



# NEWSLETTER \*\*\* OCTOBER 2008

## PRESIDENT'S MESSAGE

I am excited to see the “*SEASON*” rapidly approaching, when we and our friends will be together in our beloved Casa Bonita. When we left in April, not to return for 7 or 8 months, it was hard to walk away knowing we’d be gone for so long. Now we’re on the down slope of that period, and looking forward to seeing many of you in Florida reasonably soon.

The Board has been busy with various issues that continuously erupt, and demand our attention. Some other Board members have reported on specifics—but we’ve been occupied with insurance renewal questions, the pending lawsuit against our Association by the gentlemen who fell, leaks and repairs, a fender bender where our carport was the fender, storms coming and going, and so on.....

As usual, our two resident Board members, Mary Ellen and Don, have borne the brunt of the work and responsibility on a day to day basis. All Board members are in touch by email virtually daily, but Mary Ellen and Don are the ones wearing out their sandals running around doing things for all of us. We, all of the owners, would be truly lost without them.

I had a personal experience I wish to share with everyone. We had relatives staying in our unit a couple of weeks ago, and they reported a strong burning smell coming from the electrical box. After calling in Ken and an electrician, I learned that the “*shoes*” of a couple of breakers had gotten so hot that they fused to the bar in the electrical box, where they are clamped in. Ken was able to get them out and the electrician, after replacing these breakers and putting the new breakers into new locations where the bar wasn’t burned, pronounced the electrical panel to be in good and safe condition. He did not know why the breakers got so hot, as they were not drawing excessive current. He said he’s seen this happen before, but doesn’t know the cause. We decided to replace all of the breakers in the panel as a precaution because some of them could be many years old.

This summer we had a breaker failure in the electrical panel of our home, which caused the main breaker for the whole house to pop. That led us to consult an electrician and, as a result, we replaced all of our breakers. The electricians pointed out that some of the breakers could be as old as the house, and therefore would be frozen in the closed position and hence fail when they were needed.

The same thing goes for Casa Bonita. It’s entirely possible that some of your (and my) breakers could be as old as the building, and would therefore be frozen and inoperative when needed. As soon as we get down there, we’re going to replace all of the breakers immediately. We could be living with a fire hazard, and not even know it. I suggest that all owners cash in on this experience and have your breakers replaced as soon as you can. You could call Ken, as I did, for expert (and reasonable) assistance.

One last item --- we didn’t publish a **Directory Of Owners** this past year because there have been no changes in ownership, although I understand one sale recently occurred. In preparation for a Spring update of the Directory, I would appreciate all owners taking a few minutes to provide me with any changes in their information. I’d like to keep our Directory as current and accurate as possible, so please get any revised information to me as soon as possible. You can contact me by phone, e-mail, fax, or come over.

I look forward to seeing all of you soon.

**Allan Feingold**



# TREASURER'S REPORT

BY TODD BJORKLUND

We are a little more than half way through 2008 and our budget is in good shape. At this point, we are forecasting that we should end the year very close to even, with no surplus and no deficit. Fortunately, there have been no major repairs and those events that have happened were covered within our building maintenance budget.

In the next few months, we will be preparing the budget for 2009. We know there will be an increase in the cost of our flood insurance due to an increase in the estimated replacement coverage for the building. It is unclear at this point what impact the increase will have in 2009. As in the past, the goal is to keep CBI well maintained and the quarterly dues as low as possible.



## CASA BONITA I ASSOCIATION BOARD MEMBERS AT WORK

**ESIDENT: ALLEN FEINGOLD - #702**  
**VICE-PRESIDENT: MARY ELLEN RAIN - #703**  
**TREASURER: TODD BJORKLUND - #302**  
**SECRETARY: JACQUE LARRIEAUU - # 606**  
**MEMBER AT-LARGE: DON McEVOY - # 803**  
**STERLING MANAGEMENT: TED BOLSTAD**

**THANK YOU**

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**COMMUNICATION IS THE KEY TO THIS BOARD. THE BOARD WANTS TO KEEP ALL OWNERS UPDATED ON CBI ISSUES, FUTURE EVENTS, ETC. TO DO THIS WE NEED YOUR SUGGESTIONS, COMMENTS, AND PARTICIPATION.**

**NEWSLETTER COMMENTS: [SASERCH@AOL.COM](mailto:SASERCH@AOL.COM). THANK YOU !**

**REPORT BY:**

**MARY ELLEN RAIN**  
**VICE-PRESIDENT**



**Though** we have had some very real tension about Hanna and Ike, and we did have heavy winds and rain, we came through okay. The tide came up to the sea oats, but not up to the condo “wall”. There were a few minor incidents (a shutter blew down, a couple of leaks, etc.), but it was minimal considering what could have happened.



**A service** truck hit and damaged the corner of our north carport. Their insurance is taking care of fixing the damage, so we’re in that process.

**Bonness** came and repaired a hole in the asphalt in preparation for the sealing and restriping of our parking lot. (The final phase of our parking lot re-do’s.) However, our lot has not “cured” enough yet, so they recommend waiting another 8-12 months to do the sealing. The cost remains the same to us.

**BugsAway** came for their regular visit and sprayed each unit for ants, etc. This is done in August, December and April. This schedule seems to be effective. Please let us know if you have any ants, etc, because Alex Grantt, the BugsAway owner, guarantees his work and comes back at no cost to us if we have a problem.

**We have** two new shopping carts courtesy of Albertson’s. We’re working on getting new hotel carts too. (Does anyone know where our one hotel cart is ?????? It hasn’t been seen for months, but it couldn’t have simply disappeared!!!!!!)



**Owners** – Be sure you have someone checking your unit – OFTEN –to be sure that the water is turned off, that the AC/Humidistat is working properly, and that no other problems exist in your unit during your absence. The person who checks your unit should call you and/or Ted Bolstad at Sterling – (239-947-4552) immediately to report any abnormalities.

Please check and update your insurance on your unit. Be sure that you have proper and ample insurance coverage for any problem, whether it is your “*fault*” or not.

**Advance Notice** -- It is time for the repairing of the building next year. Spectrum will begin painting the building on May 1, 2009. The project is expected to take approx. three months (depending on the weather etc.). The money for this work will come from our reserve funds. This project will involve scaffolding and the inconvenience for anyone occupying the building at that time. The only way to avoid another huge refurbishment project is to keep a good seal on our building. Please be aware of this activity, as you might not want to schedule any guests during this time.



**AC Drains** -- In an effort to be proactive, the Board is investigating the possibility and cost of replacing all air conditioner hoses, and cleaning out the AC drainpipe in each stack. We have experienced AC overflows from clogged drains in several units over the past several weeks. This has caused water damage to the owner's unit, and to units below. It is a very expensive and inconvenient situation that must be remedied.

**There are many other things going on: Spectrum is caulking around some shutters that need repair; there are some issues regarding insurance claims that are being handled—etc. etc.,**

**As always – any questions or suggestions, please call: 239-992-4048  
Thank you**



**REPORT:  
DON McEVOY  
BOARD MEMBER**

**WE HAVE CHANGED THE BUILDING ENTRANCE CODE TO: \*7711**

**WALKWAY WINDOWS:** I will be ready to proceed with the window replacement project when I return this month. I will verify the prices for the replacement of the spare bedroom windows. I will then contact each owner who showed an interest in the new windows for commitment.

High Impact Glass: \$1,750.00                      Non Impact Glass - \$ 1095.00  
Add \$75.00 for tint

It is not too late to replace your window. Please contact Don McEvoy: 239-495-5411 or  
[mcevoyd@aol.com](mailto:mcevoyd@aol.com) via email

**DINING ROOM WINDOW REPLACEMENT:** Owners in the one and seven stacks have asked if the dining room windows could also be replaced. I will get estimates for these windows too. If you are interested, please contact Don McEvoy: 239-495 -5411 or [mcevoyd@aol.com](mailto:mcevoyd@aol.com) via email.

**Thank you**

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Hello from your Property Manager. I wanted to take up a little space in the latest edition of your newsletter to reintroduce myself. I have been working with the Owners and Board of Casa Bonita I for 18 months. I have enjoyed meeting most of you and look forward to seeing you all when you return for the winter months. As a reminder, as your property manager, I am your first point of contact if you have any questions regarding your home at Casa Bonita or the Casa Bonita Condominium Association. As an example, I can help you attain a certificate of insurance for your mortgage company. Mortgage companies are working hard to verify that your home (and their investment) is covered by insurance. I can help you with these inquiries. Again, I look forward to seeing you all in the coming months as you return to enjoy your beachfront home at Casa Bonita I.

All the Best .... Ted Bolstad  
239-947-4552 or [ted@sterlingpropertyfl.com](mailto:ted@sterlingpropertyfl.com)

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## **IMPORTANT REMINDERS**

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

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.

ALL UNIT OWNERS are responsible to see that EVERY PERSON (whether guest, relative, or renter] who stays in their unit, for whatever length of time ---- KNOWS THE RULES INCLUDING THE NEW ONES REGARDING RECYCLING. WE CAN BE FINED **\$ 300 PLUS** FOR EACH INFRACTION OF THE RECYCLING "LAWS". Thank you for your voluntary cooperation. It only makes common sense that we avoid any kind of fine.