



## NEWSLETTER \*\*\* FEBRUARY 2009



### PRESIDENT'S MESSAGE

We had a very successful annual meeting of homeowners, on February 9<sup>th</sup>, with more than half the building represented either in person or by proxy, but mostly in person. The room was quite full, and the discussions were lively. I felt personally inspired by the interest shown by so many of our owners in the affairs of our Association.

We regret the passing of one of our former board members, Joaquin Garcia-Larrieu. He died late last year, as a result of cardiac surgery. This is first time we have ever had a sitting board member pass away. *We send our condolences to his widow, Maria, who lives in Miami.*

As for the election of board members, we had three seats up for election. One was the seat held by Joaquin, who was an appointee up to the time of this election, and who would have to have run for election for a two-year term. The other two seats were the expired two-year terms of Mary Ellen Rain and Todd Bjorklund. Both Mary Ellen and Todd agreed to stay on the Board and run again for new two-year terms, and Kevin Kennefick agreed to run also, returning to the Board after a few years' hiatus. Since no other owners placed their names in nomination for the Board, we had three people running for three seats, and no election was necessary. At the conclusion of the annual meeting of owners, the Board held its organizational meeting to elect officers for the coming year.

### Accordingly, **CASA BONITA I - 2009 - BOARD MEMBERS**



*Left to Right:* **Richard Gower, Sterling Property Manager; Kevin Kennefick, Secretary; Mary Ellen Rain, Vice-President; Don McEvoy, Director; Allan Feingold, President;**  
*Absent:* **Todd Bjorklund, Treasurer**

As most of you know by now, we have a lawsuit pending against our Association by a gentleman who fell during our carport construction in early January 2007. He was severely injured, and his attorney is alleging that both our Association and our carport contractor, Bob Rockwell Construction, were somehow negligent in failing to adequately illuminate and/or set up sufficient barriers to keep people out of the construction zone. Whether or not this person fell as a result of the construction is not clear, nor is it clear what caused his fall. The factual situation, and liability on the part of either our Association or Rockwell, is all very questionable. What is important is that Rockwell carried \$1 Mil. in liability coverage, and our Association had underlying coverage of \$1 Mil, plus an umbrella policy for \$15 Mil. Our legal defense is also paid for by our insurance carrier, as part of our insurance premiums, so we foresee no reason why this lawsuit should cost us one penny. Though the suit is pending, it will not constitute a lien against our property, or against any unit, and we see no reason why this suit should have any impact on any of us, whatsoever. The insurance company will settle it or go to trial, in their sole discretion, and will be responsible to pay any settlement or verdict.

After years of unsatisfactory service on our elevators, and ongoing problems that never seemed to get resolved, we have hired a new service company. We are very optimistic that they will do a good job for us. We signed a three year contract, in return for which they promised to immediately give the elevators a thorough going over, and put them into good working condition at the outset, to minimize future problems – a proactive approach, in sharp contrast to the “always here never fixing the problems” type of service we have had for so long. Their contract started Feb. 1<sup>st</sup>, and they did in fact spend several days here, at their own expense, working on the system. It seems better already, so we’re keeping our fingers crossed.

One of the issues that has bedeviled our Board for a long time has to do with who is responsible for damage done to the interior of a unit, by circumstances occurring outside that unit, mostly involving water leaks. For example, some leaks come from above from different origins, some come from backing up of drains, some come from repairs in process outside the unit. The variety of circumstances, and causes, seems endless. The interplay between Florida law, and our own governing documents, has left us in a quandary many times, as to who should pay for what. We are in the process of sorting this out, and Kevin Kennefick has agreed to tackle these issues and help us work out a standardized policy that is consistent with the law and with our governing documents, and is fundamentally fair to all concerned.

We will begin painting the exterior of the building on May 1<sup>st</sup>, and there will be questions submitted to all homeowners, along with more information, as the time gets closer.

We are also wrestling with issues concerning the cleaning up and/or replacement of walkway shutters, and we will soon be generating some standards and requirements applicable to these shutters. Many homeowners have neglected their shutters for years, as a result of which many are not only very dirty, but show corrosion, pitting, and rust, in varying degrees. Please be aware that you will soon be receiving a notification with respect to these walkway shutters, and some owners will be required to do substantial cleaning and touching up. Shutters that are deteriorated beyond repair will require replacement. Once the Board makes a determination with respect to each Unit’s shutters, the owners will be notified as to what is required and will be given a reasonable deadline by which they must comply. Should any owner fail to comply, the Board will have the necessary work done, and will charge the cost back to the owner.

The shutters are clearly the responsibility of the Unit owners, but the Board has the authority to set standards for the shutters and to enforce these standards. Rest assured, it will be much more economical for the owners to comply on their own, than to leave it to the Board to have some outside contractor do the work at the owner's expense.

The idea for this project was brought up at the annual meeting, and the owners present were overwhelmingly in favor. Stand by for further information and for the requirements as to your individual shutters.

I want to express my happiness at having Kevin back on the board. As many of you know, he has served for a number of years on past boards, and has filled the offices of Treasurer and President over a number of years. His past contributions to our building, and to the Board, have been substantial. We welcome him back, and look forward to this great addition to our team.

Once again, I wish to thank Mary Lou Fuller (#502) for giving the party for all of our owners, on the eve of the annual meeting. She was sweet enough to dedicate the party to all Board members, past and current, and she created, and put up, beautiful valentines on the wall for the Board. Whoever said that this is a thankless job, has never hung around at CB-I.

**Allan Feingold**



***Lou Fuller [on the left] and friends/owners enjoy the February 8,-- Party in the Rec Room. The Party was dedicated to our Board for all their hard work. Lou's "Valentine" theme was appreciated by all. We hope to make this an annual event.***



**FORMER BOARD MEMBERS  
WHO ARE STILL OWNERS AT CBI**



Front: **Bob Rinehart**; Back – Left to Right: **Ken Karstedt, Neal Egan, Dean Bidwell, Tom Rametta, Bob Stautberg**

# TREASURER'S REPORT

BY TODD BJORKLUND



Our budget in 2008 was sufficient to cover our expenses, both those we could anticipate and some we could not. On the positive side, we had a 12 thousand dollar credit from Bonita Springs Utilities related to a number of water leaks we found and corrected. The credit was for the sewer portion of the bill. We earned almost a thousand dollars interest on our bank balances. The majority of our reserves are earning just under 4% interest. On the negative side, our building maintenance exceeded the budget by 11 thousand dollars. This was mostly due to water leaks and the associated clean up and fixing of the problems. The recycling efforts have also paid off. Our trash collection expense has dropped considerably. So, not only are we being ecologically friendly, we are also saving money.

For 2009, we were able to keep the budget flat from 2008. This means the quarterly assessment will not change. Our largest expenses are insurance, water/sewer, and building repairs in this order. These three items together are approximately 140 thousand dollars or 1/2 of our annual budget. There is an additional item this year that I would like to draw your attention to. We currently have two owners with delinquent assessments of 90 days or more. They have been referred to our attorney for collection. There is no provision in our budget for owners not making assessments. Should CB1 not collect, we will have a shortfall in the budget. Although some associations have created reserves for this situation, this has not been a widespread problem for CB1. If this becomes a problem, a possible reserve is something to be considered for 2010. The reserve accounts have been reviewed to determine if the assumptions used for replacement value are sufficient. All are sufficient, with the exception of the pool which appears to be short given the recent quote for work received. To increase this reserve, we will be increasing the allocation to this one reserve. This reallocation will come from the painting reserve for 2009 and will be for one year only. The painting reserve has excess funds, even after we paint the building, so it provides the opportunity to increase the pool reserve without increasing the total reserve collected from the owners.

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**REPORT BY:**

**MARY ELLEN RAIN**  
**VICE-PRESIDENT**



Over the past few years, we've had some problems with the drain lines from the AC getting clogged with algae, mold, etc. We had several units overflow and damage the unit itself and units below...very costly and inconvenient to say the least. Therefore, the Board decided to be proactive and get estimates to replace the 12 or so inch plastic lines from each AC unit, plus jet out the drain line in the utility room of each unit, and the drain line from the roof to the main line. So, at a cost of about \$75 a unit, we had plumber Al Reeves complete that job. (We'll continue to jet the main lines once a year, and owners should still continue to put bleach in that AC drain periodically.) The money for this project came from our budget for 2008, so we didn't have to assess each owner. We feel it is one of the best things we could have done this year to avoid the stress and unnecessary expense of overflow problems.

**BUGS AWAY** - (Alex Grantt) came in December and will come three times a year (Dec., Apr., and Aug.) to keep ants, etc. at bay. Please let Alex know (239-992-6707) if your unit needs a treatment in between. There is no charge for this. We feel the building is in the best shape it has been in for a long time. We'll continue that regimen as long as it's working.

**NEWSLETTER** - Glad to say that Sandy Serchuk in unit #704 has graciously agreed to continue as the Editor of our newsletter. The issues will be published in Feb., June, and Oct. Please let Sandy know of any items you'd like in the newsletter, AND, take a minute to let her know how much we appreciate her work.



Email: [saserch@aol.com](mailto:saserch@aol.com)

All comments and suggestions welcome.

**UPDATE ON PARKING LOT SEALING** - Our blacktop is still curing. Bonness feels that it will be ready for sealing and restriping in a few months. Therefore, we'll have that job done after the building is painted. Bonness will honor our original contract, so there will be no additional cost to us by waiting.

**POOL FURNITURE** - In the near future, we will be checking on pool furniture (buying new, versus restrapping what we have). It's time!

**CBI DOCUMENTS** - Also, we'll be going through all of our old documents to find the info we need to complete the condo docs, and to have our records in order.

### **SPECIAL THANK YOU** \*\*\*\*\*

**Pat and Kevin Kennefick** (Unit #101), and **Marlene and Jim Rohne** (Unit #204) who take such good care of our flowers - even covering them when it's cold. THANK YOU!!



### **THERE IS ALSO A NEW GRILL.**

**John Nichols** (Unit 401) who figured out how to fix the wheels on our maroon wicker chairs in the Rec Room. What a gift!!

**Judy Feingold** (Unit 702), (**and Allan too!**), who cleaned up the landscaping, scrubbed down the trash rooms, and did many other things that were needed to keep our building beautiful.

**Tom Rametta** (Unit 504) - for his kind words to the Board at the Annual Meeting. We appreciate it, Tom! [Others have also said kind words to us, and we appreciate you all !!!]

To all of you who turn off lights, repair loose screws (**Ginny Karstedt** in Unit 205), lock doors left unlocked, pick up trash, recycle properly, and ALL the other things you've done...  
***You're the unsung heroes who keep our CB I home so nice.***

To **Mary Lou Fuller** for the WONDERFUL party she gave to all owners on Sunday, February 8 in the Rec Room - Fabulous food, special champagne punch, and of course, the best company and conversation!! THANK YOU LOU!! (The Board wants to continue this get together every year on the Sunday before the Annual Meeting. Plan to join us next year! It will be an opportunity for all owners to get re-acquainted. Thanks for getting us started, Lou!)



As always, please call with your questions, comments, and suggestions. We welcome your input. **Mary Ellen Rain: 239-992-4048**

**REPORT BY DON McEVOY**  
**DIRECTOR**



### **Water Leaks:**

**We have had several water leaks in Units. A committee was formed to recommend a maintenance procedure to eliminate the problem. The report follows:**

### **Water Leak Committee Meeting 11 November 2008**

The Committee members are Don McEvoy (Chairman), Kevin Kennefick, and Tom Rametta.

**The first meeting** was held at 9:30 AM on 31 October 2008. The following agenda items were discussed and it was recommended that Al Reeves of Reeves Plumbing would be invited to the next meeting to discuss preventing these leaks.

## **THE AGENDA:**

- Kitchen sinks backing up.
- Toilet wax rings malfunctioning.
- Main water valves leaking or not closing.
- A/C drain lines plugged.

**The second meeting** was held at 4:00 PM on 07 November 2008 and Al Reeves discussed potential problems that caused the leaks and recommended actions that could be taken to reduce the frequency of the water leaks occurring.

**A third meeting** was held at 9:30 AM on 11 November 2008 to review the information and develop recommendations for a preventative maintenance program. **The recommendations follow:**

- Every Owner is responsible for an inspection program to protect their unit and the ones around them. The inspection should be conducted monthly when the unit is unoccupied. Any remedial action such as mold removal, main water valve replacement, A/C repairs or toilet leaks should be completed promptly. The inspection should include but not limited to the following:
  - The main water valve will be checked for leaks and to assure that it has stopped the water flow.
  - The unit will be checked for mold.
  - The A/C system will be activated and checked for cooling. A ½ cup of bleach will be poured into the drain line every three months.
  - The unit will be inspected for water leaks. Both toilets will be flushed.
  - The A/C system will be returned to “auto” mode and set at 80 degrees F. The humidistat should be set at 60%.
  - The water valve will be closed before leaving the unit.
- The seven kitchen sink drain lines should be jettered annually from the roof to the main collection drain line in the parking lot.
- The bathroom, wash machine and A/C drain lines should be jettered from the roof to the parking lot every five years. The A/C drain lines were jettered in October 2008. Since the others have not been done in recent memory it should be scheduled ASAP.
- Roof storm water drain lines should be jettered when needed.
- All units must have access panels over the master bath toilet which aids in detecting water leak locations. If there is a leak in the building and no access panel can be found in a unit, a panel will be installed at the owner’s expense.
- Water heaters should be replaced every ten years at the owner’s expense. There are seven ancient water heaters that must be replaced now.
- The toilet design with a wall attachment is prone to leaks. When water or mold is found behind the toilet baseboard, or through the access panel, the wax ring should be replaced.

This report will be submitted to the Casa Bonita I Board of Directors for review and implementation.

Respectfully submitted,

Don McEvoy, Kevin Kennefick and Tom Rametta

The Board of Directors authorized the jettering of all pipe from the roof down with the exception of the toilet lines. This was completed in December 2008. The kitchen sink drain lines will be done annually.

The Board also agreed that all units should have access panels installed over the master bath toilet. If a leak site must be found and the unit does not have an access panel, one will be installed at the owner's expense.

The Board is very concerned about leaking water heaters. Water heater life is only 10 years. If a heater is over 10 years old, it is a gamble whether that unit faces water damage or units around them have a water problem too.

The Board agreed that owners should have their empty units inspected monthly. Several units had mold problems in 2008 and two units had AC problems



### **PAINT CBI:**

**We are planning to paint CBI on 1 May 2009 and lasting three months. The only way to delay another huge refurbishment project is to keep a good paint seal on our building.**

**The program will consist of the following:**

- **Caulk all outside windows and doors**
- **Caulk around each exterior shutter box**
- **Touch up the paint on all shutter boxes that are hanging on the side walls.**
- **Paint building exterior**
- **Paint atriums and entrance areas**
- **Paint trash chute rooms**
- **Paint the outside of unit doors**
- **Paint the stairwells.**
- **Paint all lanais. If you do not want to have your lanai painted send me an E-mail (mcevoyd@aol.com) or a letter.**
- **Paint the locker rooms**

**The money will come from our reserve fund**

**All furniture must be removed from the lanais, by the unit owner, so the painters can do their job.**

### **WALKWAY SHUTTER BOXES:**

The walkway shutter boxes are not included in the painting project. Each owner should examine their walkway box and bring it up to the new installation standards. The repair procedure follows:

1. Lightly sand the entire box to remove corrosion and scuff the original paint surface.
2. Wipe with solvent to remove chalk, sanding residue and contaminants.
3. Spot prime bare metal with Sherwin Williams Alkyd Kem Kromik Primer or equivalent.
4. Apply finish coat of Sherwin Williams Alkyd All Surface white Enamel or equivalent.

### **SCREEN REPAIRS:**

The screens around the pool screen door were replaced in January due to damage.

### **ELEVATOR SERVICE CONTRACT:**

Effective 1 February, a new elevator company is providing service for CBI elevators. Accurate Elevator is maintaining and repairing the equipment. General Elevator has been released by CBI.

### **GARBAGE HANDLING:**

Both trash chutes are open again until May 2009.

### **REC ROOM DOOR TO POOL:**

This door is now locked at all times. To open, insert key and turn counter clockwise. To remove your key, turn clockwise to original position.

### **SEAWALL REPAIR:**

The wood is pulling away from the concrete wall. This could break the water pipe between beach showers. We will replace it in February.



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### **STERLING PROPERTY MANAGEMENT**

Casa Bonita I --- has a new property manager – **Mr. Richard Gowar.** Mr. Gowar is working with the Board of Directors and is always available to assist the owners with any questions or concerns.



Email: [richard@sterlingpropertyfl.com](mailto:richard@sterlingpropertyfl.com); Phone: 239-947-4552 ; Fax: 239-495-1518

# OWNER'S THOUGHTS & CONCERNS

## Some good thoughts and suggestions from various owners came up at the Annual Meeting

We're having a lot of foam from kitchen and utility room drains causing problems. Therefore, the Board is recommending that everyone buy laundry and dishwasher, etc. detergents that have "HE" (high efficiency) on the labels. You can use less, plus they don't foam like the other soaps we've been using... Thank you.

The suggestion was made to check with other condos on the island to see if we could "bundle" our TV, internet, etc. with some company to get a better deal. We will bring this up at the HICA (Hickory Island Condo Association) meeting in March. However, we have checked in the past about other carriers (We presently have Comcast, and they do a decent job.), and the problems seem unsolvable...Satellite TV experiences "breakdowns" fairly frequently in our climate, especially in the stormy summer months...However, we won't give up on "checking" on all the possibilities.

It also came up that we have people diving into the pool despite the posting of the rule "NO DIVING". This is so dangerous and very disturbing to us all as very serious injuries could result. PLEASE remind any guests/renters of this rule. We're checking on additional ways to effectively get this message across to all. (Wish diving wasn't such a spontaneous act ... It makes it very difficult to control ... But we'll do our best.)

Since the Board is recommending that all absent owners have their respective units checked more frequently than once a month, the suggestion was made that we find someone to check multiple units and thereby get a better price. We talked to Bonnie Veteto and Crew about this idea. (Bonnie and her crew currently are cleaning our building every Mon/Wed/Fri so they are already on premises.) She is also checking some units in our building already. She said she and her crew would do the unit checking for \$20 for once a month, and \$10 for each additional check per month (\$50 to check your unit once a week). If anyone is interested, please call Bonnie at 239-878-9800 to make your own arrangements and tailor the check-ups to fit your needs.

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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.

**PLEASE PASS ALL RULES / REGULATIONS ALONG TO FAMILY - FRIENDS - GUESTS -  
AND RENTERS.**

