

Casa Bonita I Newsletter

September 2017



September 2017 Issue



Message from The President

By: Bob Haberstroh , President

I am excited to see the "SEASON" rapidly approaching when we and our friends will be together in our beloved Casa Bonita I. 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.

New Flooring: If you are doing some new flooring be sure your installer is using an approved underlayment. The underlayment should go under all non-carpeted floor surfaces. Casa Bonita I requires Pro-Flex® 90 mil or engineering equivalent. Be careful because Pro-Flex® is available in 3 thicknesses 40, 70, and 90 mils. **It is just not enough to use Pro-Flex® it must be Pro-Flex® 90 mil.** However one exception, if you are putting down a new **vinyl floor** using an adhesive then your installer should use FloorMuffler® as the underlayment. If you would like specifications of the underlayment, please send me an email note and I will forward you back a PDF file of the specifications.



Our Building Roofing: Our current roof was installed in December, 2004 (about 13 years ago). To have a complete new roof installed like the one we have would cost around \$210,000. The roof is still in good shape it just needed a new protective coating. We contracted with Advanced Roofing to make repairs to the roof and apply a new coating in multiple stages. The high quality product they use is Karnak 298. Also mats were installed so when AC contractors are walking around there will be less damage to the roof. The total cost for this project was \$39,100. The funding came out of our roofing reserve. The warranty from Karnak is 10 years but most of the contractors we talked to indicated we should be good for 15 or 20 years because of the high quality product we used.

I look forward to seeing all of you this season. As always, thanks to all of you for your support and cooperation. Please call or email any or all the board members with comments, complaints, or suggestions. It is the only way we know your thoughts.
231.468.9953, Bob

Condominium Documents, Bylaws and Rules and Regulations by Kevin Kennefick

After many years of effort, the board has completed a review of our Casa Bonita One Bylaws, Declarations, and Rules and Regulations. It was decided a number of years ago that our documents had become outdated and needed modifications were too numerous, and a complete rewrite was the only logical solution. Many of the changes were necessary due to the numerous changes to Florida Condominium laws that have been made since our condo documents were created. Alan Feingold worked with our Condo attorney to create documents that would bring us more up to date with current laws. With these new documents in hand a small group of current and former board members went through the tedious

process of comparing the new to old documents to ensure that the new documents would reflect our community beliefs while bringing us in line with current laws. The task was made tedious because the format of the new documents are considerably different than our old ones, making comparisons a difficult job. The current board has just completed a line by line review of the proposed documents. A number of changes were made and we now have what we believe will be a set of documents we can present to you, the owners, for a vote. Our next step is to send these new documents back to our attorney for a final review of the changes. We hope to get these new documents to you in time for a vote at our annual meeting next February.

Lobby Doors & Windows and Property Locks by Bob Haberstroh

As you know we used the leftover money from the club room renovation to have all new doors and windows installed in both of our lobbies. This project should be completed by the end of October. This includes white aluminum frames, 9/16 impact glass, and push bars. Southern Customs (Joshua Huston) is doing this project for \$ 27,000 complete.

Owners should be sure that their visitors/guests/tenants have enough keys. We have heard complaints around the pool about people picking locks, jumping the fence, and putting things in the lock mechanism to keep the gates from locking. They will often tell us that the owner only gave them one key for 3 or 4 people. Please get some more keys made at B&B locksmith (3634 Bonita Beach Rd).

Exterior Locks should be lubricated with only "Super Slick Slick Stuff Lubricant". Our locksmith recommends this product in our environment (sand and salt). Please do not use WD40 or Graphite.

Out With The Old Comcast And In With New Summit Broadband

As you know we started the transition to Summit Broadband on June 23rd. We had a great team of installers, William, Jose, Jesus, Mike and Anthony. William handled the bulk of the installations but as a team they worked efficiently with few issues. As with any new system we did experience a couple of wiring issues and a couple of equipment issues but all in all it went very smoothly. We have installed Television and internet in 51 units and The Club Room.

Remember your Association Dues cover the cost of Basic Digital Cable and One HD Gateway as well as High Speed Internet.

For the cost of a router you will have "free" internet in your unit. We encourage all owners to provide a modem for their renters/relatives to help minimize the wear and tear on The Club Room.

Contact Number for Summit:
239-444-0400
844-530-4398

Retail Locations to drop-off and pickup equipment:

Bonita Springs:
24520 Production Circle, Suite 2,
Bonita Springs, FL 34135

Naples Retail Store:
2367 Vanderbilt Beach Road, Suite 812,
Naples, FL 34109

Turtle Season Is Upon Us. by Bill Cheal

The 2017 sea turtle season saw a near record high number of nests.

There are a number of issues which impact the sea turtle population including: artificial lighting, degraded plant shielding around the nests, and loss of the natural dune.

Artificial light on the beach can disorient both adult and hatching sea turtles. The City of Bonita Springs sea turtle protection ordinance requires the sea turtle nesting habitat not be directly or indirectly illuminated by artificial light during the nesting season. This ordinance is in effect from May 1 through October 31 - between 9:00 p.m. and 7:00 a.m. daily.

To comply with the sea turtle ordinance, please close shutters and/or drapes to block bright lights from your condo windows located in these areas. There are volunteers working on beach patrol during the night and early morning hours looking for turtle nests and lighting violations. Owners could be cited for lighting violations and receive a fine for not complying with the rule.

Modified Foot Wash Stations

We modified the foot wash stations near the beach on both the south and north ends of the building. The wash stations include both the short flexible hose and a shower head attached 2-3 three feet above the ground. The shower head works well to rinse your feet and minimize the amount of water needed to do so. The small water hose is still available for rinsing off beach chairs and various beach items. Please remember to rinse off your beach items because lose sand on our tile and concrete floors may create a slip and fall injury. Sweep up any sand you may leave on tile and concrete surfaces/

General Information

Main Water Valve and Water Heater Breaker should be turned off if your unit is vacant over night or longer. Also, remember to turn off the refrigerator ice-maker too. The guest bathtub water faucet should be opened to eliminate pressure.



Help Keep CBI a beautiful and friendly place to live. By Sandy Serchuk.

It is the responsibility of the

owners to make sure all renters, family, friends and guests are aware of the Casa Bonita I Rules and Regulations. Each owner/unit should have a laminated copy of our "basic rules".

• Below is a list of the most common oversights:

- Wash and dry feet before entering elevator or club room.
- Keep all walkways and trash

room areas free of personal items such as chairs, shoes, towels, etc.

- Footwear is required on elevators and in all common areas.
- No glass containers in pool area or on the beach.
- No food at the pool.
- Remove all trash from The Club Room
- **Absolutely NO DIVING in the pool.**

Use of The Club Room: The Club Room is reserved on Holidays and Special Event Dates for building-wide get-togethers and everyone is welcome. All other days may be reserved by occupants of the building. To reserve the room complete the information on the Club Room Calendar (found in the blue binder in the first drawer of the buffet).

Your responsibilities for using The Room:

- ◆ Clean off and wipe down counters and table tops.
- ◆ Sweep, vacuum or mop the tile and carpet.
- ◆ Remove all garbage (trash and recycled items) and place it in the appropriate dumpster. Place a new liner in each trash can. (liners provided under the sink)
- ◆ Clean up spills on furniture cushions with a damp cloth.
- ◆ Close the shades.
- ◆ Please notify Lee Ann at Vesta Properties Services (see below)2, if anything is damaged or in general disrepair.

Valuable Information

- ◆ Our Website: casabonitaone.com
- ◆ To update personal information in the Casa Bonita I Owner's Directory: Bob Haberstroh: (see below)
- ◆ Storm Information: <https://www.leegov.com/publicsafety/emergencymanagement> or Call 211
- ◆ FYI: Casa Bonita One is in Lee County's Evacuation Zone "A"
- ◆ The Closest Shelter: Bonita YMCA, Located at 27200 Kent Road, Bonita Springs, FL 34135
- ◆ Lee County Sheriff: 239-477-1000
- ◆ Information about turtle regulations and protection: <http://myfwc.com/wildlifehabitats/managed/sea-turtles/lighting/>

Management Company—Vesta Property Services, LLC

Please contact **Lee Ann Rosengarten** if you discover problems or damage in the building or have questions regarding the association.

239-947-4552 Ext. 277 — Lrosengarten@vestapropertyservices.com

Board Members:

- ◆ President, **Bob Haberstroh**, Unit 306 231.468.9953 — rhaberst@yahoo.com
- ◆ Vice President, **William Cheal**, Unit 305 248.535.0313 — bikerbillc@comcast.net
- ◆ Treasurer, **Karen Wood**, Unit 403 417.425.3255 — director@fahunger.org
- ◆ Secretary, **Sandra Serchuk**, Unit 704 508.274.2550 — saserch@aol.com
- ◆ Director, **Kevin Kennefick**, Unit 101 612.889.8184 — kkennefick@aol.com