



NEWSLETTER *** OCTOBER 2007



PRESIDENT'S MESSAGE

One project coming to fruition has been the changing of the inception date of our building insurance, from March 1, as it has been for many years, to September 1. A problem that has plagued us for years, is the lack of cash available to pay the substantial insurance premiums, which are (were) due on March 1 each year. Even if we were adequately budgeted for anticipated insurance increases, the premiums were due on March 1, but the money to pay them came in to the association over the course of the year. This resulted in a chronic shortfall every year at premium time, and resulted in very expensive premium financing.

We were successful in getting that inception date changed to September 1st by canceling the policies that were written for March 1 inception, and re-issuing them as new policies beginning September 1st. Since we have 8 different policies with 7 different companies, the process has been laborious for our agent, and complicated to figure out. We will have multiple refunds to track, and numerous other details are involved.

In addition, we still have debt remaining from the financing of the original (March 1, 2007) policies, while incurring a new obligation for immediate payment of the new annual premiums that became due on September 1. We discovered that the premium financing used by our agent is very, very expensive. Not only is the interest rate high (10%) but they use add-on interest, which results in our paying the same number of dollars over the course of a year as we would if the interest rate were 20%, using simple interest. Worse yet, if we rolled the old debt (existing for the 6 months remaining on the original March 1 policies) into a new premium financing contract for the whole year's premium that was due September 1st, we would wind up paying interest on interest. That is not acceptable, and we had to find a way out of this "debtor's prison".

The solution is to (a) substitute short term bank financing for premium financing for the near term; and (b) generate a one-time source of funds sufficient to pay off the new, short-term bank loan, and put us back onto firm financial footing, free of debt now, and free of the need to incur debt in the future. Funds are needed to liquidate the existing premium financing loan, and also to pay the premiums now due in full for the new policies beginning Sept. 1.

The bank charges “simple” interest, and the loan is pre-payable without penalty. To pay off the bank, (so we’re not trading one debt for another) we must come to the owners with a one-time special assessment. The Board will be figuring out the amount needed to accomplish that goal, and we will be holding a Special Assessment board meeting on Friday, November 2nd, 2007, at 10:00 A.M. Florida time. By the time this newsletter comes out, you will have received notice of this meeting. Based on the information we currently have, the assessment we will need appears to be around \$1,700.00 per unit, payable January 1st. The exact amount has not yet been determined, but by the November 2nd meeting date, we will have made that determination.

Our contractor, Bob Rockwell Construction Co., left the carport job unfinished, as has been reported elsewhere in this newsletter, claiming he ran out of money. We were forced to contract for the installation of the 2nd floor deck railing ourselves, at our own expense, just to get the project finished.

Now that the railing has been installed, we are trying to get the final inspection(s) needed by the County to close out the construction permits, and give the completion of our project its final “blessing” by the County authorities. We understand that the fire department will probably make one more inspection of the railing, under the “life safety” category. We need only pass that inspection, and a final walk-by by the “turtle lady” to make sure our building and grounds are dark enough during nesting season (over by October 31st).

We are anxious to have the final closure of our permits, so we can go forward with other work on our parking lot, which can only be done after the carport project is finally approved. We are, as far as we know, moments away from the final approval, but as always, the last moments seem to be the longest.

Also to give closure to the carport project, we have completed the assignments to all units, of the parking spaces that needed to be reassigned, both covered and uncovered. The diagram has been finalized, and is included with this newsletter for everybody’s records. This is a copy of the “official” record of the Association. Should there be any future trades or changes for any reason, this diagram would have to be changed accordingly. Unless there is a future reassignment of a parking space, the assignments on this diagram are “final and official” on the Association records. No trade or any other kind of change of assignment of parking spaces can be made without Association approval.

Please remember that the parking spaces are defined as “limited common elements”, and they can be transferred to a future buyer of a unit only by an assignment of the limited common element. They are not deeded; they are transferred to a buyer of the unit by assignment of the right of use of the limited common element.

COMMUNICATION IS THE KEY TO THIS BOARD. THE BOARD WANTS TO KEEP ALL OWNER’S UPDATED ON CBI ISSUES, FUTURE EVENTS, ETC. TO DO THIS WE NEED YOUR SUGGESTIONS – COMMENTS AND PARTICIPATION.



REPORT:
DON McEVOY
VICE-PRESIDENT

BUILDING FIRE INSPECTION:

All of the problems from Bonita Springs Fire Inspection have been resolved and completed. The cost To CBI for the repairs was \$ 18,000 for the new fire water back flow system and new fire pump controller.



CARPORT PROJECT:

This project is still active. Bob Rockwell Construction is in financial difficulties so they stopped work on the deck. They did not order the deck railing. We were so close to finishing the carports that the Association Board decided to contract for the railing separately from Rockwell. Mary Ellen Rain worked tirelessly with contractors to obtain quotes and proposed a local contractor to fabricate and install the railing. The deck is now finished and only final inspections are needed to complete this project. The railing cost CBI an additional \$5500 above Rockwell's contract of \$523,000. We are back charging Rockwell for the extra cost

RESTORATION PROJECT:

All the screens that were damaged during the lanai crack repair process have been fixed so the restoration project is complete. There are some warranty issues that must be resolved.



LANDSCAPE IMPROVEMENTS:

We have changed personnel who take care of the outside grounds. Personal Touch will now handle all our lawn work, landscape trimming, fertilizer applications, weed control and irrigation testing. With the investment in new landscaping, it is felt one company should have total responsibility for our greenery.



CBI CLEANING:

Gerda Werkman has given her notice – effective October 12, 2007. She will be leaving us and moving to the East Coast. She has done a wonderful job to make our building very presentable and she will be missed. Ted Bolstad of Sterling Property Services has interviewed several people to pick up cleaning duties. The Board has picked Prosperous Cleaning of Bonita Springs to take over the cleaning duties. They are willing to clean individual units too. You may contact Nina at 239-248-9716.

JUST A REMINDER FOR ALL; IT IS AGAINST THE FIRE CODE TO STORE ANYTHING IN THE WALKWAYS OR IN THE TRASH CHUTE ROOMS. ITEMS CAN ONLY BE STORED IN LOCKERS OR IN YOUR UNIT. PLEASE SHARE THIS WITH RENTERS - FAMILY & FRIENDS.

REPORT:
MARY ELLEN RAIN BOARD MEMBER



SEMI-ANNUAL PEST CONTROL

Bugsaway Inc., our pest control company, just completed the semi-annual treatment of the building and common areas. Alex Grantt, owner, has done a wonderful job for us. He asks that anyone who has a problem with ants, etc. call him immediately- { 239-992-6707 } and leave a message. He'll call back and he will come and deal with the problem. This is in our contract with him, so no extra charge for the service.

DECK RAILING AND FURNITURE

The railing is now installed on the deck/carport, so the carport is completed except for the final inspections, the process of which is underway. While the Board did not wish to invest money in furnishing, some furniture was needed in order to be able to utilize the deck. Therefore, the Board voted to spend no more than \$5000 on deck furnishings at this time. With all the constraints inherent to furniture at the beach (i.e., cannot rust, so no iron, nuts, bolts etc., cannot blow around, so must be heavy, but not too heavy; cannot require care - no one here to do it; no fabric to mildew/rot/wipe down etc. etc. etc!). After much checking around, we found Naples Patio with a surplus of Tuscan Moss welded cast aluminum furniture - meeting all our requirements. They were selling at about 70% off, it was just what we needed. [ask me to tell you the story ... It's a good one!]. We were able to get 5 tables of varying sizes and 16 arm chairs, over \$15,000 worth of furniture for \$4860. Try the deck on a sunny morning with your coffee, or a shady, breezy afternoon with your tea, or any time with a beverage of your choice; it's surprisingly pleasant.

PARKING LOT

Because of the delay in getting final permits on the carport project, [and the parking lot cannot be paved until we do get the final permits], the one inch asphalt overlay will take place ASAP after getting permits. We scheduled the paving for September/October - but it looks like it won't happen. Thank you in advance for your cooperation in parking in our lot in front of Grande for the days needed to pave, then stripe and number the parking lot. We'll keep you posted.

REC ROOM CARPET AND FURNITURE

The Rec Room carpet and furniture were cleaned on October 16, 2007. We found a reliable man who does excellent work for a reasonable price - [\$250 for the whole Rec Room job]. Several of us have had him clean our own carpets too. His name is Tim Fritton, Owner/Operator of MasterSteamer; Carpet-Upholster, .Tile and Grout Cleaning. 239-823-4200

Any questions, comments, suggestions, ideas or complaints, please do contact me at 239-992-4048, or bilmarain@aol.com. I welcome your calls or emails.



TREASURER'S REPORT

BY TODD BJORKLUND

The budget surplus I reported on in the last newsletter has unfortunately disappeared. There are two main reasons for the additional expenses. First, our monthly expenses for water, electric and sewer have been significantly more expensive than last year. Secondly, we had a number of one time expenses[some discretionary, some not] which have used any extra funds in our budget. These include repairs for the elevators and the fire suppression system for the building. With any luck we will not have any more one time expenses for the rest of the year.

As Allan mentioned in the President's Report, we are making a major shift in the way we pay insurance. This move will save us the financing charges we are currently being charged. A short term bank loan[line of credit] will be used to bridge the payment of the insurance premium and the collection of funds to repay the bank loan. The plan is to raise the funds with a special assessment. In the future we will have the money collected, so when the premiums are due, the money will be in our checking account and we won't need to borrow any longer.

IMPORTANT REMINDERS

GREASE: No grease down the drain. Keep an old coffee can in the refrigerator to collect grease, then throw it in the trash when it's congealed. If you have guests or renters in your unit, please put a sign up by the sinkOUR OLD PIPES WILL APPRECIATE IT.

GARBAGE: Remember to break down any boxes you put in the dumpster; 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 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.

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

WATER: Please check your main water shut off valve, and your clothes washer fittings to see if they need to be replaced. If you see any signs of moisture (i.e., green on brass, etc.), they may need to be replaced. Let a Board member know if you would like to replace the main shut off valve because we must turn off the water to the whole building to replace these, and we'd like to schedule replacement and do several at a time because of inconvenience to the residence.



CONDO RULES: If you observe an occupant breaking a condo rule, please, in a cordial way, address the issue immediately with the person[s] involved to correct the infraction.

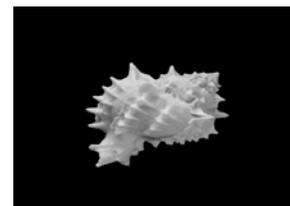
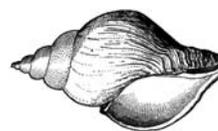
If someone approaches you, thank you for being cordial and for correcting the infraction. Working together we can keep Casa Bonita I – wonderful for ALL!

We as owners are responsible for any and all people who stay in our units.

CASA BONITA I ASSOCIATION

Alan Feingold * President - #702**
Don McEvoy * Vice-President - #803**
Todd Bjorklund * Treasurer - #302**
Betty Gray * Secretary - #301**
Mary Ellen Rain * Member-at-Large - #703**

Management Company: Sterling Properties – Ted Bolstad



NEWSLETTER COMMENTS: SASERCH@AOL.COM. THANK YOU !