



# Casa Bonita I

## Newsletter

### November 2013

By: **Mary Ellen Rain**  
*Vice President*



#### **Beach Renourishment**

It's quite embarrassing to be reporting yet another delay...Now the time frame is "somewhere between February and June probably in April". At this point, your guess is as good as mine! (Embarrassing as it is, I'll keep passing along any and all updates that I receive)

#### **Condominium Documents**

Allan will be reporting on the progress...

#### **Community Rm/Rec Rm Update**

Over the past months, many hours have been spent thinking this project through and discussing various possibilities...

There are MANY facets to a project of this magnitude, and it's difficult to know where to start. In fact, several areas need to be studied simultaneously! What will the room look like? Should we include the porch into the room? Do we want an exercise room? And if so, how will it be managed and maintained? How much are we willing to spend? How do we "update", yet

keep it classic enough to still look good in 10 or 15 years? What "style" do we want? What flooring will we get? etc., etc., etc.!!! Nothing is easy!!!

At any rate, we've decided to start with the floorplan design (being done right now); and then put out the plan to three contractors for bids. In the meantime, we've met with contractors, designers, draftsmen, architects, etc. to listen to their expertise in order to "put it all together". Then, we'll present the plan(s)/concepts to the ownership for input in order to eventually make a decision...Will keep you posted.

#### **Special Events**

Still haven't heard from anyone with new ideas, or offers of help, with condo special events...If we're to have any, we need someone to step forward. Thank you.

As always, please call with any comments, questions, or suggestions...It's the only way we know your thoughts.

Mary Ellen Rain 239-992-4048

Be sure to browse through our own CBI website at  
<http://www.casabonitaone.com> It can be a valuable reference for:

- Our Rules and Bylaws
- Archived newsletters
- Suggested contractors
- Special events
- and more CHECK IT OUT!

Special thanks to our Web Master Betty Gray (301)



By: **Todd Bjorklund**  
*Treasurer*



It's that time of the year again, the leaves are changing colors, the evenings are getting cooler and it's time to do our budget at CB1. Among other things, the board is focused on keeping CB1 in tip top shape by staying ahead of the small items so we don't have major repairs and expense. This has been a solid strategy. We haven't had any major unexpected repair items this year. Baring a surprise in the next six weeks we will end the year with a significant surplus.

For 2014 we are anticipating expenses to be similar to this year. The one exception is insurance. Our agent let us know premiums will be increasing by \$11,000. By taking the surplus from 2013 and rolling it into 2014 we will be able to keep the quarterly assessment flat to this year.

You will be receiving the proposed 2014 budget in the next few weeks.

By: **Don McEvoy**  
*Director*



### **Small jobs that will be done in November**

The pavers by the south side entrance door must be reset because it interferes with the door.

Three carport columns must be repaired.

Corrosion on the elevator doors must be removed.

Paint beach gates land rails.

Wax the unit door locks, knobs and knockers.

Wax all walkway and beech fencing handrails.

Power wash the concrete pads by the shuffleboard courts

### **Garbage and Recycling**

The north trash chute will be reopened again on January 1, 2014 and the recycling pick will be returned to twice per week.

### **Landscaping**

The tall trees on our property have been trimmed and the mulch has been refreshed.

By: **Bob Haberstroh**  
*Secretary*



### **HOA Directory**

If you need a new copy of the directory let me know and I will personally get a new one out to you. If you see anything that can be improved / some errors / updates, please let me know and I will get them in our next update. Please respect everyone's privacy and do not distribute outside of the CBI community and do not use for commercial purposes.

### **Improvements to your condominium**

Just as a reminder, if you are doing some new flooring be sure your installer is using an approved underlayment. The underlayment should go under all non-carpeted floor surfaces. Casa Bonita I requires Pro-Flex 90 mil or engineering equivalent. Be careful because Pro-Flex is available

in 3 thicknesses 40, 70, and 90 mils. It is just not enough to use Pro-Flex it must be Pro-Flex 90 mil. This is very important to the people who are living in the unit below you; they will thank you for your corporation on this matter.

### **Community room renovation**

As you know, we are gradually making progress on the community room renovation. What this undertaking needs is a project manager. Could anyone **PLEASE** volunteer to be that person? Just contact me or any of the other board members. I am sure it will be a very satisfying experience. Call me if you have any questions Bob 231.468.9953

If anyone has any HOME improvement ideas, suggestions to share, please let me know and I will put them in the next newsletter (rhaberst@yahoo.com).

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