



# NEWSLETTER \*\*\* FEBRUARY 2010

## PRESIDENT'S MESSAGE



ALLAN FEINGOLD

Our annual meeting was held this past Monday night. There was a good turnout, and the meeting went well. I will reiterate some of the things discussed at the meeting, for the benefit of those who weren't there, with some additional information / comments.

One new subject has to do with late charges. We have one actual delinquency, which is unit 403. A lien has been filed against that unit, which is public record, so I have no problem discussing it here. It is the Board's intention of filing suit to foreclose our lien, and in fact our counsel is already proceeding in that direction. The intention is to take title to the unit, if our action goes through, to be able to rent it out and recoup our losses. There is also the possibility that the bank may foreclose, so we're not sure how this will all turn out. Also the unit is for sale, and if it sells, then our lien would have to be paid in order to close. While as an Association we do not want to be in the business of owning and renting condo units, we cannot sit still and do nothing, while the arrearage grows.

That having been said, we have several units on our "delinquency" list that show small balances unpaid, which are undoubtedly late charges and interest resulting from some late payment. Evidently these owners have been late charged, and have paid their assessment payment, and ignored the late charge. The late charge remains on their account and they are billed for it but don't pay it. What we are now doing is sending a "intent to lien" letter, for which the management company bills us \$75.00, which we must pay when it's billed. That \$75.00 fee then goes on the owner's account on top of the late charge. Thus, a very small charge has increased by \$75.00, which will NOT be waived. If you get hit with this charge, you will have to pay it. It may grow even bigger as more collection letters, and possibly attorney letters are sent, each of which costs the Association money that is charged to your account.

The moral of this story is that, if you get billed for a late charge, and you think the late charge is unjustified, or there is some error, and/or it's not your fault that the payment got there late, you must contact Sterling Management, and resolve the problem, and get the late charge waived if there is some error or other basis for waiving it. If you fail to resolve it, and just ignore it and don't pay it, it will balloon into a much bigger problem.

We all know that if we are late charged by a credit card or other account, we have to be pro-active and contact the creditor and get the error or other issue resolved; otherwise the late charge will stick and our account will be delinquent until we pay it. Condo assessments are no different.

I hate to see anyone dinged for large fees on top of very small late charges, so please take responsibility for paying or otherwise resolving them before they balloon.



**SHORT TERM RENTALS:** Here's another important piece of information. I believe it is common knowledge in our building that the Declarations of CB-1 prohibit rentals for any period shorter than 1 month. The vast majority of our owners are respectful of our rules. However, it has come to our attention that a couple of owners in our building are abusing this rule, and renting for short periods of one or two weeks. A letter will be going out shortly to all owners, reminding all of us of this rule. If you are one of the violators of this rule, your violations are about to become very expensive. We are going to crack down on anyone who rents for any period shorter than one month, and will fine them and take them to court, if necessary. If that doesn't serve to eliminate the problem, we may even sue for an injunction if they make it necessary. Let this serve as fair warning to those violators, that short term rentals will no longer be tolerated.

**NEW BOARD OF DIRECTORS:** The new board is the same as the old board. The terms of two directors expired (Don McEvoy and Allan Feingold) but since nobody else ran for the Board, there was no election, and thus the Association is stuck with Don and me for another two years



**T  
H  
A  
N  
K  
Y  
O  
U**



**Back Row: President: Allan Feingold; Don McEvoy; Treasurer: Todd Bjorklund;  
Seated: Vice President: MaryEllen Rain; Kevin Kennefick; Sterling Manager: Phillipe Gabart**



Owners participate at Board Meeting

The work is never done— become involved



**LAWSUIT SETTLED:** A lawsuit against CB-1, filed on behalf of a gentleman who fell NEAR our property and was severely injured, has been settled by our insurance company for an undisclosed sum. The settlement was well within our policy limits, did not cost CB-1 anything, nor did it result in an increase in our premiums. The insurance company paid for our defense and for the settlement, as was its obligation under our policy. The settlement decision was strictly up to the insurance company, which evidently did what it considered best for its own interests.

**DIRECTORY OF OWNERS:** Along with this newsletter you should be receiving your copy of our new Directory of Owners for CB-1. Please check over your information in the directory, and contact Allan Feingold at any time if there is any error, or if any information should change, so that we can keep future editions of the Directory as accurate as possible.

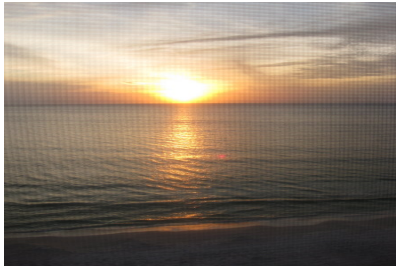


**HOUSEKEEPING:** The Board has been increasingly dissatisfied with the services of our (former) cleaning service, which resigned just today (2/9/10) in order to spare us from firing her. We are interviewing new cleaning services, with an eye to vastly improving the housekeeping in and around our building. We expect to see a big improvement in the care and cleanliness of our building –  
*In fact, we will be insisting on it.!*

**SHUTTER REPAIRS:** Should you require a repair to your storm shutters, we wish to pass along a referral to a terrific service technician, who fixes shutters on his off day. He works full time as a service technician for a shutter company, and moonlights on his own time. He has done work for me in our unit, and for some other owners in CB-1, and for the Association. He knows his stuff, and does a very good job, at a substantially lower price than any of the companies. I personally recommend him highly. Anyone interested should contact me, and I will give you Charlie's number.

*I hope to see as many of my fellow owners as possible this season. Our crappy weather is much less crappy than the crappy weather up north, so come on down – but don't forget to bring your parkas!*

**VIEWS FROM OUR LANAIS AND WALKWAYS**



**TREASURER'S REPORT**



**BY TODD BJORKLUND**

With all the financial upheaval in 2009 it is a year I am not going to look back on fondly. One bright spot in 2009 is how well the budget held up for CB1. We actually finished the year with a surplus of cash. There are three items which contributed to the surplus. The first is our insurance costs have not increased at nearly the rate we had anticipated. Second, the water and sewer costs declined by almost 25% or \$11,000. It is amazing how small unknown leaks can drive up our costs. We believe we have them all fixed. Lastly, we had fewer maintenance expenses than we anticipated.



Our reserves are also adequate for replacement of the various items. This year we painted the building and had sufficient reserves to cover the cost. We made progress in increasing the pool reserve for the maintenance we know we will have in the future. We extended the life of our parking surface with the resurfacing and have plenty of years left on the roof. At this point in time we are satisfied with our reserves.

By now you have received a copy of the 2010 budget and know we have kept the quarterly assessments flat to last year. Assuming we don't see a major hike in our insurance costs and there are no ugly surprises with our old plumbing, we are positioned well for 2010.

---

**REPORT BY:**

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



**NEW SIGNAGE:**

The new signs (Pool Rules, etc.) are finished and installed on the building. The colors more nearly match the building colors and have been updated.

**BUGS AWAY:**

Our regular pest control treatment will occur the first week of April.

**SOCIAL COMMITTEE:**

We're looking for "a few good people" to form a social committee. These people would plan get-togethers, decorate the building, keep owners informed about good news of our families, and whatever other creative ideas they might come up with to add to the life of CB I. Please contact me if you are interested in helping.



**WEB PAGE:**

It was brought up at the Annual Meeting that we consider formulating a Web Page for CB I to better and more quickly inform owners about all manner of items. If you would Like to help, please let me know (Sterling Properties is able to spearhead the effort).

**TANKLESS HOT WATER HEATER:**

We now have information on the tankless hot water system. If you are interested, please call me.

## **SEPARATION OF IRRIGATION AND BUILDING USE WATER:**

The Board is checking into the advisability of installing a backflow preventer valve at the street to separate our lawn irrigation water from the regular building use water. This would substantially reduce our monthly water bills because we do not need to pay sewer fee on water that does not run to the sewer. We'll keep you posted.



### **WISH LIST:**

Please let a Board member know of any ideas you have for improving our building. We may have some monies to put toward improvements this year as we have no major projects in the works at this time. The Board will consider all suggestions.

As always, please call with any ideas, suggestions, or complaints. 239-992-4048. Thank you.



### **A REPORT BY**

**DON McEVOY**

**BOARD MEMBER**

**WATER LEAKS:** We have scheduled kitchen drain cleaning for 10 February 2010.

**GARBAGE HANDLING:** The north trash chute is again open and it will be closed again on 01 May 2010.

**UNIT DOOR HARDWARE:** The deadbolt rings have been installed and we plan to wax the door hardware twice a year.

**SHERWIN WILLIAMS:** We have opened a cash contract account with Sherwin Williams which gives all owners a 15% discount. This provides another option for purchasing paint and tools. Just mention the CBI contract.

**WALKWAY LIGHT PROJECT:** We have purchased new walkway lights and had the fixtures painted chocolate brown and installed. The paint coating should double the life of the light fixtures.



### **CAR SUMMER STORAGE:**

If you plan to store a vehicle in the guest lot for the summer please let me know. We had two cars in the lot all summer and we must know who owns them in case of damage.

## **MAIN WATER VALVE REPLACEMENT:**

We are continuing our efforts to find the lowest price for replacing these valves. We hope to have the data very soon. We need a functioning valve to keep water usage low. Every plumber recommends that once the water valve is closed the guest bath faucet should be left open to protect the unit from potential water damage.

**POOL REPAIRS:** The pool filter box was rewired. Corrosion in the electrical panel was severe so the pool heater would not stay on. The panel was replaced.

Lee County is forcing us to put a fence around the pool filter box and the pool heater. This must be completed by 10 May 2010. We have contacted two fence contractors for estimates.

**CARPORT ROOF:** The corner of the carport roof across from the south entrance was damaged and it has been repaired.

**GRILLING INSTRUCTIONS:** Instruction will be posted by the grill so owners and renters will operate the equipment properly. The instructions follow:



## **GRILLING INSTRUCTIONS**

1. Make sure all three burner knobs are in the off position.
2. Open the propane tank valve.
3. Turn the closest burner knob to the black circle with a lightning bolt inside position.
4. Press starter button, lightning bolt, or use a grill starter torch and place the flame through the hole in the front of the grill. The burner flame will be seen for the full length of the burner.
5. Turn the second burner knob to the black circle position and the flame can be seen for the full length of the burner.
6. Turn the third burner knob to the black circle position and the flame can be seen for the full length of the burner.
7. Preheat grill to 550 degrees so the equipment is sanitized.
8. Use the wire brush on the grates, if needed.
9. Cook meal.
10. Return all three burners to FULL.
11. Reheat grill to 550 degrees which burns off the grease.
12. Use the wire brush again on the grates.
13. Turn all three burner knobs to the OFF position.
14. Close the propane tank valve.
15. Place the protective cover over the grill when it is cool.

**STERLING PROPERTY MANAGEMENT**

**CASA BONITA I PROPERTY MANAGER:**



**MR. PHILLIPE GABART**

*Mr. Gabart is working with the Board – and is always available to assist the owners with any questions or concerns.*

Email: [phillipe@sterlingpropertyfl.com](mailto:phillipe@sterlingpropertyfl.com); Phone: 239-947-4552 ; Fax: 239-495-1518

---

## **THOUGHTS & CONCERNS**

**"NO DIVING" in the pool.** This is so dangerous and very disturbing to us all as very serious injuries could result. PLEASE remind any guests / renters of this rule.

The Board recommends that all absent owners have their respective units checked more frequently than once a month.

---

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.

**PLEASE PASS ALL RULES / REGULATIONS ALONG TO FAMILY - FRIENDS - GUESTS - AND RENTERS. LET'S ALL HAVE A WONDERFUL 2010 SEASON**

---

*Please contact Sandy Serchuk regarding any newsletter questions - suggestions – or ideas at [saserch@aol.com](mailto:saserch@aol.com).*

