



Casa Bonita One Newsletter

Car Wash Station

Please use care when washing your car, spray water towards the street and not the cars parked west of the wash station,

THANK YOU

By Bob Haberstroh

Summit Broadband Update.

We are in the 5th year of a 10 year contract with Summit. Some people have noticed that new Summit customers like Casa Bonita Grande and Seascape are getting some new technologies like "voice activated remote", Internet Protocol television (IPTV), XPON, and 1000 Mbps x 1000 Mbps, etc.

With our bulk service the "voice activated remote" would be bundled with some other upgrades and some of the equipment in our electrical room would also have to be changed out. It

would be all of the units or nothing change. Depending on other extra things we do our cost would go up around \$9.00 - \$11.00 per unit per month. (\$5,800 - \$7,100 per year for CBI total)

When our contract is up in 5 years we will be in a much better position to negotiate new technology.

Property Security

The new 6 Foot Fence we had installed by Carter Fence Co. Is working just as intended, please do not give out our passcode to strangers.

Water Change Required To Pass Inspection

The 4" Building water supply and 6" Fire water supply, required new water backflow valves to be replaced. Florida Life Safety LLC is the company we have under contract to keep our equipment running efficiently.



Elevator Maintenance by Vince Bonanno

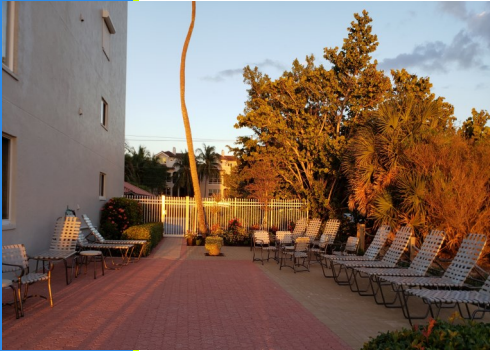
Our building will be having a special birthday next year. The current board is consistently engaged with our staff and outside contractors monitoring the condition.

To that end we are accepting proposals to modernize our elevators and bring them up to code. Our last modernization was 2000. We are also looking at the maintenance agreement that goes along with the modernization. More to come as we receive and review. Stay tuned.

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South End of the Building

by Doug Parker



As we mentioned at the annual board meeting, the patio on the south side of the building is com-

plete. We have doubled the patio space and added a fire pit. The Fire Pit was kindly donated by a member of our community for the use of all. Instructions for the operation and use of the Fire Pit are mounted over the storage box next to the building. This has been a tremendous addition to sunsets and a

great spot to unwind at the end of the day.

One note: Please use the Fire Pit for its intended use and **do not burn or use it for cooking.**



State of Association Finances by

Kevin Kennefick

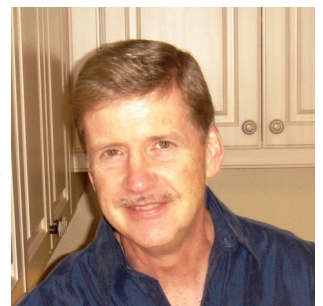
On the financial side we will get the full year benefit of our flood plain modification. By adding those Bay Cedar bushes in front of our property we reduced our flood insurance by \$45,000 per year. Unfortunately our property insurance increased by

20% or nearly \$14,000. We voted to carry over our \$28,000 surplus from 2021 to this year so felt we were in good shape. Instead we got a surprise almost right away. The backflow preventer, on our city water line and our fire water line had failed,

and needed to be repaired immediately. We spent \$17,000 on them, eating into our surplus. Otherwise we are off to a good start, but depending on how we handle elevator modernization that could change.

The Sixth Man

We would like to send special thanks from all of us to Bill Cheal (#305), a "6th Man" to the CB 1 Board! Bill, always willing to help, does so many seen and unseen things around our building - follow-ups on pool problems, elevator issues, carport repairs, etc. just to mention a few.



We say a resounding **"THANK YOU BILL!"**

New Owners' Welcome Packet And Helping out

by Mary Ellen Rain

Welcome New Owners

Thanks to Chris Lee (#807) and Suzanne Roy (#105) for volunteering to be on the Welcome Committee and help produce a "Welcome Packet" for new owners here at CB 1. We met on March 16 to brainstorm ideas and get our "homework", and will meet again on March 30 to hopefully finalize the process and product for welcoming new owners. It will then be presented to the Board for approval.

THANKS

A big "thank you" to The Board, Bev Clinkenbeard (#604), Pat Kennefick (#101), Sandy Serchuk (#704), and Karen Wood (#403) for their part in making the Owners' Get-Together after the Annual Meeting so special. Always GREAT to get together!

Thank you, too, to all of you that take the time to "speak up, pick it up, wipe it up or straighten it up" when you see something out of place, or, that needs to be done here at CB 1. You help make this, our home, the best on the beach!

Thank You

Bonita Beach and Hickory Island Information

By Mary Ellen Rain

On Tuesday, March 22, the annual BBA meeting was held at the Shores meeting room. All CB 1 owners are encouraged to join and support this volunteer group which "works diligently with city, state, and federal governments to protect our deed restrictions and zoning laws and insure that our Comprehensive Plan is followed". (Dues are \$50 a year. More information at bonitabeachassoc@yahoo.com) Highlights of the meeting:

- Over the next couple of years, all Coconut Palms will be replaced with Foxtail Palms (No falling coconuts, disease free) paid for by the BBA and a Grant from Lee County.
- Six new Rangers have been added to patrol the beaches in Lee County with several of them working at our beach. Report any dogs and other abuses to 239-477-1000.
- Beach renourishment is scheduled for December 2022 if "compatible sand" is found by that time. If not, then the date moves to January 2023, etc.
- The hotels that were proposed and approved for Bonita Beach Road (2 or 3) are all now in the "permitting process". Stay tuned.

A \$5000 donation was made to BBA to pay for helpful signage at each Public Beach Access along Hickory Blvd. These signs aim to protect property lines, vegetation, and beach quality, while also prohibiting dogs, alcohol, etc. from the beach, BUT, have maps that show people where the Dog Beach IS, and where Lovers Key Park is so they can go park and walk the beach. ("Educate, not incarcerate" is the BBA motto!)

Hickory Island Condominium Association continues to meet monthly during season.

Ken Wittrock Retires

Ken has worked at CB1 for many years. We will miss his experience and understanding of our building. Over the years he has helped track down water leaks, pipe issues, electrical problems, make repairs, re-wire and prepare for upcoming hurricanes, etc. We will miss Ken and wish him a long healthy retirement.



Our Property and Public Use

Vince and Chris Lee donated \$5,000 to provide signage to educate public beach goers about CB1 property. Our property is adjacent to the Public Beach access and therefore we have some unique challenges regarding our private property. The goal of the signs is to educate people and also provide information to ensure our property is protected. Please contact Vice or Chris for more information.

**Use The Grill,
Clean The Grill,
Cover The Grill.**



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

Board Members:



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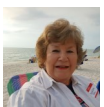
Doug Parker, Vice President, Unit 302,
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Association Manager

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Lee Ann Roush: 239-947-4552

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lroush@vestapropertyservices.com

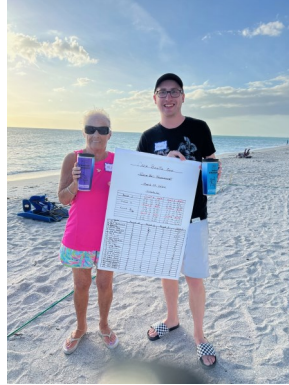
We are so fortunate to have a real first class website for CB 1. Plan to take some time to peruse the website and familiarize yourself with all that is available there.

The Website:

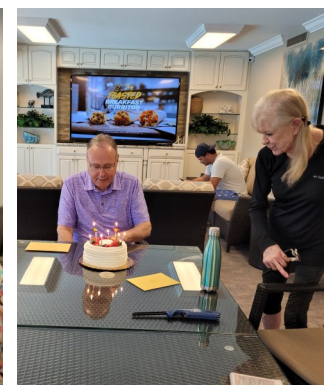
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Bocce Ball Tournament by Doug Parker

It's that time of season again! Yes, the Annual End of the season "Beach Bocce Ball Tournament". This year we had another full house with fierce competition for the coveted "Bocce Cup". This year, Mary Jane White and Brian Ray were the champions. As usual, Jack Grasman, Kevin Kennefick & Ed Sorgatz ran and officiated the tournament. We need to give thanks to them for their hard work and willingness to take the abuse from such a competitive field.



Plan An Event And They Will Come; Beach Boil, Pizza Parties, Birthday Parties, Card Games, Super Bowl And Any Other Occasion



Get Involved

If you have a special interest: cards, dominoes, golf, etc., whether owner, guest, or renter, please sign up in the "Sign-up Book" on the counter (or first drawer) in the Clubroom. There you will see others with the same interest whom you can call and make arrangements to play.