



# Casa Bonita I Newsletter November 2019

November 2019 Issue



## **From our President**

Occasionally, we get inquiries from owners regarding the repair and/or replacement of locks, door knobs and doors.

This article is to clarify what door expenses are an individual owners responsibility (not covered by The Association).

- ♥ If the door or hardware has been altered by owner or past owners.
- ♥ Any damage done as a result of misuse or forced entry.
- ♥ Fees related to lock cylinder, key pins or keys
- ♥ Operation or repair of keyless entry systems.
- ♥ Any request for service not initiated by The Condominium Association Manager or Board Member.

**More details can be found in our Condo Documents on our website.**

Please call or email any or all the board members with comments, complaints, or suggestions. It is the only way we know your thoughts.

**Bob**

## **Avoiding water damage**

We have started an on-going project to monitor the age of water heaters in our building. We thank all of our owners for taking the proactive steps to help minimize water damage in our building. All water heaters in our building are less than 10 years old.

During the process of replacing a water heater Allan Feingold did some research on the water heaters on the market today. He provided us with the results of his research. (Page 2 for the information)

## **New law: No chumming to catch sharks from beach**

People who fish for sharks in Florida have to get a special permit. State wildlife officials also banned chumming from shore, which involves dropping fish parts and blood into the water to attract sharks. The changes to fishing from beaches and piers were made after a series of public meetings, held statewide over the summer. Some people worried that fishing for sharks could make it unsafe for swimmers. Others said they were concerned about the risk of killing endangered sharks. Still others wanted to protect what they described as a fun hobby. The commission ended up requiring people to take an online quiz in order to obtain a permit-- something that could ease concerns.

"The new rules require the immediate release of any shark that's on [a list of 26 protected species](#), including hammerheads, lemon sharks and whale sharks. Anglers must also use non-stainless circle hooks, which are less likely to harm sharks. The permit is free, and will be mandatory for those 16 and older.

## **Holiday Decorations:**

Dave Clinkenbeard will head up the Holiday decorations on November 29th if you want to help with the project.

Topics	Page
Locks and Doors	1
Avoiding Water Damager	1
New Fishing Restrictions	1
Water Heater Information	2
New Grill	3
Building Maintenance	3
2020 Budget Expectation	3
Update on Landscaping	4
Summit Broadband Purchase	4

# Casa Bonita I Newsletter November 2019

Page 2

November 2019 Issue

## **Important Facts About Water Heaters**

To our beloved Board Of Directors:

In reviewing your excellent article regarding the basics of water heaters, I noticed one point that might use some amplification, that might help some of our owners understand water heaters a little better. You mentioned one brand of heater that "...has a secondary anode, and therefore will last longer and heat water faster." Some people might know what an anode rod is, and why it is an important feature of a water heater, but some might not.

To help everyone make a better judgment when buying a water heater, I offer the following explanation. The interior components of a water tank (such as the heating element) that are metal, and are constantly submerged in water, will eventually corrode. When that corrosion reaches a certain point, those metal parts will start to fail, and the tank will either lose efficiency, or will stop heating the water, or will start to leak, and the tank will then need to be replaced. A method of delaying that corrosion - and thus extending the life of the tank is to stick a metal rod into the tank, (anode rod) whose sole purpose is to attract the corrosion away from the tank and its components. It's called a sacrificial metal, the idea being that while the metal anode rod is corroding, the tank and its important components will not corrode, (or will corrode much slower) and thus will last longer. Eventually, of course, the anode rod will be eaten up by the corrosion, but while

that is going on, the tank and its components are being protected, and hopefully will remain healthy for additional years.

What happens if we stick yet another, second anode rod into the tank when it's installed? It delays the deterioration of the tank and its components even longer. The tank with the six year warranty and the tank with the 10 year warranty are generally identical tanks in all respects, except for the extra anode rod that extends the life of the tank, and thus the warranty, for several more years. So the lesson is, to make sure you get a tank with a second anode rod, (which might be standard with a 10-year warranty). It will cost a little more, of course, but you will be buying additional years of life of your tank. You might find that the second anode rod will come with the tank as a kit, and the installer will have to install the rod when he installs the tank. There will be an additional port in the top of the tank, into which the second rod is to be installed.

Every plumber can install a water heater, but check out a company called Water Heaters Direct. My understanding is that this company does nothing else but install water heaters, and I used them because they had the best price, not to mention their expertise, since that's all they do, and you can discuss the anode rod(s) with them when you order your tank.

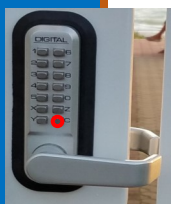
I hope this information is helpful.

Allan Feingold

## **Access to the beach**

We installed Marine Grade mechanical locks on the gates that lead to the beach. Before you attempt to enter the code, press the "C" key, this will clear the lock. Occasionally someone will enter a partial code and by pressing the "C" you will give yourself a "clean slate" to enter the code.

Our Website: [www.casabonitaone.com](http://www.casabonitaone.com)



## Casa Bonita I November 2019 Newsletter

## Condo Board Activities



### On-Going Building Maintenance

#### Grill

We can all enjoy access to our community grill and many owners and renters take advantage of this privilege. The salt and sand seem to affect the grill as much if not more than the frequent use. As a result we have found that an expensive grill seems to last about the same amount of time as a inexpensive grill. Therefore, each fall we evaluate the grill and determine if a new grill should be purchased. We find that a new grill is needed each year or at least every other year. So once again we have a new grill, however our grill cover has a couple more months of service so we didn't buy a grill cover. **Please leave the grill the way you would like to find it, and remember to cover the grill after the grill has cooled.** Our highly corrosive environment destroys the stainless grill. The grill cover adds to the grill longevity.

#### Water Heater in The Club Room

Our Club Room water heater has reached the end of it's life. After assessing the small hot water demands required for the three faucets in the club

room, the board decided to look at both the tankless and traditional heaters.

We wanted to take another look at electric tankless water heaters. As you may recall, in 2014, previous Board Member, Don McEvoy, wrapped up a two year tankless hot water heater study. Don concluded the tankless water heaters, which were installed in two of our condos, did not produce sufficient water heating capability in both condos. There were additional concerns regarding the tankless water heater electrical demands on the existing wiring in our condo circuit breaker boxes.

After evaluating both options we made a decision to purchase the Rheem tankless system, which will meet our needs and, can connect to our existing circuit breaker box in the club room.

The tankless water heater uses less space. The absence of the 40 gallon water heater in The Club Room closet will give us more room to access our air conditioning unit.

Our building maintenance men, Dirk Drack and Ken Wittrock, are working together on the installation of the tankless water heater .



### "Oil Stains" in the Parking Lot

After a long process we finally got the trash collection service to "clean up" the hydraulic fluid that dripped from their truck (s). A simple process that took a lot of determination. It isn't completely clean but it is much better.

#### Building Power Wash

On Saturday, October 19th, Juan Ruiz Cleaning Services power washed our building, the pavers on the sides of the building and the pool deck area. In addition to the building wash, the outdoor deck furniture received a rinse.



#### 2020 Budget

We are in the process of creating our budget for 2020.

While we continue to be in good shape financially, we do expect significant increases in Insurance Cost again this year. Insurance represents nearly 50% of our annual operating budget, so it has a huge impact on our cost. We are working with our insurance agent to minimize the impact.

**REMEMBER: We do not have an "on site" manager Please report building issues and problems to our Vesta Property Manager Tom Boehm**

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## Condo News and Information

### Landscaping Challenges

In the past we have had beautiful green grass at both ends of the building. But over the last couple of years we have struggled to get grass to grow and stay healthy.

We had a great deal of salt blown into these areas because of Irma as well as other storms.

In the near future we will remove the "bad soil" and bring in good soil, fix the slope of the ground and lay sod. We will also remove the moldy mulch (caused by standing water) and replace it with new mulch.

Another area of concern that has been affected by storms is the hedge around the electrical cabinet near the south entrance. These bushes are affected by most storms and are also approaching the end of their life. We plan to remove the old bushes and replace them with Calusa Plants (This is a bush like plant that grows fast and is salt tolerant) – Once we replace the bushes you will see the box but within a couple years it should be hidden behind the green bushes. It will take a couple years and the green box will be covered again.

The area in front of parking places 701 and 604 (The path leading to the shuffleboard courts). We will add three ornamental grass plants and surround them with mulch. Also we have two pavers that need to be removed and leveled. This will help eliminate the run off we are seeing today.

We all like to see a little color in our landscaping so we will plant sun patients around 6 trees: two palms by the street, and 4 palms on our property. This will give us good color when you

approach the building and also color viewable from the shuffleboard courts.

Kevin and Pat planted colorful plants on both ends of the building and added new plants to the pots near the pool.

### Summit Broadband

You may have heard that Grain Management, LLC ("Grain") acquired a majority interest in Summit Broadband in August of this year. As you know, we use Summit Broadband for our television, phone and internet services. Our Summit representative has assured us they plan to honor our contract. They also gave us their word that we will not see any changes in services, support or equipment. We are in the third year of a 10 year agreement.

### Garbage Disposal

If your garbage disposal fails please consider NOT replacing it. The misuse of garbage disposals have caused water damage in the first floor units.

### Condo Living:

**Please** try to do your part to reduce the noise in our building.

#### Here are a few suggestions:

- ♥ Try to avoid dragging chairs and other furniture across the floor.
- ♥ Don't allow workmen to start before 9:00 a.m. or work after 5:00 p.m. (unless there is an emergency).
- ♥ Keep your television and music at a reasonable sound level.
- ♥ If you workout or use work-out equipment, please consider your neighbors and avoid this activity late in the evening or very early morning.



### Board Members:

- |   |                                       |
|---|---------------------------------------|
| ◆ President, <b>Bob Haberstroh</b> , Unit 306     | 231-468-9953 — rhaberst@yahoo.com     |
| ◆ Vice President, <b>William Cheal</b> , Unit 305 | 248-535-0313 — bikerbillc@comcast.net |
| ◆ Secretary, <b>Karen Wood</b> , Unit 403         | 417-425-3255 — Karen@fahunger.org     |
| ◆ Treasurer, <b>Kevin Kennefick</b> , Unit 101    | 612-889-8184 — kkennefick@aol.com     |
| ◆ Director, <b>Mary Ellen Rain</b> , Unit 703     | 239-992-4048 — bilmarain@aol.com      |

**Casa Bonita One Management Company:** Vesta Property Services, LLC  
27180 Bay Landing Dr, Ste. 4, Bonita Springs, FL 34135

Property Manager: **Tom Boehn**, Office Phone: 239-947-4552

Email: [TBoehn@vestapropertyservices.com](mailto:TBoehn@vestapropertyservices.com)