

Casa Bonita I Newsletter



May 2016 Issue



Messages from The President

By: Bob Haberstroh

The membership of our Board of Directors has changed as of the annual meeting on February 8, 2016. Allan Feingold did not run for re-election after 17 years of dedicated service for our association. Kevin Kennefick is now on the board of directors and we welcome him back to the Board. At the conclusion of the annual meeting of owners the Board held its organizational meeting to elect officers for the coming year (Noted Below).

President
Vice President
Treasurer
Secretary
Director

Bob Haberstroh
William Cheal
Karen Wood
Sandra Serchuk
Kevin Kennefick

I would like to give a special thanks to **Allan Feingold** for serving 17 years on the board of directors and he was president for many of the years. He truly made a big difference in how well CBI is managed. Allan just recently helped the board with a new contract we are working on with an elevator company and he also worked for many hours advising us about a new broadband contract. Allan is always there when we need him and for sure he is always looking out for the association and all of us owners. Allan and Judy are the best and we appreciate having them around.



Television and Internet

Starting July 16, 2017 (14 months from now), our building will be switching from Comcast to Summit Broadband for our bulk services agreement. Our package will include High Definition gateway and High Speed Internet (100 megabits upload per second and 100 megabits download per second) for each unit and The Club room. A land line phone system is also available (at extra cost). If you are nearing the end of a Comcast or CenturyLink contract you may not want to renew it for a long term. If you are thinking of getting any new cable or internet equipment please talk to someone on the CBI board of directors. Next February we will have Summit Broadband do a comprehensive presentation in the club room to all the owners about the new products we are getting with the services agreement and also other options that will be available. Closer to the launch date Summit will have one-on-one meetings with each owner to be sure everyone knows all about the new service.

Trash Chute Shutdown: The association shuts down one trash chute each year for the slow off-season: The north trash chute will be shut down on odd years and the **south** trash chute will be shut down on **even** years.

Painting the Building



Painting the 01 stack of the condo.

It will take between six and eight weeks, depending on the weather, to paint the building.



Old door stops showing wear.

Our Paint Project cost over \$90,000 and requires a great deal of coordination and work.

Bob and Bill have *volunteered* many hours to plan, organize and facilitate our building paint project. At home we buy paint and start painting, but that is not what it takes to complete a painting project at the Beach in Florida.

The First Step was to define the project, meet with painters, get competitive bids, negotiate the contract and formulate a schedule. After Bob put together a detailed description of the project we requested bids from 6 different companies. We evaluated each bid, checked references and made a selection.

The Second Step was to evaluate paint manufacturers, verify guarantees and select our paint. We decided to select Sherwin Williams paint.

Third, we had a small paint committee and a great deal of input from owners. We looked at current color trends, evaluated other building on the beach and painted colors samples on the building. As a Board we reached a compromise and selected our building colors. The decision was not taken lightly by any member of the committee.

We then asked owners to approve or disapprove of the colors selected. We had one dissension and all other votes were in favor of the selected color pallet. We hope everyone enjoys the new color of the building.

The Forth Step for the Condo project was to inspect the building for damage to our foundation, walls and ceilings. The Board Members and painter contractors look for any signs of rust spots and/or cracked concrete. Each spot was noted and will have to be repaired by a contactor.

The Fifth Step was to stage equipment and begin power washing the building. During this step Bill and Bob contacted and or visit each unit to make sure the shutters were closed. Thank you Bob and Bill for your willingness to do this work.

The Sixth Step was to seal the building. This protects our building and also helps the paint adhere to the surface. At this point Bob and Bill verified that lanai shutters were/are open so the lanai's can be sealed and then painted.

The Seventh Step is to paint the building. WHEW!

Door Hardware and Light Fixtures

To ensure our building looks nice The Board decided to check into updating, repairing, replacing or fixing our door hardware: knockers with viewers and door stops.

The door knockers were turning green and lacked luster, many door stops were in poor repair or showing signs of age. Bob began the search for replacing these items. The cost is very high. He then began to investigate polishing the hardware and/or re-plating it with a satin finish. Most of the vendors he contacted were not interested because the job was "too small". The companies who gave him a bid were almost as high or even higher than new hardware. At that point we re-evaluated the hardware and decided to replace

the door stops and door knockers with new ones. After a great deal of shopping both on-line and at local vendors we found knocker that fit the holes in the doors and match our satin finish.

We also shopped for new light fixtures after seeing the cost to replace them we decide not to replace them because they are only about 8 years old and in good working order. For a relatively small cost the painter will paint them a contrasting color and we will replace the globes.

Remember Exterior Locks



should only be lubricated with "Super Slick Slick Stuff Lubricant". Our locksmith recommends this product in our environment because of the sand and salt. We have had some well-intended residents lubricate our locks with other products such as WD40 and graphite. Although these products work well at home they do not work well in our building. The salt and sand can adhere to the

WD40 and graphite. As you know it is very hard and costly to maintain our locks. If you want to help us stay on top of this on-going problem please only use "Super Slick Slick Stuff".

Main Water Valve and water heater breaker should be turned off if the unit is vacant over night or longer. When the water is turned off, remember to turn off the refrigerator icemaker too. The guest bathtub water faucet should be opened to avoid water damage. Your main water valve is in your laundry room.

Protect our Elevators by Bill Cheal

Helps us reduce the wear and tear on both elevators by using the North elevator for deliveries and/or removing of large items.



The North elevator is intended for heavy use, it has higher ceiling and can be protected with our quilted wall pads. The wall pads are custom made to protect both the elevator cab walls and your deliveries. The North-end of the building also provides easier vehicle access and parking.

When you are planning a delivery or the removal of appliances and/or furniture please instruct delivery people to enter our building parking lot on the North-side of the building and to use the North elevator. Owners are responsible for the installation and removal of the special padding on the walls of the elevator cab during this type of elevator use. Note: many times the delivery people will install and remove the pads as part of their delivery service. The elevator padding is warehoused in the storage locker area on the first floor. You will find them on the shelves to the right of the north storage access door.

After you have finished using the pads please remember to remove them from the elevator, fold them and return them to the storage location.

Help Keep CBI a beautiful and friendly place to live. By **Sandy Serchuk.**

It is the responsibility of the owners to make sure all renters, family, friends and guests are aware of the Casa Bonita I Rules and Regulations. Each owner/unit should have a laminated copy of our "basic rules".

Below is a list of the most common oversights:

- ♦ Wash and dry feet before entering elevator or club room.
- ♦ Keep all walkways and trash room areas free of personal items such as chairs, shoes, towels, etc.
- ♦ Footwear is required on elevators and in all common areas.
- ♦ No glass containers in pool area or on the beach.
- ♦ No food at the pool.
- ♦ Remove all trash from The Club Room

Thank you for your cooperation and assistance.



The Club Room

We are so happy to see the increased use of The Beautiful Club Room. This season we had many game nights, a lovely Thanksgiving Dinner, St Patrick's Day celebration and Parade, Birthday Parties, Family Dinners and even a successful Salad Night. The Club Room is reserved on Holidays and Special Event Dates for building-wide get-togethers and everyone is welcome. All other days may be reserved by occupants of the building. To reserve the room complete the information on the Club Room Calendar (found in the blue binder in the first drawer of the buffet).

At this time we do not charge for the private use of the room and plan to keep it this way as long as we do not have damage to the room and the room remains clean.

As a reminder:

- ◆ Remove all food and drinks from the Room.
- ◆ Clean off and wipe down counters and table tops.
- ◆ Sweep, vacuum or mop the tile and carpet as needed.
- ◆ Remove all garbage (trash and recycled items) and place it in the appropriate dumpster. Place a new liner in each trash can. (liners provided under the sink)
- ◆ Clean up spills on furniture cushions with a damp cloth.
- ◆ Close the shades.
- ◆ Reset or ask a board member to reset the Temperature in the room.
- ◆ Please notify Lee Ann at Sterling Properties at 239-947-4552, if anything is damaged or in general disrepair.

LEAVE NO TRACE

Protect Our Property by Karen Wood Treasurer

As you know from time to time we have intruders jump our pool fence to use the pool and in a couple of cases our clubroom. Also, we have had strangers from the beach remove chairs from our patio area for their use on the beach.

Thieves have opened unlocked cars along Hickory Boulevard and removed valuable items such as money, electron-

ics, Music and gift cards.

Please remember to keep your vehicle locked.

We have also had unauthorized cars using our parking lot.

We do not have an on-site manager and rely on each owner to help "police" and protect our property. We work very hard to maintain a beautiful property and we want only author-

ized people to access it.

What can you do if you see strangers in and around our building, parking lot, pool or patio area?

Nicely ask them which unit they own or rent.

If you are not satisfied they belong at Casa Bonita I, call the Lee County Sheriff at 239-477-1000.



Find us on the web:
casabonitaone.com

Web Master Betty Gray

Turtle Season is Upon Us by Bill Cheal

You may have noticed fourteen of our outdoor lights, located on the gulf-side and north and south ends of our building, are off. They will remain off until November 1st for the turtles.

Please remember to close shutters and/or drapes to block bright lights from your condo windows on the west side of the building.

There are volunteers working with beach patrol during the night



and early morning hours looking for turtle nest and lighting violations. Owners can be cited for lighting violations and receive a fine for not complying with the rules.

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For more information about turtle regulations and protection:

<http://myfwc.com/wildlifehabitats/managed/sea-turtles/lighting/>

Conserve and recycle

Water fact: The average American household uses 400 gallons of water per day! Do your part to conserve water:

- ♦ Turn off the tap while brushing your teeth.
- ♦ Fix leaks and running toilets.
- ♦ Run your dishwasher only when it is full.
- ♦

Recycle fact: Every ton of paper recycled will save 17 trees, 60,000 gallons of water, 225 kilowatt hours and 3.3 cubic yards of landfill space.

- ♦ Recycle glass, plastic and paper.
- ♦ Place Recyclable items in the dumpsters on the ground floor.
- ♦ Remember no Styrofoam or plastic bags are to be put in the recycle.



Management Company—Sterling Property Services, LLC

Please contact Lee Ann Rosengarten if you discover problems or damage in the building or have questions regarding the association.

239.947.4552 x277 — LeeAnn@sterlingpropertyfl.com

Please contact Bob Haberstroh if you want to change your contact information in the CBI directory,
231.468.9953 — rhaberst@yahoo.com

Board Members:

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| ♦ President, Bob Haberstroh , Unit 306 | 231.468.9953 — rhaberst@yahoo.com |
| ♦ Vice President, William Cheal , Unit 305 | 248.535.0313 — bikerbillc@comcast.net |
| ♦ Treasurer, Karen Wood , Unit 403 | 417.425.3255 — director@fahunger.org |
| ♦ Secretary, Sandra Serchuk , Unit 704 | 508.274.2550 — saserch@aol.com |
| ♦ Director, Kevin Kennefick , Unit 101 | 612.889.8184 — kkennefick@aol.com |