



NEWSLETTER *** JUNE 2010

CASA BONITA I - END OF SEASON SOCIAL OWNERS - FRIENDS - FAMILY & RENTERS



MARCH 26, 2010



SOCIALIZING



CONVERSATION



FRIENDSHIPS



RELAXING



NEIGHBORS



ENJOYMENT



DINING



GOOD-BYES



TREASURER'S REPORT

BY TODD BJORKKLUND

The latest financials available for CB1 are for the month ending April 30th. Our expenses are tracking very close to our budget. We are approximately \$3000.00 over budget year to date. There is no cause for alarm as we should easily make up this amount this summer when utility expenses will decrease. In addition, the board has taken steps to reduce our water bill; details are outlined in another section of the newsletter.

Unit 403 is seriously delinquent in payment of dues and CB1 has forwarded this to the attorney for aggressive collections. It is also important to note there were a number of units who were late in paying the quarterly assessments in April. In fact, a small number were not paid until May. CB1 has been fortunate HOA collections have not been a significant issue. The board is balancing the need to keep expenses down at the same time providing for needed maintenance of our building. Other than routine maintenance we have no major expenditures planned for the remainder of the year.

Enjoy your summer, and look forward to seeing you all next season.

POOL REPAIRS

The pool had three minor problems at the last inspection in May. These were repaired so we should be certified in July. A fence will not be required around the pool equipment area. After further investigation and many phone calls, the locked cover is enough for the pumps and as the pool heater is a heat pump it is not hot.



REPORT BY:

MARY ELLEN RAIN
VICE-PRESIDENT



Since the Annual Meeting, I've had three main goals: (1) To get a separate water meter for our irrigation use saving us hundreds of dollars a month on our water bill since we don't have to pay for sewer use for our landscape watering; (2) To work with Comcast to get new wiring for the building to accommodate all owners TV, computer and phone needs; and 3) To investigate the tankless hot water feasibility for all owners who would like to replace the hot water tank with "instant" hot water from a much smaller unit.



IRRIGATION METER:

After MUCH back and forth checking on size of pipes required, cost, reliable installation personnel, etc., we now have the irrigation meter installed and it's working perfectly! Bonita Springs Utilities installed the meter, and David Geist from Bonita Sprinkler Service, Inc. did a great job connecting the meter to our irrigation system. He also installed a new rain gauge to keep the sprinkler system from watering on days when we've just had a huge rainstorm saving us more money. The total cost was under \$8000 and, it's been estimated to pay for itself in anywhere from 18 months to a couple of years. While it's too bad we didn't do this years ago, we're glad to have it done now, AND with no special assessment!



COMCAST:

After many phone calls, emails, and appointments with technicians/supervisors, etc, we are now on the road to getting our building rewired to improve service to all owners (especially to those of you with bad TV/computer reception). Once we understood Comcast's "process" for dealing with rewiring, we now have the correct contact people to hopefully get the job done.

The technicians and supervisors have made their recommendations, and the recommendations are now at the regional office. It will take approx. 30 days for the regional office to decide on the contract. The Board then gets the contract and will decide if it's appropriate. Negotiations may follow until both "sides" agree. Then the installation will be done. My goal is to have this finished at least by the end of the summer. Then, we meet with their sales rep who will tell us all the services available and the costs involved. We will be sure to let you know as many of you are very interested in having the "triple play" - TV, computer and phone all with one vendor. (Hopefully they'll give us special lower pricing if enough of us contract for their services.)

BEST BUY:

We did have Best Buy's "geek squad" come to give us an estimate on putting wireless internet in the whole building. The cost would be over \$10,000 because of the configuration of our building. To put wireless only in the rec room was a couple thousand dollars and we'd still have to pay a server each month. Board's decision (and even the geek squad agreed!): It's better for us to work with Comcast and let each owner make their own decision about the services they require.



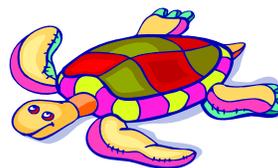
TANK LESS WATER HEATER:

Many owners have inquired about the possibility of "instant" hot water from the tankless hot water units. (Casa Grande has used the tankless units in over 90% of their units for over 11 years!) We started with an electrician who came and checked our building, and individual unit's capacity for volts, amps, watts, etc. to be sure what size unit would work. Bottom line: our units will only handle a tankless unit that requires no more than 12 kw. Mary Lou Fuller (unit 502) and Tom Rametta (unit 504) both had the 11.5 kw Emax unit installed in their condos. (They will be glad to talk with any of you!) The total cost is approx \$800-\$900: \$289 for the unit; approx. \$300 for the electrician; approx. \$300 for the plumber. For more info (names and numbers of experienced installers; the pros and cons of the unit, etc.), please call me at 239-992-4048, or contact Mary Lou, Tom, or Bob Stautberg (who has a tankless unit in Casa Grande).

As always, thanks to all of you for your cooperation and the things you do when you're here to enhance our beautiful home - Casa Bonita 1!

Please call me with any comments, complaints, or suggestions at 239-992-4048. THANKS --- Mary Ellen Rain - Vice President

TURTLE SEASON



All the lights on the gulf side of the building are off from May 1 – to November 1 --- for the turtles. The bulbs have been removed from the fixtures



A REPORT BY
DON McEVOY
BOARD MEMBER

WATER LEAKS:

The kitchen drains were cleaned from the roof on 10 February 2010. We are starting a chemical cleaning in June. We will be using a biological agent that breaks down grease which should keep the drains open. The drains will be treated every two weeks from the roof and this should avoid the mechanical cleaning that has not been totally successful.

GARBAGE HANDLING:

The north trash chute is again closed until January 2011.



WALKWAY LIGHT PROJECT:

The new walkway light fixtures have been painted chocolate brown and the installation is complete.

CAR SUMMER STORAGE:

There is a car covered and parked in one of the six open spots in front of CBI. Since we only have those six unassigned parking spots there, they should not be used for long term storage. Each owner can use their numbered spot for summer storage or please use the guest lot. If you plan to store a vehicle in the guest lot for the summer please let me know.



MAIN WATER VALVE REPLACEMENT:

We only have one plumber who provided an estimate for replacing the water valves. He will be charging \$250.00. Both the other contractors that service CBI have not replied to my repeated requests. I will try once more to secure a lower price.

OUTDOOR LIGHTS:

All the outdoor light are staying on too long in the morning and coming on too early in the evening. An electrician relocated and repaired the solar switch that controls the lights. This saves 3 hours of electricity each day.



BUILDING CLEANING:

Delta Cleaning is doing a great job for CBI. The stairs, walkways and Rec Room are looking better than ever.

PROTECTING THE NORTH ELEVATOR:

We now have a full set of pads to protect the walls of the north elevator. All contractors should install the pads before they use the elevator for their product. The pads are located by the shuffleboard disks just inside the north locker room door. Each owner must make sure their delivery people have access to the pads.



RECYCLING:

There are two concerns with the recycling program. People are throwing boxes in the paper container. All cardboard must be broken down so that it lays flat. Plastic bags are being placed in with the mixed container. Plastic bags are not to be recycled. If a plastic bag is used to handle recyclable items please empty the bag contents into the container and dispose of the bag with your trash.



HURRICANE SEASON:

Hurricane Season is here again so remember to close your storm shutters when you leave CBI. Just add it to the other requirements of turning off the master water valve and water heater in your unit. It is also recommended to open the guest bathroom tub water valve, when the unit water is off, so any water leaking past the master valve will go down the drain and not you're washer or dish washer.

STERLING PROPERTY MANAGEMENT

CASA BONITA I PROPERTY MANAGER:



MR. PHILLIPE GABART

Mr. Gabart is working with the Board – and is always available to assist the owners with any questions or concerns.

Email: phillipe@sterlingpropertyfl.com; Phone: 239-947-4552 ; Fax: 239-495-1518

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 recommends that all absent owners have their respective units checked more frequently than once a month.

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 2010 SEASON

Please contact Sandy Serchuk regarding any newsletter questions - suggestions – or ideas at saserch@aol.com.

