



NEWSLETTER *** FEBRUARY - 2012

CASA BONITA I * BOARD OF DIRECTORS *** 2012**



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

THE ANNUAL MEETING – FEBRUARY 2012



DISCUSSIONS - EXPLANATIONS & UPDATES

REPORT BY:

MARY ELLEN RAIN
VICE-PRESIDENT



Bonita Beach Improvement Association (BBIA):

The BBIA is an organization dedicated to beautifying and speaking up on behalf of Bonita Beach including our Hickory Blvd. (They helped bring about the walking path, the palm trees, etc.) All residents, full or part time, are encouraged to join. If interested, you may send \$25 dues to: BBIA, P.O. Box 3175, Bonita Springs, FL 34134. They are interested to hear your suggestions, and send out a newsletter at intervals to keep residents informed about what's going on...



Sea Turtle Reminder:

Turtle season extends from May 1 to Nov. 1 (or Nov. 30 if there are still nests on the beach). During this time, anyone occupying your condo must be sure that no lights are shining out your windows or sliding glass doors toward the beach from sundown through morning. All residents must dim the lights, draw the drapes, have an acceptable tint put on your windows/sliding doors, or put down your shutters if you require bright lights. Several condos have been cited, had to attend a hearing, and were fined for not complying with the rule.



Beach Renourishment:

Beach Renourishment is scheduled for 2013. Some say summer, some say in November after turtle season. Beach erosion is already severe, so "let the powers that be" know that we all consider this a top priority for sure.



4" Toilet/Sewer Pipe Update:

So far we have not had to deal with any leaks/breaks in our 4" pipe. However, the Board (and Ken Wittrock) feel that we are "living on borrowed time" with these 40 year old pipes. Therefore, over the past year, we have been investigating our options:

- 1) Do nothing (which we have been doing);
- 2) Replace the pipes with new ones. (We now know that this is not feasible with new codes and regulations required. Plus, the configuration of our pipes makes it mindboggling to consider it.);
- 3) Have the pipes epoxy lined (Good reports coming in on this method, but the Board is still gathering information).

The "best surprise is no surprise", so this is notice to everyone that whatever needs to be done, at whatever time, will be very expensive (upwards of \$250,000).

As always, please call with any questions, comments or suggestions.
Mary Ellen Rain 239-992-4048

PRE-ANNUAL MEETING DINNER

On Sunday February 12, many owners were able to attend our annual "appreciation" dinner. We hope more and more owners will come next year for both the dinner on Sunday night and the annual Meeting on the following Monday or Tuesday night. The food was catered by Carrabba's and was delicious. It's a great time to get together and visit, get to know other owners, make some new friends, and take part in the business of the Association.



FRIENDSHIPS -- SOCIALIZING



DELICIOUS BUFFET



Thank you to Mary Ellen – Judy for organizing a lovely evening.



A REPORT BY
DON McEVOY

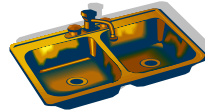


Replace Grill:

The grill has been replaced. We purchased an inexpensive one for \$200.00 so we can throw it away after a year.

Emergency Lights:

We are trying out a marine compound for electrical circuits. If it works, the life of emergency lights should be greatly increased. Superior Supply gave us credit for the light that was returned for a manufacture evaluation. We are waiting for their analysis.



Kitchen Drain Backup in the One Stack:

The kitchen drain overflowed in unit 101. The unit was almost totally destroyed. We found plastic ties and uncooked rice in the drain pipe. These items should never be placed down the drain. Our garbage disposals are very old and do not grind the garbage properly. Please use your garbage cans instead of the disposal. There are trash chutes on every floor, except No. 1, so it is convenient to increase the use of the kitchen garbage for most refuse.

Carport Roof:

The corner of our carport roof was damaged again. It has been repaired and the renter gave us a check for the repair.

Osprey Droppings:

The birds have been landing on the northeast corner of our building and leaving a surprise on our deck and asphalt. Ken is trying fishing line which is attached to the edge of the roof. We have made it so the birds have no place to land. So far it is working. If the birds use other corners for their pleasures, we will create a no landing zone there too.



Carport Power Wash:

We have washed all carports to remove mud wasp nests and a buildup of sand on the structure.

TREASURER'S REPORT



BY TODD BJORKLUND

CB1 ended 2011 with a slight surplus of monies. The categories where we have positive balances are utilities, building maintenance, and the pool. You may recall our water bill was always a challenge. The steps we took to stem the increase by separating the irrigation system from the sewer billing has started to pay off. We also didn't have as many over all plumbing problems, savings repair bills in the maintenance area.

We have to rework the pump enclosure for the pool. It continually floods during heavy rains shorting out the pump. The sump which is supposed to keep it dry gets clog with debris. The pump needs to be raised and a new in enclosure built. Although the work wasn't done last year, we do have the money in last year's budget so we have these expenses covered.

We ended the year with approximately \$129,000 in reserves. For 2012, there will be an additional \$25,000 added and we believe we have sufficient reserve balances to replace the roof, parking lot, painting, and pool when the time comes.

CB1 total budget for 2012 has increased \$9,000 over last year's budget. Our insurance premium increased by roughly the same amount which led to the increase in dues. The other expenses have stayed roughly the same.

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; Phone: 239-947-4552 ; Fax: 239-495-1518

REMINDERS & CONCERNS

*** **All Owners** -- when out of residence, be sure to have a service check your unit on a periodic basis to be sure everything is working properly.

*** **All Owners** -- One month minimum rental of units

*** **Noise travels** – please be considerate of your neighbors

*** **ALL Owners**- please let a Board member know if you plan to remodel /open the walls in your kitchen, bath or utility room so the pipes can be inspected.

BE AWARE: **Lock** your cars in the parking lot to protect against theft.

Lock your units during the day. Unfortunately, some of the Condos on the beach have been robbed by thieves who get in the building -- go door to door -- try the doorknob and if the unit is open they go in. Some act as if they are taking a survey - if the residents are there.

Report such activity to Sterling.

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 2012 SEASON

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

saserch@aol.com

