



# NEWSLETTER \*\*\* NOVEMBER 2011

## ***CASA BONITA I \*\*\* BOARD OF DIRECTORS \*\*\* 2011***



***Left to Right: Kevin Kennefick; Vice President: Mary Ellen Rain; Treasurer: Todd Bjorklund  
President: Allan Feingold; Don McEvoy; Sterling Manager: Philippe Gabart***

## ***PRESIDENT'S MESSAGE***

This past summer and fall, the Board has been busy and involved in many issues that are ongoing in our beloved Casa Bonita I. And as usual, Don and Mary Ellen put in double time dealing with day to day issues that never seem to stop. We may have no choice but to give them yet another raise, on top of the one they got last year.

**We have a serious maintenance issue that the Board is now addressing. It is complicated, and it will take time to work it out and plan it out. And of course it will be expensive.**

We have watched a number of the old cast-iron pipes split open from internal rust and corrosion. Most of our breaks have been in the 2-1/2" pipes draining our kitchen sinks, and the broken pipes have led to some flooding, and other interior damage, and the mess caused by breaking into and then repairing drywall. But these periodic breaks are manageable, and cause minimal to no loss of use of the apartment, even though they make a mess.

Our concern is for the condition of the 4" toilet pipes that run from the roof down to the ground. There is one of these pipes going through each unit, and all sixteen toilets in each stack flush into this one pipe. If any one of those 4" pipes were to break and leak, then that pipe would have to be replaced from the ground up to the roof, so all 8 of the apartments in that stack would become instantly uninhabitable.

In that scenario, many if not all bathroom walls would have to be torn out, and replacement of the pipe, even on an emergency basis, could take weeks.

**We need to be pro-active, to prevent that scenario from happening. Our options, which we are currently weighing, are (a) to replace all of the 4" toilet pipes with new, PVC piping; or (b) do something to reinforce and save the existing piping .**



For many reasons we are heavily inclined toward option (b), rather than replacing the pipes. So we are in the process of exploring a process by which they clean out the inside of the pipe, and insert an epoxy lining into the pipes that prevents further corrosion and creates an impregnable coating on the inside of the pipe.

We want you to be aware of this issue, because it is going to involve some expense and some inconvenience for every owner. Once we determine our path, as well as our contractor, we will be in position to give you all details, none of which we know at this point. However, we are going to shoot for next August, September, or October, of 2012, to try to hit a time when the fewest units tend to be occupied, so the fewest people will be inconvenienced.

As we understand it right now, the work in each stack will render all of the units in that stack uninhabitable for approximately 1 week, because the toilets will be unusable, and they may need to shut off the water while the job is in progress. The exact schedule will have to be determined so that all owners will know months in advance, when their unit will have to remain vacant.

The cost of the job is estimated to be somewhere between \$100,000.00, and \$200,000.00, depending on many factors, including the scope of the job, the contractor, and many still unknown factors. Again, we are only in the beginning stages of our exploration, and what I'm telling you here comes from the one and only bid we've received for an epoxy job. Within that one bid, there are variable options we will be exploring, as well as other methods, and other contractors. We will tap in to the experiences of other buildings we've been told about, that have had this, or a similar process, done.

The cost factor could wind up to be anywhere in the range cited above, and the down time for the apartments while the job is being done, could be more or less than one week. But everyone needs to know that this issue is brewing, and that we can't ignore it and wait for an absolute disaster to hit us.

Other than that, everything is great. If anyone knows anything about such a process, please let us know, as we need all the help and information we can get.

Allan Feingold





**A REPORT BY**  
**DON McEVOY**

### Beach Renourishment

Bonita Beach is tentatively scheduled to have the beach widened in 2012.



### Replace Grill

The Webber grill must be replaced. I will be checking on lower cost grills to replace this one. The Webber grill has lasted 3½ years but it is too expensive.

### Emergency Lights

These lights are failing frequently. I am looking at a weatherproof cover to protect them from water or possibly replacing all of them with another type that may be more water resistant.

## **TREASURER'S REPORT**



**BY TODD BJORKLUND**

It is the time of year where we are all excited about planning for a wonderful season at CB1. It also means we have to think about what our budget will be in 2012. In the upcoming weeks you will be receiving the new budget. The quarterly fee will be increasing slightly, due to an increase in insurance of approximately \$8,000. We are planning keeping most others expenses relative flat - or only increasing when the vendor has already informed us that costs will increase.

For 2011 we are slightly better than budget, mostly because our water bill and building maintenance has been less than what we budgeted. This is good news. However, we know from past experience that any surplus can quickly be used up with one or two "surprises".

CB1 has 1 unit which is 90 days delinquent and this matter has been referred to an attorney for collection.



## **GOOD NEIGHBORS**

***By Kevin Kennefick***

Most of us, our families, friends and renters are used to living in a single family neighborhood environment. In that environment, being a “good neighbor” has some basic responsibilities. You may need to shovel your sidewalk (for you southerners, it snows up north), mow your lawn or maybe even spray your dandelions. It’s possible you may have to turn down your teenager’s music, and refrain from parking broken down cars in your front yard. However, it is uncommon that “bad neighbor” activity will cause a direct financial harm to your neighbor.

***Condo living is very different. In a condo we share walls, ceilings, floors, pipes walkways, parking areas, swimming pools etc. A “good neighbor” in a condo has to consider their neighbor in many ways we may not be used to doing. We need to be respectful with noise late at night, not store items in the walkways, not take glass into the swimming pool area, replace our water heaters before they leak, maintain our air handling systems, and be careful what we put down our drainpipes.***

Accidents will happen, but caution and concern for others can prevent many accidents from happening. Florida is a no fault state. Unfortunately this means that the cost and hassle of repairing damage caused by our neighbor is usually borne by someone else. While insurance may cover most of the cost, there is still a deductible and potential loss of coverage, not to mention the disruption.

**The latest lack of caution had a major impact on our unit (101), but it - or similar problems - could happen to almost anyone in our building. We have our condo checked every month to see if everything is okay. On July 22<sup>nd</sup> I received a phone call from our condo checker telling me we had a major mess in our unit. The kitchen sink and dishwasher had been overflowing for an estimated three weeks to a month. The drain line below us was obviously plugged. Every time someone above us used their kitchen sink or dishwasher, the dirty water flowed unto our floor. You can imagine the smell and mess that resulted.**

A plumber was called. He opened the wall and cut out the pipe. He found a large clog of spaghetti and rice along with some plastic and twist ties. Really! The kitchen drain is the drain where we have the most problems. Generally these problems are a result of people cleaning shells in the kitchen sink, or an inappropriate use of the garbage disposal drain. The resulting damage means we need to replace all of our floor tile, kitchen cabinets, base board, a lot of sheetrock, and numerous other repairs. Let’s all try to be “good neighbors”. Please stress the importance of being good neighbors to anyone you allow to use your condo.

***THANK YOU***

**STERLING PROPERTY MANAGEMENT**

**CASA BONITA I PROPERTY MANAGER:**



**MR. PHILIPPE GABART**

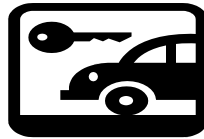
*Mr. Gabart is working with the Board – and is available to assist the owners with any questions or concerns.*

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

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**REMINDERS**

**One Month Minimum Rental:**



Remember: As per our Condo Documents, "Casa Bonita is intended to be a first class residential apartment building and is not meant to be a motel or hotel...renting of an apartment by the owner (directly or through an agent) is permitted for minimum periods of 4 weeks...It is the responsibility of owners to make sure that their renters and/or guests are aware of the Declaration, By-Laws, and Rules and Regulations."

**Noise travels throughout the building -- please be mindful of your neighbors!**

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*Please contact Sandy Serchuk regarding any newsletter questions - suggestions – or ideas*  
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