



Casa Bonita I

Newsletter

March 2013

CASA BONITA I ASSOCIATION ELECTION OF NEW BOARD FEBRUARY 2013



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Director	Don McEvoy	803

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By: **Allan Feingold**
President



We are engaged in an important project that is proving to be every bit as tedious as I anticipated. Thanks to the prodding and tenacity of Mary Ellen Rain (703), the long-awaited project to revise our governing documents (Declarations, By-Laws, Rules & Regulations) is moving forward – sort of. Mary Ellen procured a price quote from our attorney, Chris Shields, and with the agreement of the Board, and the permission of our treasurer, hired Mr. Shields for this project. As a result, Chris Shields has produced a draft version of what he has proposed as our new governing documents, which he submitted to the Board for review and approval.

That's the good news. The board had two meetings this past month, along with Tom Rametta and Kevin

Kennefick, both of whom have been deeply involved with this project in the past, and whose knowledge and experience were greatly needed and appreciated. It took two marathon sessions to get through a full review, along with critique and lengthy discussions and debates, of just the proposed new Declarations (we haven't even gotten to the by-laws yet) Following those meetings, during which the Board reached agreement among ourselves on all issues, I held a meeting with Chris Shields on March 19th, at his office in Ft. Myers. My meeting with Shields went for over two hours, and we got less than half-way through the Declarations. We had to break at that point because he had other things to do, and we were both exhausted, so we agreed to reconvene shortly to resume the discussion.

I have repeatedly tried to schedule a follow-up meeting, but I am being told that his schedule is very full, and he cannot meet with me again until

late April. Of course, I'll be back up north by then, so as of this writing, we have not rescheduled. Further discussions will have to be by telephone, and I would like to schedule a two-hour meeting, because we will need that much time and more, but I'm being told that two-hour time slots are hard to get. I will probably have to settle for multiple one-hour meetings, but at that pace it will be a year from last Sunday before we finish.

Once we get through the entire declarations, it will be his job to re-draft them with the agreed modifications, which we will then have to review again to make sure the modifications are correct. There were some very sticky areas where I felt his language was unclear, and when he was not clear on what I wanted them to say, I agreed to re-draft those myself, which I have done. I'm sure there will be more discussion about those re-drafts too. I would have thought it was his job to draft the proper language, but I agreed to do it so as not to waste even more time debating what it was supposed to say.

So – all in all, that's the status of this project. I think that, when he sent us his proposed new documents, he expected us to just sign them and send them back to him for recording. I don't think he expected us to not only read them, but have

strong objections to many of the provisions he put in, and to require lengthy discussions and revisions of his language. These proposed new declarations were supposed to "bring our documents up to date and in compliance with current Florida law", but it's just not that simple. There was much language in there that was muddy, and in my humble opinion, poorly drafted. There were other things that have nothing to do with Florida law, and which the Board found very objectionable.

I trust that everyone understands the importance of the Declarations. It's the "law of the land", and governs the rights and responsibilities of all owners. We are all familiar with the existence of stupid laws (I don't think Florida has an exclusive on that) which cause more problems than they solve. Then the courts have to interpret the statute and decide what it means. We don't want to put ourselves into that position, and we're trying to get it done right, despite our attorney.

My fellow board members have reported well and thoroughly on other issues and goings-on in our beloved Casa Bonita I. My thanks go out to every single Board member, each of whom work diligently throughout the year, on various aspects of our affairs. We hope all owners had a good season, and have safe travels back north.

By: **Mary Ellen Rain**
Vice President



Pre-Annual Meeting Dinner and Annual Meeting

Many owners were able to attend our annual "appreciation" dinner on Sunday Feb. 10, and the Annual Meeting on Monday Feb. 11. A good time was had by all! We hope more and more owners will plan to come for that February weekend to get together and visit, get to know other owners, make some new friends, and take part in the business of the association.

Condominium Documents Update

On Wednesday and Thursday, March 13 and 14, the Board Members, Tom Rametta, Kevin Kennefick and Philippe Gabart met to continue the process of updating and recording our official Condominium documents. On these two days, the Board went over the document page by page, discussing meanings, making changes, adding and deleting items from the docs. Tedious, time consuming work!! The next step

is taking the Board approved document to our attorney Chris Shields for his perusal and final input. Those changes will be relayed to the Board for final approval. The document will then be sent to each owner for approval. The process will be described in the cover letter which will accompany the docs. Thank you in advance for your cooperation in this process. The condominium documents are "the law" of our condo, so their importance cannot be overstated. Now is the time to make any changes.

St. Patrick's Day Brunch

On Sunday, March 17 the brunch was held on the deck. All attending brought their own drink and a covered dish to share. Rosie Melconian (#405) co-chaired the event last year (delicious food!!), and started the process this year. However, Rosie became ill and had to return to Canada (We wish Rosie the best and hope she is now recovered!). Therefore, Sandy Serchuk (#704), the Clinkenbeards (#604), and the Board, all pitched in to have this

affair which we hope will become an annual one. It was a fun event!

Monday Evening "Sundowners"

During "Season", we have had get-togethers in the Party Room at 5:30 in an effort to meet others in the building. All owners, renters and guests are invited to bring their own drinks, and an appetizer to share and together watch the sun go down and party! This has been very successful, and is such a nice way to have comraderie in the building. Thanks to All for their support! (We'll continue this in April if there are enough people here who want to do so. Cards, dominoes, etc. could be played if people want.) A big thank you to Ginny and Ken Karstedt (#205) for making the signs and spearheading these Monday night get-togethers.

Broken/Cracked/Loose Tiles in the Walkways

If you notice any "injured" tiles in our walkways, trash rooms, etc., please let me know so we can have them repaired all at once after season is over. Thanks.

Beach Renourishment

Still supposed to happen in 2013, but no exact date yet. Will keep you posted.

Rec Room/Party Room Closet, and Back Wall of the Storage Lockers Room

By April 1, please remove from the rec room closet, and the back wall of the storage lockers room, all baby and other items that are yours, and that you want to keep. The closet and the wall space are overflowing and unmanageable. Thanks to Pat Kennefick (#101) who cleaned out the closet and will take all remaining items to a charity after April 1. (Please note: Card tables and chairs, sweeper, etc. BELONG in the closet and will remain there. They do not block the airflow for the furnace when properly stored. Also, Ken stores paint cans, hoses, boxed items, etc. for the condo on the back wall of the storage lockers room. Those items belong there, but

NOT personal items. Thanks for removing your items and storing them elsewhere.)

Social Committee

We welcome ALL OWNERS to volunteer for the social committee! When you have a good/fun idea, please call me or Sandy Serchuk (contact Sandra 239.498.0471 or Mary Ellen 239.992.4048). We'll "organize"! We've found out that nobody wants to be a "chairman" or "In charge", but we have LOTS of guys and gals who are very willing to help. Now we just need to know what you'd like to do, and we have "lots of hands to make light work". Then it won't be too much for anyone.

Party Room Update Project??

There has been some strong interest in exploring ideas and updating the party room. We explored the idea some years ago, and the permits, etc needed were daunting. However, some people are interested in exploring some new ideas and maybe they can work...Call me if you're interested.

Classes at the Condo

An introduction to water aerobics was held, and the session was well attended.

Also, there are a couple ongoing yoga classes being held in the party room.

If you have an idea for a lecture, an art lesson, a travelog, etc. let us know! It's fun and stimulating to be introduced to something new, and we have a smart and lively group here at CB 1!!!

Automatic Quarterly Fees

If you haven't already done so, please consider having your quarterly condo payments automatically deducted from your bank account before Jan.1, Apr.1, July 1, and Oct.1. No late fees...no problems!! Call Sterling at 239-947-4552 to set it up.

As always, please call me with any suggestions, ideas, complaints, etc. 239-992-4048.

Mary Ellen Rain

By: **Don McEvoy**
Director



A/C Drain Line Maintenance

The A/C drain lines become plugged with algae and it is recommended that a ½ cup of bleach be added to the drain line and 30 minutes later a cup of water should be used to flush out the line. This should be done every 6 months.



Recycling

Our building has done a great job recycling waste products. They have been overflowing during the high season. There is now a second pick up each week.

Grill

The old grill still does not work so it will be trashed soon.

Small jobs that will be done in March

We plan to repair the pavers between the south beach gate and the sun deck. The center area is starting to raise up. Another paver job will be next to the north dumpster door. Root are making the surface uneven. We also need to paint the fire water valves south of the shuffleboard.

Pole Lights by Pool

We tried to turn out the lights by the pool .but it was too dangerous. The deck chairs could not be seen in the dark. We now have five watt bulbs in the lights to reduce the glare.

Building Water Leaks

We have had many water leaks throughout the building. Most of them were wax ring failures with the toilets. There was one roof drain pipe that failed and a coupler was replaced. The other major leak was a shower leak where the pan had to be replaced.

By: **Bob Haberstroh**
Secretary



CBI Owners Directory

At the annual meeting, there was considerable interest in getting an updated directory for each owner. The directors agreed but we must get permission from each of the 54 units. Anyone who does not consent, their personal information will be removed from the distributed copy.

If you agree, please send me a letter of consent and any updates to:

rhaberst@yahoo.com

Or hard copy mail to:

Bob Haberstroh
7124 Peninsula Drive
Traverse City, MI 49686-1748

Improvements to your condominium

Mary Ellen and Don have been reporting all the HOA condominium news. I thought I would take a minute to tell you about a couple of easy improvements to our condominium that you may want to try. We



always can use a little more storage.

First is a SLIDING WARDROBE ROD sold at Home Depot SKU number 0 18098 90430 8



The other suggestion is on the inside of your linen closet door to give you additional storage space. It is an 8 tier pantry rack, also sold at Home Depot SKU number 0 75381 08042 2

If anyone has any improvement ideas, suggestions, or recipes to share, please let me know and I will put them in the next newsletter (rhaberst@yahoo.com).



Anything you would like us to add to the newsletter or if you have any updates to directory e.g., new phone numbers or email address. Please contact me Bob Haberstroh rhaberst@yahoo.com

Our new improved website is at **casabonitaone.com** Check it out for a lot of good CBI information thanks to Betty Gray (#301)

IMPORTANT REMINDERS

REMEMBER: PASS THIS INFO ALONG TO FAMILY - GUESTS - AND RENTERS

We do not offer internet for the building as a whole. It must be handled on an individual unit basis.

Rope must be reconnected in the pool. If you undo it, then you put it back. (We get cited for that when the Lee County Inspector comes and we are open for fines, etc.)

Wash feet AND SHOES at the foot washes when you come up from the beach.
(Always wear some type of footwear in the halls, elevators, and anywhere around the building.)

GARBAGE: Remember to break down any boxes you put in the RECYCLE BIN. Have all contractors take away their trash (i.e. old washers, dryers, carpets, furniture, hot water heaters, drywall, cabinets etc.) (call the Lions Club at 239.992.6665 for pick-up of good used furniture, etc.) Discard all liquids down the drain—then BAG OR DOUBLE BAG (heavy loads) EVERYTHING IN PLASTIC before putting it down the chute. (Things can get stuck in the chute, glass can break and tear the plastic, then liquids stick to the side and smell etc.) DON'T PLACE ANYTHING IN FRONT OF THE TRASH DUMPSTER DOORS because they won't pick up our trash that day!

GREASE: No grease down the drains. Use an old can to collect it in the refrigerator, and then throw the can away when full.

PLEASE: do not scrape things across the floors – especially after 10:00 PM. Let's be considerate of our neighbors and put glides on chairs etc. and refrain from all excessive loud noise at night. THANK YOU!

OPENING WALLS IN UNIT: Please let the Board know if you will be opening any walls in the kitchen or baths during remodeling. That's a good opportunity for the Board to have a plumber look at the pipes inspect them, or possibly replace them (at association expense) for the good of the building.

We as owners are responsible for any and all people who stay in our unit. Please be willing to correct a problem about which the Board may approach you. Most of the time things are wonderful here at CBI, but we need everybody to cooperate for it to stay that way. THANK YOU