



NEWSLETTER *** JUNE 2007

CASA BONITA I ASSOCIATION

Allan Feingold ** President - #702

Don McEvoy ** Vice- President - #803

Todd Bjorklund ** Treasurer - # 302

Betty Gray ** Secretary - # 301

Mary Ellen Rain ** Member-at-Large - #703

Management Company: Sterling Properties: John O'Gorman

PRESIDENT'S MESSAGE

Your board has made some wonderful progress in terms of the physical upgrading and beautifying of our property. New landscaping, new irrigation system, almost-completed carports (waiting for the 2d floor deck railings), new parking lot asphaltting, striping, and numbering. (Some items not quite complete but in the works). The messages from other board members will give you more detail.

In the next couple of months, the owners will be hearing from the Board with reference to amending our by-laws, for certain specific needs. We will need your votes to pass these amendments, which are all for the good of our building. We will be asking you to actively participate by voting "yes" to these amendments.

The short-term rentals have, this past season, become a serious problem. Many owners have decided to ignore the existing one-month-minimum rental requirement, making our building into virtually a transient hotel. We are in the process of drafting some penalty provisions that will have real teeth in them, and which will make it very costly for an owner to violate them. It's your building, so you have to decide whether you want a classy beachfront condo building with high market value, or a dirty building housing a bunch of transients who don't care in the least about what they do to our property.

Stay tuned. The ballots on this issue, and some other issues important to the welfare of our building, will be coming your way in the next few months. Let's hope for another hurricane season like last year's.

Communication is the key to this Board. The Board wants to keep all owner's updated on CBI issues, future events etc. To do this well, we need your suggestions and comments.

REPORT

DON McEVOY

VICE- PRESIDENT



BUILDING FIRE INSPECTION: There are two items from the latest Bonita Springs Fire inspection. The fire pump controller was replaced and the fire water supply back flow system must be repaired. The back flow system is on order and may be completed before you receive this newsletter. Sterling properties is working on both items.

JUST A REMINDER FOR ALL; 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.



CARPORT PROJECT:

The carports look great. They really enhance our property when someone drives by. There will be pictures of this project in this issue. The deck and covered parking spots are 95% complete. The deck railing remains to be installed and minor work under the deck needs to be finished. The Board must still decide which type of surface to install on the deck.

RESTORATION PROJECT: We have half the damaged lanai screens repaired and still have the upper floors to do. The following units will be replaced in May: 202, 301, 405, 501, 505, and 701. The removal of the storm shutters has held up the screen replacements for these units.

LANDSCAPE IMPROVEMENTS: The landscaping is complete and it looks beautiful. All the stone ground cover is gone and now there is a deep red mulch covering the ground. Most of the plants are flowering perennials, so we will have color all year round. The area between the north carports has four walkways with plants between the walkways. A section of the bike rack is hidden between the carport buildings. Most of the irrigation pipes have been dropped below the ground level so they will not show from the road. The irrigation system now works well and the sprinkler coverage is thorough. Wait until you see the change. Pictures are in this issue.

Kevin Kennefick has done a great job as chairman of the Landscaping Committee, and when you see how wonderful our property looks – don't forget to shake Kevin's hand for a job well done.



MINOR IMPROVEMENTS: The Car Wash has moved to the Grande entrance. This frees up two more spots for guests in the main parking area.

The Beach Foot Wash Station has changed. Many of you said how difficult it is to bend over and work the valve while washing the sand off your feet. We now have a valve much higher with a hose to direct the water to the desired area.

REPORT
MARY ELLEN RAIN BOARD MEMBER



GREETINGS FROM PARADISE!

The weather has been great, and, other than the “love bugs” which invade us for a few weeks this time of year, it has been beautiful with red sunsets and relatively low humidity. Wish you were here!

There has been and is a lot going on here at CB I: The 395 day waterline replacement project on Hickory Blvd. has begun at our end of the island, so we’re torn up in the ditch area in our front yard; West Coast Elevator has been sold, so John O’Gorman from Sterling is busy gathering information re: our elevators from the new Company - [We’ll keep you posted ...]; the new landscaping and irrigation system are in place ... looks great; needed valves, fittings, etc. are being repaired or replaced as required; and lots of “normal maintenance items” [i.e. locks fixed, trash chutes repaired , etc,] are handled day to day.

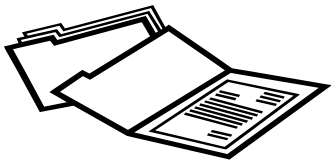
SEAL COATING / ASPHALTING: It has been a real education to learn about parking lot possibilities! I’ll spare you most of the detail, but, in a nutshell, we received four bids to either seal coat, add a layer of asphalt, or tear up and redo the parking lot. Needless to say we were relieved to hear that we have a good base for our parking lot, so we do NOT need to tear it up and redo it. The choice became whether to seal coat or add a layer of asphalt. The North lot [in front of Grande] is in good shape, so we were able to get a good price to seal coat it [two coats, hand squeegeed] by using the same company, Asphalt Specialists, Grande was using to seal coat their lot. Grande wanted to get contracted with A. S. to seal coat, stripe, paint the curbs [to match our building and carports], and stencil the North lot. The job is completed, and looks good.

The parking lot in front of our building has many gouges, eroded asphalt, uneven spots where puddling could occur. Many saw cuts from the carport construction, and three major cuts across the lot where pipes/lines had to be installed during the carport and waterline projects. Seal coating obviously cannot adequately cover such major damage. Therefore, we need to add a one inch compressed layer of asphalt in front of our building. Happily, we have a paving reserve fund, which will cover most of the cost.

After reviewing the bids, and checking “references”, the Board is contracting with Bonness, Inc., a Naples Company with excellent reference [they do much of the road work for Collier County and use only the highest quality asphalt... Plus, they were the best bid!] to do the work. Adding the asphalt layer, and seal coating every 4 to 5 years [normal maintenance], will add 15 to 20 years onto the life of our parking lot which will allow us to rebuild the reserve for future repair/replacement of our parking lot when that becomes necessary. The work on the lot will begin as soon as we have the final permits from Lee County for the carport project. The permitting must be done before we can resurface the lot.

RECREATION ROOM: In an effort to help with the long range planning for our building, and knowing that the sliding doors in the rec room have needed attention for a long time, we are getting an estimate on the cost of "fixing what needs to be fixed", and what it would cost for other improvements as well in our rec room. **Please know that there is no plan to start on the rec room now.** However, if we're to be "good stewards" of CB I, the Board is committed to having some dollar figures in place as a starting point if and when a project is decided upon by the owners. WBG Construction is working on such an estimate for us now, and we'll keep you posted on their findings

Any questions, comments, suggestions, ideas or complaints, please do contact me at 239-992-4048, or bilmarain@aol.com. I welcome your calls or emails. The only way we will know what you are thinking is if you tell us! Remember, this home belongs to all of us, so each person's opinion is important.



SECRETARY'S REPORT

BY BETTY GRAY

While there have often been attempts to form committees at CBI for one purpose or another, they have usually gone by the wayside. Considering that we are all scattered far and farther, and that there's rarely if ever a time that many of us are at CBI at the same time, this is not surprising. However in the interest of incorporating opinions and ideas from as many owners as possible, particularly in areas in which particular individuals might be especially interested, we're trying the committee approach once again!

We've formed seven different committees, most chaired by one of the board members. What we would like from you, the residents, is input about which committee you would have the most interest in participating. Be forewarned! Lack of volunteers will result in the re-institution of the draft!!

Building Exterior and Pool – Don McEvoy

Don has done an enormous amount of work already with the carport project, and is often involved in pool issues. He's a natural for this job! Ken Karstedt has already volunteered for this committee. If you'd like to participate in this endeavor, Don can be reached at:

716-625-8883 (NY)

239-495-5411 (CBI)

mcevoyd@aol.com

Landscape and Curb Appeal – Kevin Kennefick

Kevin and Pat spearheaded much of the new landscaping choices, and have for many years voluntarily planted flowers, watered, fertilized, weeded, etc. Those of you with a green thumb can reach Kevin at:

952-471-0026 (MN)

239-495-6887 (CBI)

612-889-8184 (cell)

kkennefick@aol.com

Deck – Aram and Rosie Melkonian

Aram and Rosie have put a great deal of effort into researching our options for floor coverings for our new deck. We'll owe them huge thanks when it turns out looking as wonderful as I'm sure it will. For those of you expecting to use the new deck frequently, they can be reached at:

416-924-3535 (Ontario)
239-992-0691 (CBI) 416-346-8377 (cell)
melkonian@rogers.com

Parking Lot / Rec Room – Mary Ellen Rain

Mary Ellen has learned more about asphalt in the past few months than she EVER wanted to know! And she has a real interest in how we might make our common room more useful for everyone. While the options for our common room might rightfully go into 'long term plans', it's a topic that interests many of us. It's never too early to explore the options, and the related costs. This is likely to be a potential project with a vast range of price points. If you are interested in influencing the degree to which the common area might be enhanced at CBI (or if you actually have an interest in asphalt??) get a hold of Mary Ellen:

239-992-4048 (CBI) 239-293-2357 (cell)
bilmarain@aol.com

Long Range Planning and Maintenance – Todd Bjorklund

OK, most of us have recently suffered through a long-lasting and very expensive refurbishment. But this would not have needed to be so painful with more planning and maintenance! Todd's a new owner, but he understands the need for ongoing maintenance at a minimal cost as opposed to major repairs at major costs.

Contact Todd if you want to participate in this process:

651-688-3272 (MN)
239-948-3849 (CBI) 612-710-0703 (cell)
Todd.bjorklund@rels.info

Restoration / Warrantee -- Allan Feingold

Much of these are legal issues, he's a lawyer – enough said?? Seriously, Allan has tirelessly worked to nail down the details of agreements and contracts to protect CBI for several years. If you have an interest in minute details, talk to Allan:

847-705-1400 (IL)
239-947-5739 (CBI) 312-316-7300 (cell)
baldfellow@comcast.net

Social – Betty Gray

I have absolutely no qualifications for this position other than that I love a party!! I need all the help I can get. We have a wonderful group of people at CBI – something I've learned to appreciate even more as I've come to know other buildings. I think we would all enjoy CBI more, and enjoy getting to know each other better, if we had regularly loosely organized activities. Some of us are game people – cards, dominoes, Texas hold-em, board games, etc. Many (most??) of us like cocktail parties. We've had a great time with groups of us going on cocktail cruises out of Naples or trips into Ft. Myers Beach. How about the dog races for an evening? Some combination? An evening of cocktails, food, and various casino/table games in the common room? Suggestions, preferences, please! I'm available at:

425-453-7784 (WA)
239-949-9857 (CBI) 425-985-4005 (cell)
Wolf_gray@msn.com

We all look forward to hearing your preferences as to which committee you'll join!



TREASURER'S REPORT

BY TODD BJORKLUND

Overall, CB I has a slight budget surplus through April. A few individual expense items which have cost more than we originally anticipated were the elevators, fire suppression equipment and trash pick-up. Our insurance premiums were less than expected and this is the primary reason we have a surplus. With the construction of the carports being completed and the elimination of the construction dust we expect to get back to a more normal maintenance schedule for the elevators.

Over the next few months the Board will begin the budgeting process for 2008. Many wonderful improvements have been made over the last few years. In an effort to keep the momentum, the Board will be reviewing the various suggestions we have received from owners as to what the next improvements should be. This input is critical as it will allow the Board to put a cohesive plan in place for the owners review and approval.

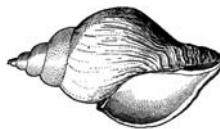
IMPORTANT REMINDERS

- ✓ **GARBAGE:** Remember to break down any boxes you put in the dumpster; have all contractors take away their trash [i.e. old washers, dryers, carpets, furniture, hot water heaters, drywall, cabinets etc.]; call the Lions Club at 992-6665 for pick-up of good used furniture, etc, discard all liquids down the drain—then **BAG OR DOUBLE BAG [heavy loads] EVERYTHING IN PLASTIC** before putting it down the chute.
[Things can get stuck in the chute, glass can break and tear the plastic, then liquids stick to the side and smell etc.] **DON'T PLACE ANYTHING IN FRONT OF THE TRASH DOORS** because they won't pick up our trash that day! Let us know if you have a "special trash problem"... we'll try to help you find a way to handle it.

REMEMBER: PASS THIS INFO ALONG TO FAMILY - GUESTS - AND RENTERS.

- ✓ **PLEASE:** There continues to be issues with furniture scraping across tile floors – It can be heard in other units throughout the building.– especially after 10:00 PM. **Let's be considerate of our neighbors and put glides on any chairs etc. that are on tile floors.** **THANK YOU!**

We as owners are responsible for any and all people who stay in our unit. Please be willing to correct a problem about which the Board may approach you. Most of the time things are wonderful here at CBI, but we need everybody to cooperate for it to stay that way.



THE "NEW" CASA BONITA I - UPDATES



CASA BONITA I
ENTRANCE · LEFT SIDE
NEW LAND SCAPING

CASA BONITA I
ENTRANCE · RIGHT SIDE
NEW BUSHES · NEW
FLOWERS
NO ROCKS · NO PIPES



ENTRANCE TO OUR BEAUTIFUL BEACH
NEW LANDSCAPING

NEW BEACH HOSE · PLEASE WASH AND DRY YOUR FEET BEFORE ENTERING THE BUILDING. THANK YOU!



NEW CAR WASH SITE
CONVENIENT FOR ALL



VIEW OF THE NEW COMMON DECK AREA ABOVE COVERED PARKING. RAILING TO BE ADDED IN THE NEAR FUTURE.

BONITA BEACH



NEW BIKE RACK
LOCATION

NEW LANDSCAPING

NEW COVERED PARKING



NEW COVERED
PARKING AROUND
SHUFFLEBOARD
AREA

NEW LANDSCAPING



ADDITIONAL VIEW OF NEW CARPORTS

[PARKING LOT TO BE DONE IN NEAR FUTURE]



SIDE ENTRANCE TO
CASA BONITA I
[ON RIGHT AS YOU FACE
BUILDING]

DON MCEVOY AND TOM RAMETTA
HELPING TO MAKE CASA BONITA I
EVEN MORE BEAUTIFUL.

THANK YOU!

