



NEWSLETTER *** OCTOBER 2009

PRESIDENT'S MESSAGE



ALLAN FEINGOLD

While the summer has been quiet from the standpoint of owner presence, our full-time resident board members – Don McEvoy and Mary Ellen Rain – have been extremely busy, on an almost constant basis, chasing leaks of various kinds, seeing to all the details involved in the parking lot resurfacing, landscaping issues, and various other things that seem to come up steadily.

On the subject of chasing leaks, please be aware that every leak – and there are many of them – is followed by a clean-up. Your board members have not only had to go into a number of units to chase down leaks and stop them, but have then taken it upon themselves to clean up the mess, and/or call in Ken Wittrock to make various kinds of repairs, and/or Bonnie (our cleaning person) to clean up the mess. Up to now, the labor costs have been fairly minor, and have been charged over to the Association by Ken and Bonnie. We have realized, however, that not only do these expenditures add up, but they are the responsibility of the unit owners involved. Therefore, the Board is about to implement a new policy of billing these costs directly to the unit owners involved. The Board members are volunteers, but the hard costs should, in all fairness, be borne by the unit owners benefiting from those services.

While some owners have made provision for their units to be looked after in their absence, still too many owners have made no such provision. It is critical, and it is on the board's radar screen to make it mandatory, that all units be checked frequently throughout the year when not occupied. There are many things that can go wrong in your absence, and frequent checks can prevent disaster to not only your unit, but those units around you. If a moisture problem is allowed to progress to mold, left undiscovered it has the potential to impact the whole building. Therefore, we ask all owners to have your units checked at least twice per month all year round when nobody is there.

In addition to having your unit checked, if you leave a car down here, this also has to be looked after. It is important to have some person that has the keys, and can be responsible for moving the car, as was necessary during construction times, and more recently during seal-coating times. The Board members should not have to assume these responsibilities, as has been the case at times in the past.

As of the last newsletter, we had one delinquency in the building, and it was a serious enough delinquency that the board was about to take legal action, when the owner finally paid up in full, including all of our legal fees. As of this writing, we have one new delinquency in the building, and the board intends to take very aggressive legal action, starting with lien proceedings, immediately.



One last thing to bug everyone about, and then I'm done. Everyone, in every unit, should replace their master water valve. It is the unit owner's expense and responsibility. Ken has assisted in some of them, but a licensed plumber actually replaces the valve. The cost/charge is the going rate of the plumber. However, each such replacement requires the water to be turned off in the whole building, so the more we can do at one time, the fewer times we have to shut off the building's water. I would hope that the owners will have that done when they're here, so that all of the arrangements, the access, the clean-up, the follow-up, etc. don't fall again on the shoulders of board members who happen to be here. If you let any board member know that you would like to replace your master valve, and when you will be here to do it, we might be able to coordinate them. The master water valves in our building are starting to fail, and we have already had some failures, resulting in leaks and – so far – minor damage. Some have already been replaced, but the rest are in failure mode, and it's obvious that this is preventive maintenance that should not be put off.

I look forward to seeing all of you this season.

**THANK YOU TO THE BOARD MEMBERS:
CASA BONITA I - 2009 - BOARD MEMBERS**



Left to Right: **Richard Gower is no longer our Sterling Manager** – {see information at end of Newsletter}; **Kevin Kennefick, Secretary;** **Mary Ellen Rain, Vice-President;** **Don McEvoy, Director;** **Allan Feingold, President;**
Absent: **Todd Bjorklund, Treasurer**

TREASURER'S REPORT



BY TODD BJORKLUND

Our budgeted expenses continue to be slightly better than we had planned. As I write this article the most recent financials available are for the month ending August 31st. For the year, we currently have a surplus in the budget of approximately nine thousand dollars. The two expense categories making up this surplus are Utilities and Building Maintenance.

In my last report I referenced an owner being seriously delinquent on the quarterly dues. The board did refer this to an attorney for collection and we have successfully collected 100% of all back dues as well as the costs associated with the collection efforts. At this time another owner has become delinquent. The board will be aggressive in its actions to collect and will be working with our attorney to either collect the dues or start the Foreclosure process. **Over the next few weeks we will begin the budget process for 2010. Keep a lookout for the meetings notices if you want to participate.**

REPORT BY:

MARY ELLEN RAIN
VICE-PRESIDENT



Parking Lot Sealing and Striping

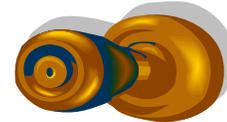
On August 17, 18, and 19 Bonness returned and sealed and striped the parking lot. They did a good job! This completes the parking lot project started about 2 years ago with the new layer of asphalt. With proper maintenance (sealing every 3 or 4 years), the parking lot should last us for a long time. Thanks to all for moving their cars and being flexible about parking spaces over this past summer.

Beginning 1 October, all are back to parking in their proper spaces.



Door Hardware Rings

There's been a delay in getting the new rings that fit under the locks on our front doors. As you recall, all the exterior door hardware was cleaned and replaced on the doors after our painting project. At that time, we ordered new rings because most had corroded so badly. Mike, from A Good Locksmith, had ordered new rings at that time, but there is only one manufacturer of those rings now and Mike has been waiting for a shipment from Asia. So, when the rings get here, Mike will replace the old ones with the new ones. (Mike was here fixing our gate locks, etc. a few days ago.)



Walkway Light Fixtures

We're waiting until the end of the year to see how much money we have in the budget to make a decision on the walkway lights. We'll keep you posted.

Grill:



Over the summer, we had warranty work done on the outside grill at the north end of the building. They replaced some parts at no charge to us. We then had the grill all cleaned up, bought two new brushes, and had all 4 propane tanks filled. The grill is in great condition now and we hope to keep it that way. Please call Don McEvoy or Neil Egan for directions and/or help if needed.

BugsAway

Alex Grantt came in August for our tri-annual pest control treatment. He comes in April, August, and December. Please call Alex at 239-992-6707 if your unit needs attention between these times.

Annual Meeting and Dinner



Please plan to join us for the **Second Annual Owners Dinner** to be held on the Sunday before the Annual Meeting each year. This year the dinner will be held on **Sunday, February 7**, with the Annual Meeting to be held on **Monday, February 8**. Lou Fuller started this tradition last year, and the Board is continuing this fun time get together. Hope you'll include this in your travel plans each year. It's a chance to meet/see your fellow owners for a great time at the dinner, then, stay informed about the business of CB 1 at the Annual Meeting the next day. See you there!

Comcast



The wheels turn slowly, but we're checking with Comcast, our building's present cable company, to see what services they might provide and "bundle" to ultimately offer owners a savings on TV, computer/internet, and phone capabilities. They call this a "triple play". We'll keep you posted on the possibilities.

THANK YOU

TO: *Neil Egan (#304) and Grayson Barnes (#107)* for trimming and cleaning out the north foot wash area

Tom Rametta (#504) for being willing to help in so many ways! He helped check units after the paint project to be sure "all was well" (AC working, water shut off valves turned off, etc.), and he is a wealth of information about our history here at CB 1...Thanks Tom!



NEWSLETTER -

Sandy Serchuk in unit #704 has 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 also take a minute to let her know how much we appreciate her work.



Email: saserch@aol.com All comments and suggestions welcome.

REPORT BY DON McEVOY
DIRECTOR



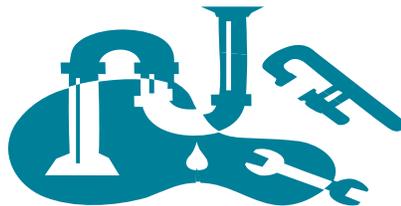
Remember, the entrance code has been changed to *8822

WATER LEAKS: We have scheduled drain cleaning in December 2009. We will again clean the kitchen drain and we will also do the toilet drain drop in the six stack. We will watch for leaks in all the six stack units.

FROM THE PLUMBER

This is especially important for those of you whose unit is unoccupied for long periods of time.

If a main shut off valve becomes defective, it will leak into the unit at the lowest point that is turned on. (We have had several washing machines mysteriously fill up with water and overflow causing damage to the unit and units below) We have had several of these failures, and we expect more, due to the age of the building. Some unit owners have already replaced their valves, and we encourage all owners to do the same. The cost of the plumber's bill is small compared to the cost of repairs from water damage that results from a leak, when (not if) your shutoff valve fails.



GARBAGE HANDLING:

The north trash chute will be open again in January 2010.

INSPECTION OF FIRE EXTINGUISHERS, HOSES, SPRINKLERS, WATER PUMP AND ALARM SYSTEMS:

Cintas has been contracted do perform all inspection annually required by the Bonita Springs Fire Department. This will eliminate us missing some of the inspections. *You will notice that the fire hoses have been removed from each floor.* They were of no use to the fire department and required flow inspections. The city said they can be removed.

CARPORT ROOF: The corner of the carport roof across from the north entrance has been repaired.

STERLING PROPERTY MANAGEMENT

IMPORTANT CHANGE

In the last few days, we have been advised that we have a new property manager, by the name of Philippe Gabart, who has called and visited the board members to introduce himself. Evidently Richard Gower is moving on to another position with Sterling, and we certainly wish him well, and thank him for his efforts on behalf of Casa Bonita. We look forward to working with Philippe.



OWNER'S THOUGHTS & CONCERNS

"NO DIVING" in the pool. This is so dangerous and very disturbing to us all as very serious injuries could result. PLEASE remind any guests/renters of this rule.

The Board is recommending that all absent owners have their respective units checked more frequently than once a month. 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.

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. LET'S ALL HAVE A WONDERFUL 2009-2010 SEASON