508 641-2605



Kevin Kennefick, Treasurer, Unit 101,
Email: kkennefick@aol.com
phone: 612-889-8184



Mary Ellen Rain, Director, Unit 703
Email: bilmarain@aol.com
Phone: 239-992-4048 —

Association Manager

Vesta Property Services

27180 Bay Landing Dr, Ste. 4,

Bonita Springs, FL 34135

Fax: 239.495.1518



Lee Ann Roush,
239-947-4552

Email:

lroush@vestapropertyservices.com

From the Board

We look forward to seeing all of you this coming season. As always, thanks to all of you for your support and cooperation. Please call or email any or all the board members with comments, complaints, or suggestions. It is the only way we know your thoughts.

Have a healthy and safe summer