



NEWSLETTER *** OCTOBER 2006

PRESIDENT'S MESSAGE



While the summer season has been “quiet” in terms of owner presence in the building, the Board has been meeting monthly, and has had no shortage of issues to deal with.

At the outset, I must thank Sandy Serchuk, for her diligent and persistent work on this newsletter. She has done a lot to make the Board’s communication with the owners timely and consistent, carrying on a function so well instituted by Mary Ellen Rain.

There are some exterior projects in the works that will undoubtedly cause inconvenience to our owners and their renters, and some dirt and mess around the building. **Those are: (a) the warranty and other repairs being done on the beach side of our building; and (b) the construction of new carports and the second floor deck, on the parking lot side (we hope)** In a perfect world, these would be done in the off-season time, so as to impose the noise, inconvenience, and mess on the least number of people. We have learned the hard way that south-west Florida is not part of the perfect world we’ve heard so much about, especially when it involves contractors and governmental agencies; so we’re left with taking what we can get when we’re able to get it.

We have struggled for almost four years now, to get Continental to carry out the warranty work which is so clearly required under their contract. After endless calls, emails, letters, and threats, over nearly four years, ***NOW*** is the time they are finally getting around to it. They will not give us a specific timetable, so we can’t be sure how long this job will take. Therefore, many of you may find the pool temporarily shut down, and noise and dirt resulting from the contractor’s work. While we’d love to tell them to hold off until after the season is over, we can’t afford to do that, as we’d probably never see them again, and our building needs the repairs yesterday.

The Board would like all owners to get the lint cleaned out of their dryer vents, as the lint accumulated over the years is a potential fire hazard. *This is not a board function, but rather individual unit maintenance.* We can get a group price in the vicinity of about \$50/unit, depending on the number participating. Participation is voluntary. Expect to see further information coming, but we highly recommend this maintenance, and we hope all owners will participate when the time comes.

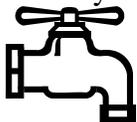
CARPORIT PROJECT- We are continuing on our painful journey to replace the carports destroyed in Hurricane Charlie. The permit application now sits in the hands of officials in Tallahassee and we have every reason to believe the project will receive final approval any day. I would project the construction to begin in early November. I have received a final estimate on the costs from the contractor. It is estimated the costs of construction for the 23 owners that did not have a carport to be \$12,800 to \$ 14,000. These owners have been contacted and will sign a contract with the contractor as soon as we have the final number to be built. The range in the cost is due to the allocation of permitting costs over the total number of carports being constructed and a 10% contingency for unforeseen items like buried mechanicals etc. The 31 original carport owners can expect an assessment in the \$5,500 to \$6,500 range to cover the uninsured storm loss. A special assessment can be expected for these owners somewhere in the 60-day range from the start of construction. The deck project appears to be on budget from the original estimate. Please contact Bob Stautberg with further questions.



MORE MAINTENANCE ISSUES: – **please take serious note.**

{a} In-Line Water Heaters – The power required by these heaters is more than our building’s wiring can handle. The installation of such a heater would pose a fire hazard, and would violate building codes. If a larger breaker were installed to handle the power load, it could cause overheating of the wiring and a fire, and would violate code. While the Board has not passed a formal rule yet, all owners are alerted that should you install such a water heater in your unit, you would be forced to remove it.

{b} Hot Water Tanks – The Board has resolved that no tank in the building should be more than ten years old. Please look at your tank, and replace it immediately if it is older than that. Expect to see a proposal to amend the by-laws, to that effect, and to enforce replacement at the time a unit is sold, if the tank is more than ten years old. Surprisingly, this proposal failed to get owner approval a couple of years ago, by a narrow margin. It is for the common good, and each owner should be happy to vote for such a change. Would you like to be the recipient of your upstairs neighbor’s 40 gallons of water if his/her tank leaks because it’s old? Think about how you’d feel if that happened to you. Please vote “yes” when the proposal comes your way.



{c} Master Water Shut-Off – Some owners are very passive about maintenance, but nothing could be more vital than making sure your master water valve **is OFF** when the unit is not occupied. You cannot rely on realtors or rental agents to do that, ***it is your responsibility.*** With the water shut off, nothing (except your hot water tank, of course) can leak. Water leaks have been the downfall of many units. They lead to mold in the unit and in the walls, which can ruin an entire apartment, if not many apartments. **Please take that responsibility as seriously as you would like your upstairs neighbors to do.**



{d} Air-Conditioner Drain Lines – More water issues. A little bit of bleach, placed in the port in the drain line once/month, will prevent the formation of mildew / mold in the line, which blocks the water flow, and causes flooding. Very simple to do, and it prevents a lot of headaches for you, and for those below you. *Don’t you hope the people above you do theirs?*

{e} Home-Watcher – Since the vast majority of us spend most of the year away from our beloved Casa Bonita I, it is highly recommended that each owner hire a home-watch person to inspect their unit a couple of times/month while they are gone. This service tends to cost about \$50.00/month, and the cost is very well justified by the value of our investment here. They would discover leaks from above, air conditioner failure, and other potential disasters before they get out of hand.





CANDIDATES NEEDED FOR THE BOARD

– Two or three seats will be up for election in February. We are looking for qualified candidates, people who care about the well being of the building. It’s very rewarding, even though the pay is not too great. **Please think about doing your part, as an owner, to contribute to this vital function.**

Coming your way – Proposals will soon be out for some By-Laws changes that the Board feels are important. One will impose a one-time equity contribution from new purchasers, payable at the time of closing. We are talking about either \$500 or \$1,000. These would show up just before closing, in the association’s assessment letter. Our treasury could certainly use the money, and we understand other buildings have imposed such a cost on new buyers. It would be just another “closing cost”, and not a factor in deciding to buy here.

Another proposal in the works will be a leasing fee of \$100 for each rental, regardless of the duration of the rental. This would go to offset some of the cost of the damage done to the building by renters. It is common knowledge that the renters are generally the ones who do the damage, and it is only fair that they contribute toward the repair/clean-up of their mess and damage. It could be passed on to the renter, as a cost of rental. Please give it your support, when the time comes for a vote

We look forward to a good season, and to seeing our many friends and neighbors in CB-I. Let’s keep our fingers crossed, that the hurricane season forgets to happen this year.

Thanks for everybody’s help and support.

Allan Feingold -- President



RESTORATION PROJECT

The crack repair has finally begun. The contractor has completed the 6th and 7th stack and should be working on the 5th stack. So far they have been able to repair the cracks without removing the screen enclosures. In addition to crack repair, our engineer is sounding the building [tapping on the concrete to listen for spalding which sounds hollow]. If they find any spalding, they repair it immediately. The project, while progressing slowly, should be completely done before the first of the year.

TREASURER’S REPORT

KEVIN KENNEFICK



Our operating budget continues to build a small plus. Fortunately, we have not experienced the plumbing problems in the building that plagued us the last couple of years. We do have a major expense looming that, if it happens, will use up any excess and more. Our fire system includes an automatic switch that turns on the water pressure to our fire hoses in the event of a fire. That switch isn’t working, requiring a manual effort to turn it on. It must be fixed or replaced. We are trying to get it fixed, but have not found anyone willing or able to fix it. Replacing it will eat up all the plus we have built up to date, and then some. This month we will be putting together the budget for next year. **Our preliminary look indicates no major problems for the next year, with insurance always providing the biggest unknown.**

REPORT:

DON McEVOY

BOARD MEMBER



POOL INSPECTION: All items that were identified by Lee County have been fixed and the pool is functioning better than ever.

DRAIN CLEANING: The swimming pool shower drain is working again and should not be a problem in the future.

BUILDING FIRE INSPECTION: The Bonita Springs Fire Department inspected CBI on May 2006 and found 11 items that they need some paperwork or changes. Only one exit sign remain to be fixed and the fire pump controller may have to be replaced. No authorized company has been found who can repair the controller. If replacement is needed, the cost will be about \$11,000. John O 'Gorman, Sterling Properties, continues to look for a company who will "certify" the pump controller repair.

DRYER VENT CLEANING: Dryer vent cleaning is the responsibility of the owners. I will develop a group unit price and through email or snail mail find out which owners wish the service.

PEST CONTROL: We now have a new pest company, **BUG AWAY**, and the ant problem appears to be under control. There is also no signs of rats.

BUILDING CLEANLINESS: There have been several comments about the improved cleanliness of Casa Bonita I --- and Gerda is working hard to keep up with the dirt.

CASA BONITA I – ASSOCIATION BOARD MEMBERS:

President :	Allan Feingold
Vice-President:	Bob Stautberg
Treasurer:	Kevin Kennefick
Secretary:	Steve Leek
Member-at-Large:	Don McEvoy

CASA BONITA I – MANAGEMENT COMPANY:

**Sterling Property Services – John O’Gorman
27000 Old 41 Road - Bonita Springs FL 34135**



1-239-947-4552

www.sterlingpropertyfl.com

Please note that the following message from Steve Leek reflects his personal opinion and not that of the CB I Board.

It's Time



It's time again for the quarterly newsletter to the owners and it's time again for many other things. The body of my note to owners in this edition will be to address those "other things". Some of these "things" will be easy for some and more difficult for others...myself included.

Let's start with a tough "thing". It's time for the association to review the bylaws concerning pets. Many owners have approached other board members and myself concerning this blanket restriction. I have also been asked by potential buyers and agents about this issue. On at least one instance a recent buyer rescinded a signed contract on a unit due to this bylaw. Are you aware our sister buildings (Casa Bonita II/Casa Grande/Casa Royale) all allow pets? Is this a difference that enhances owners' values and ability to sell or is it a deterrent? My position on this issue is probably easier than others. Nancy and I have two (2) rather large dogs that would not fit within any reasonable pet policy...they stay at home on the farm with our son. My interests are more geared toward what is best for the owners as a whole and what will enhance the values/marketability of the units. I believe for the most part there are no bad pets but there can be bad pet owners. Pets are becoming a growing issue as our population ages and we find increasing surviving spouses looking for companionship. Numerous owners continue to ignore the existing bylaw and it may be important to note their presence has been without incident. Expect to see this initiative be placed before the owners in the coming months. I believe it is in the association's best interests to seriously consider amending this bylaw with reasonable restrictions. It's time to revisit this issue.

It's also time to look at better utilizing our community room space. Again, several unit owners have approached me about an exercise facility and the condition of the existing community room. This in a tough "thing" for me....living next to the space I see the community room seldom used and have doubted an exercise room concept would be used. An inquiry with one of our sister buildings (Casa Grande) reveals their exercise room to be excessively utilized. According to my source, they had to institute time limitations and a sign up sheet to accommodate interest. Part of this interest is a function of the aforementioned aging populace becoming more health conscious. The lanai area in Casa Grande is incorporated in the community/exercise room and is no longer a repository for trash and items that owners/renters are too lazy to handle appropriately. Our existing sliding doors are over 30 years old and in various stages of disrepair. It's time to put a committee of owners together to explore options for the space.

It's past time to look at putting some teeth in the association bylaws and rules. Amending our documents to provide the board and management company the tools they need to ensure compliance and a safe/tranquil setting for all is essential. Several owners have turned a blind eye to our rental and pet policy knowing there is virtually nothing the board can do to effect adherence. A simple change in our bylaws can provide the mechanism necessary to resolve this problem. This change is not intended to hurt anyone. It is directed to the blatant violators and it's time to bring an end to the abuses.

Finally, it's time for me to say goodbye. Nancy and I recently purchased an end unit in an adjacent building with more space. Our unit is for sale and we will be moving in the coming months. This decision did not come easy. We have made friendships here in Casa Bonita I that will surely last a lifetime. We would not be making this move if it were not for the fact we would be just steps away. My service on this board has spanned numerous years and been highlighted by a combination of successes and failures. Storms, both internal and external, have mounted challenges for us all and made us stronger. It's time for a new breed of owners to step up and take their turn making this place the best it can be. I encourage you to get involved to better understand your association. You will be able to lend your individual talents and experiences for the benefit of all while getting to know your fellow owners. **It's time.....**

Best wishes to each and every one of you.

Steve Leek

PEOPLE IN TOUCH WITH PEOPLE..



ANY ONE INTERESTED IN *** A SOCIAL COMMITTEE *** LET'S USE OUR SOCIAL ROOM!
LET YOUR BOARD MEMBERS KNOW IF YOU'D LIKE TO ORGANIZE AN ACTIVITY!!

Communication is the key to this Board. The intent of the CBI Newsletter is to informative and helpful. The Board wants to keep all owner's updated on CBI issues, future events etc. To do this well, we need your suggestions and comments.

THANK YOU

Questions *** Issues *** Concerns you would like the Board to address through the Newsletter *** email or call Sandy Serchuk at 508-548-3560--- saserch@aol.com ---

