

CASA BONITA I

NEWSLETTER ** DECEMBER 2005**



THE PRICE WE PAY FOR PARADISE ***PRESIDENT'S MESSAGE – STEVE E. LEEK***

As we all approach the close of 2005, many of us find time in busy work and holiday schedules to reflect on our many blessings. Family, friends, and beautiful **Hickory Island** often come together at Casa Bonita to comprise some of those fortunes. We share many joys on Bonita Beach. ***But there is a price in paradise!***

We all look at the price of this paradise in different ways. I, as an example, might reflect on the amount of sleep lost waiting for Wilma to make landfall while we toiled away at completing the repairs associated with Charley [her sibling]. Others may lament over the skyrocketing costs of taxes associated with sharply higher assessed valuations, insurance, and fees. No matter what your individual barometer measures ... ***There is a price to pay.***

Our treasurer, Kevin Kennefick, has put together a comprehensive budget proposal for 2006. It will entail an increase of approximately 10% +/- . Most of this increase will be attributed to burgeoning insurance premiums and fixed expenses for which we have no control. As an example, we are projecting insurance costs to increase approximately 25% to over \$76,000 and utility costs to reach almost \$73,000 in the coming year. While the board has strived to keep control of association dues by limiting discretionary expenditures, owners must recognize the ever-growing price of owning/living here at our beach paradise.

Our building is in relative good condition as we prepare to close out the year. The new roof, extensive restoration repairs, and ongoing recognition of necessary maintenance should carry us forward in the coming years. The Board continues to concentrate on the completion of repairs associated with the restoration project. However, there is more to do. The raised deck and carport replacement/expansion will commence in the coming weeks and months. Our infrastructure is aging and ongoing plumbing failures should be anticipated. Much of our landscaping was decimated in the combined storms and there is no insurance coverage for replacement. We are roughly halfway through anticipated life span of the exterior paint cycle and the elevators are in need of additional attention. Throw in a growing interest expressed by several owners for an expanded community room with exercise equipment and one has to ask ... ***are we in paradise lost? I stand proudly on the side of paradise and I welcome each of you to join in!***

Paradise does have a price. Sometimes it is monetary and other times it can be personified in other forms. There will soon be an election for the board as we seek to fill two [2] positions. The work is ongoing and the responsibilities continue to expand. Many have paid the price in the past years to serve for the benefit of us all. Our rich 30+ year history is filled with numerous examples of owners willing to spend their valuable time and energy.

Who among you is willing to serve and pay the price for paradise in 2006?

**VICE PRESIDENT & CHAIRPERSON OF THE CARPORT COMMITTEE'S REPORT --- BOB STAUTBERG**

The appearance of the detached and attached carport is a significant upgrade from the original carports. The appearance will be similar to Casa Bonita Grande and Royale — with nice improvements. The **carport project** is progressing at a pace consistent with the usual business market in Southwest Florida. In other words, a much slower pace than what is common on our home states in the North. The land survey and engineering drawings are complete. We have a finalized layout that includes all 52 carports along with the necessary handicapped and guest parking. We expect to receive permits for the entire project by Christmas, with the possible exception of the 10 carports along the South property line. This permit could be delayed by two or more months – if a set back variance is required.

Construction will begin approximately 30 days after the permits have been obtained. Construction will be scheduled in phases - **with only portions of the main parking lot to be shutdown at one time.** *Our Casa Bonita I spots in front of Casa Grande will be highly utilized during this carport construction. Each one of us will be able to park in our guest spots at Casa Grande while our assigned spaces are under construction.*

**SECRETARY'S REPORT -- MARY ELLEN RAIN**

Welcome, and a sincere “thank you” to Sandy Serchuk [#704], who has graciously accepted the task to be Editor of our Casa Bonita I Newsletter. As you can see, Sandy offers a “new and improved” version of our communication tool. The newsletter will be published quarterly in 2006 – March, June, September and December. Please call or email Sandy with any news items you may have, any suggestions, or to volunteer to help [Email saserch@aol.com]. Once again, Thank You *Sandy!*

It's hard to believe that 2005 is almost over!

This means it's time once again for election of officers to the Board of Directors, and for our Annual Meeting which is tentatively scheduled for Monday, February 13, 2006 in accordance with the bylaws which state that the meeting will be “on the second Monday in February of each year ...” More information will be mailed to each owner, but we'd like for you to be thinking about the possibility of serving on the Board and getting your candidate information together, two positions will need to be filled, with each one being a two year term .



As a Board member, there are items handled on a daily basis, too numerous to mention. However, if you have a question or concern about something, please call me (239- 992-4048). I may not have the answer immediately, but I will find out and get back to you.



TREASURER'S REPORT

-- KEVIN KENNEFICK

We will end the 2005-year slightly over budget. The major surprise to the budget was really no big surprise. We spent over \$9000 of our general maintenance budget on plumbing related items. Most of those dollars went toward the repair of our aging main drains, and attempting to clean out the drains below the building. While the surplus from prior years will cover the shortfall, we have a number of years of pipe replacement ahead of us. The 2006 budget proposal you just received was developed to gradually replace pipes as they pose problems. The risk is that we have no way of knowing where or when leaks may occur.

Most other areas were reasonably within budget. There are some pluses and minuses based on how we are managing the cleaning and facility, but in total we are within our projections.

LANDSCAPING



We have begun the planting of our annual flowers around the building. There are a few areas on the north side that we will be completing in the next month. Additionally, we will need to replace shrubs, damaged by the hurricane, along the carport area. We will be developing a landscape plan that we will complete once the new carports are built. If you are interested in helping with the landscape design and planting, please contact Kevin Kennefick (239 495-6887).



REPORT -- DON MCEVOY – BOARD MEMBER

- ❖ **Drain Cleaning** -- The swimming pool shower drain must be repaired. The contractor is submitting a quote for the repairs.
- ❖ **Outside Grounds Lighting** -- All the old globe lights have been replaced with the same white pole lights inside the beach gates. Three of the lights do not work and the electrician is submitting a quote to replace the wiring under the north driveway.
- ❖ **Dryer Vent Cleaning** -- A quote has been requested to clean the lint out of the dryer vents. Once the quote is received each owner can decide whether to proceed or not.
- ❖ **Hurricane Wilma Damage** -- We were very lucky with Hurricane Wilma. There was minor damage to the building with broken lights, damaged exit signs and 14 fire hose cabinet doors with broken glass. We are in the process of ordering replacement parts. We lost electricity for about 5 minutes – so no problems with AC systems or refrigerated food.
- ❖ **Water Damage in the Three and Four Stacks** -- Water leaks were found in the 3 and 4 stacks. There was drywall damage to three units and that will be repaired soon. Some wet carpets required drying and there may be minor touch up paint needed to remove water staining. The leaks have been fixed. *Owners may want to consider putting in an access panel in either the master bath or guest bathroom wall above the toilet – for easy access to plumbing.*

CASA BONITA I – BOARD MEMBERS

President: Steve Leek
Vice President: Bob Stautberg
Secretary: Mary Ellen Rain
Treasurer: Kevin Kennefick
Board Member: Don McEnvoy

Unit 102 239-495-6887
Unit 505 239-992-2694
Unit 703 239-992-4048
Unit 101 239-495-6887
Unit 803 239-495-5411

Casa Bonita I – Management Company

Sentry Management
12573 New Brittany Blvd.
Fort Myers, Florida 33907
239-277-0112

Thank you – to Pat and Kevin Kennefick – [unit 101] for planting the beautiful flowers and to John Nichols - [Unit 401] for watering them.

FYI'S

Gerda Werkman - is our cleaning maintenance person. She is available and would be glad to check units while you're away – clean units – do whatever is needed or necessary. Please call her directly at: 239-495-6056 or 239 -287-6974.

Craig Bootes has done beautifully designed renovations in many units in Casa Bonita I and II – to name a few. He can be reached at 239-849-2567.

Welcome Back – Ken Wittrock

Ken works for us 5 hours a week. He is in charge of major issues [mechanical, electrical systems etc.] Ken is always dependable knowledgeable and helpful. Please remember Ken is not here to handle owner's personal problems. However, owners may make a contract with Ken, independently scheduling him during his free time.

FRIENDLY REMINDERS FOR SAFETY
– SECURITY & PRIVACY FOR ALL:

- ✓ **POST RULES IN ALL UNITS**
- ✓ **NO WET- SANDY FEET IN ELEVATORS**
- ✓ **FOOT COVERINGS ON ELEVATORS AND HALLWAYS**
- ✓ **KEEP GATES LOCKED – PLEASE**
NO MASKING TAPE ON LOCKS
- ✓ **ONE MONTH MINIMAL RENTAL**
- ✓ **IT IS THE RESPONSIBILITY OF ALL OWNERS TO TELL FAMILY – FRIENDS – RENTERS ALL THE RULES ----- EVERYONE BENEFITS**

PEOPLE IN TOUCH WITH PEOPLE...

ANY ONE INTERESTED IN *** A SOCIAL COMMITTEE – PLAYING GOLF – PLAYING TENNIS – CARD NIGHT – COCKTAIL NIGHT – WINE TASTING – SHELLING – WALKING – POOL EXERCISE – POT LUCK SUPPER – SUNDAY BRUNCH – LET'S USE OUR SOCIAL ROOM – LET'S ENJOY PARADISE AT OUR CASA BONITA HOME!!

EDITOR'S NOTE

Because Communication is the key to this Board, the intent of this quarterly CB I Newsletter is to be informative and helpful. In addition, we want to keep all owners updated on CB I issues, future events etc. To do this well, we need your suggestions and comments. Please send items – comments - thoughts on above articles to Sandra Serchuk Email – saserch@aol.com, phone 1-508-548-3560 or mail to Falmouth.