



Casa Bonita I

Newsletter

November 2012

By: **Mary Ellen Rain**
Vice President



Rec Room Disaster

Over the summer, we had an unfortunate and costly accident/act of vandalism. Someone, after 10 PM, flushed some paper towel stuffed in the toilet where it ran all night overflowing and flooding a good portion of the rec room. Baseboards needed to be removed, sections of drywall needed to be replaced, toilets and restroom cabinets needed to be taken out, dried and replaced, and, of course, carpet needed to be dried and cleaned, etc...The cost of repairs: Over \$5000. Naturally, we can't absorb many of these kinds of costs. Therefore, the Board is investigating the cost and possible effectiveness of surveillance cameras. Magnetic locks have been installed and the Rec Room is locked between 11 PM and 6 AM.

Meanwhile, please know your renters and guests. We need the parties responsible for such acts to pay for them.

Outdoor Furniture Re strapped

Our 22 chaise lounges and 10 chairs have been re strapped for our sunbathing enjoyment! We're not sure what caused the straps to get so spotted and ugly in a relatively short time, but they are beautiful now. It has been recommended that we ALWAYS place beach towels on the furniture to keep suntan lotion from touching the straps (which most people already do!). It could also be that the strapping is not as hearty as it used to be...Who knows!



Transformer was Replaced

The transformer box (all rusted and yukky!) in front of Unit #101 was replaced by Florida Power and Light at no cost to us. To accommodate the replacement, we had to cut down the ficus hedge to 1 foot high...Too bad, but it will grow back pretty quickly.

Condominium Document

Met with our attorney Chris Shields about revising/updating/recording our Condo Docs. He will have the first draft ready for the Board to review in mid-October. We do need Chris to update the language and add needed wording to bring us into the 21st century and protect our



building/association. Also, some items were voted on (5 member Board from a 7 member Board, etc.) but were never recorded with Lee County, so we need those recorded properly. Some procedures need to be defined/refined too (i.e. proper procedure for renting ones' unit, etc.). The format will be 8 1/2 X 11 three hole punched paper in a loose leaf binder. This way any future changes made in the docs can be easily voted on, changed, copied, recorded, and given to the owners to replace only the specific page(s) involved...NOT replace the whole document. The new document will be sent to all owners before the Annual Meeting for your review and vote. Naturally the Board has worked diligently with our Attorney on these docs and recommends a "yes" vote to accept the whole document. We'll keep you posted.

ETC.

Naturally, lots of other things are going on...Ken Wittrock continues to "be our rock" as he repairs paver walkways, replaces exit signs, and light bulbs, handles leaky pipes, dries out wet carpet, fixes leaky footwashes, repairs the rope in the pool, fixes locks, schedules tree trimming, and does HUNDREDS of other necessary (but perhaps unseen) things for us. Thank you Ken.



As always, any questions, comments, or suggestions, please call me (Mary Ellen Rain) at 239.992.4048



By: **Todd Bjorklund**
Treasurer



We are getting ready for the busy season here at CB1. It seems our finances have held up much better than the beach, but that's a different report. We again have been fortunate in not having the problems that seemed to plague the building 2 years ago. There were two notable expenses, vandals plugged the toilet in the recreation room causing a flood and the circulation pump and heating issues with the swimming pool. Both have been addressed and paid for from our maintenance funds. We are

currently running a surplus essentially due to lower expenses. I am anticipating a surplus at year end.

For 2013 we are budgeting only a slight increase in most expenses. The exception is our insurance which our agent has notified us of a substantial increase. Using the surplus from 2012 carrying those dollars to next years budget we have been able to keep the assessment flat at \$1395 per quarter. The board gave approval for our 2013 budget at the November meeting.

By: **Don McEvoy**
Director



Entry Door Code
The code is now ***9933**



Emergency Lights

There are no more problems with these lights manufacturer of the emergency lights has analyzed a failed light and say water caused a short in the electrical panel. They blame it on washing down the walls. We are trying out a marine compound for electrical circuits. If it works, the life of emergency lights should be drastically increased. So far, there have been no problems with the treated lights.



Trash Chute Room Lights

The north trash chute rooms now have new lights that are damp resistant. They resist rusting which the four foot fluorescent fixtures were prone to rusting and corrosion. They use a 13 watt twisted fluorescent bulb which should last for 7 years. We plan to replace the south fixtures in November.



North Trash Chute Rooms are Closed

The north trash chute rooms are still closed as of 01 May 2012 to save money. The chutes are bolted shut and the dumpster door is disconnected. The rooms will open again on 01 January 2013. This saves CBI \$2400.00. If someone needs the wheel barrel Ken can open the dumpster room door.

Recycling

Our building has done a great job recycling waste products. They have been overflowing during the high season. We will arrange for a second pick up each week during January thru April.

Grill

The grill had some parts that have rusted badly. In October, we replaced it with a new one.

Both Elevators

The stainless steel inside each car are badly stained. Delta Cleaning has agreed to try a marine cleaner to eliminate the staining.

Waxing the Door Hardware and Railings

The annual waxing process will be done in November.



MONDAY NIGHT SOCIAL: Starting in January (01/07/2013) owners, guests and tenants are welcome to come to the recreation room at sunset to play games or just socialize with neighbors. We can start out watching the sunset enjoying each other's company. You can bring games, cards, beverages, music or just some good stories. Let's start out doing it each Monday in Jan/Feb/Mar and see how it works out. Plan on attending when you are available.



CBI November 28, 2012

By: **Kevin Kennefick**
Director



Thank You! I have enjoyed a number of years as a member of your board of directors. We went through some trying times where we needed to make some difficult decisions to improve our facilities and insure that we position ourselves to protect our joint assets. Today we have improved our building to a point where we exceed or are on par with similar buildings in our area.



We have been blessed with both a number of dedicated board members, and a committed ownership group who have joined together to make our shared Florida home a wonderful place to live. We, as owners, have been very fortunate to have had good representation on our board. Over the last few years we have had 2 members who live

here nearly year round giving us eyes and ears on the ground. How fortunate is that when over 85% of our owners are here part time at best. For me, the time has come to encourage new ideas and new energy on our board. While I have been grateful to serve for a number of years, it is time to get someone else involved. My term is up this year, and I will not be running for another term. I encourage those of you who feel you can make a difference and are willing to help, to step up and help to move us forward. While a board position is often seen as a thankless job, I assure you it is nothing of the kind. My time on the board has let me to meet life- long friends, and has given me a wonderful appreciation for the dedication of so many of our fellow owners. Thanks for the support I have received over these many years. I look forward to helping future boards continue to improve our Florida home.

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Web Master	Betty Gray	301	239.405.7615	Wolf_gray@msn.com
Activities Committee	TBD			

** Sterling Property Services LLC
27180 Bay Landing Dr., Ste. 4
Bonita Springs, FL 34135

Looking for people to volunteer for an activities committee. If you are interested contact Sandra 239.498.0471 or Mary Ellen 239.992.4048

Anything you would like us to add to the newsletter or if you have any updates to directory e.g., new phone numbers or email address. Please contact me Bob Haberstroh rhaberst@yahoo.com


Save the Date!

Pre Meeting Dinner
02/10/2013 @ 5:00 PM



Catered by
CARRABBA'S
ITALIAN GRILL

Annual Meeting
02/11/2013 @ 7:00 PM




02/12/2013 @ 7:00 PM
03/12/2013 @ 7:00 PM

Bonita Shores Club
315 West Avenue
Bonita Springs, FL

April 5th - 14th, 2013



NFL Super Bowl
February 3, 2013