



# Casa Bonita 1

## Newsletter

### July 2013

By: **Mary Ellen Rain**  
*Vice President*



#### **Beach Renourishment**

Hurray! We have finally heard some "definites": The process will begin the first or second week in October and shall continue until December 15th. There will be about 12 feet of vegetation planted from the seawall out toward the Gulf. The new sand will extend 75 yards (225 feet!!) into the Gulf.

All owners should be aware that, while this may be an interesting procedure to watch, there is noise, some strong smells at times, and inconvenient, or no access to the beach at times. Therefore, guests and renters of your unit should probably be discouraged during these weeks to keep yourself from hearing complaints!

#### **Recreation Room/Community Room Renovation**

Update: The Board has spoken with two construction companies (and we're searching for a third qualified bidder in order to have three estimates if possible) regarding the possible renovation of our Rec Rm. In a nutshell, the general possibilities /specifications we gave them are: Extending the room out to porch edge eliminating the present sliding glass doors and putting hurricane proof glass panels where the screens are now; making an exercise room extending from the far wall to the edge of the first column (where the original "office" used to be); matching granite in the kitchen, both baths, and a new 18 foot buffet counter over storage cupboards/shelves; new ceiling lighting; new flooring; storage for tables and chairs...and, of course, lots of other details. They are checking on permit issues right now so we know what we are permitted to do in Bonita/Lee County before we go any further. We'll keep you posted on the design(s) they come up with, the cost, etc. (Naturally, we

have told them we want to keep expenses to a minimum while having a quality attractive product...We all have a little "Scotch" in us, so we want the most and best for the least!) More later.

#### **Condominium Documents**

We really owe a debt of gratitude to our President, Allan Feingold, who is wading through the fine points of our documents with our Attorney Chris Shields. We're getting closer to completion...

#### **Carport Roofs**

The damaged carport roofs have been repaired. Two of the damaged areas were paid for by the companies responsible, and a third spot was found which needed repair so it was done at the same time. We also ordered some extra matching tiles to keep in reserve (though we hope we never have to use them!!).

#### **Walkway Tiles**

The loose walkway tiles that were reported to us have been repaired.  
Thank you

Thanks to all who have helped over the past months to make Casa Bonita 1 the wonderful place it is...planting and maintaining the flowers; helping with the parties/get-togethers; straightening lounges and chairs around the pool and at the ends of the building; picking up things that are left where they shouldn't be (!); cleaning up when it's needed; reporting to Sterling things that need attention...Working together works!

As always, please call with any comments, questions, or suggestions. It's the only way we know your thoughts.

Mary Ellen Rain 239.992.4048



By: **Don McEvoy**  
*Director*



### **Small jobs that were done in March**

The pavers between the south beach gate and the sun deck have been reset and the pavers next to the north dumpster door have been fixed..

### **Fire Water Valves and Backflow**

The fire water system has been repainted.

### **Building Repairs**

The living room window by Unit 102, where the storm shutter was removed, has been repaired at the owners expense.

The lanai edge, eyebrow, between Units 201 and 301 was cracked and repaired.

The lanai ceiling in unit 402 was repaired.

The lanai ceiling in Unit 702 was repaired.

Several carport columns were repaired..

### **Garbage and Recycling**

The north trash chute has been closed again until January 2014 and the recycling pick up has been reduced to once per week.

By: **Todd Bjorklund**  
*Treasurer*



By now many of us are back to our other homes and well into our summer routines. Our finances seem to be in a routine as well. The budget is holding up

very well. We have not had any non-budgeted maintenance items as of June this year. All other expenses are running at or very close to the amounts we budgeted. In fact, we have a small surplus and if the building cooperates we should be in good shape financially come year end.

By: **Bob Haberstroh**  
*Secretary*



### **HOA Directory**

More good news the directory is complete. We had 100% consent so no information is withheld (3 people do not use email). Please respect everyone's privacy and do not distribute outside of the CBI community and do not use for commercial purposes. Sterling Property is planning to distribute the Rev. #30 directory with this newsletter mailing. If you see anything that can be improved / some errors / updates please let me know and I will get them in our next update.

### **Improvements to your condominium**



Mary Ellen and Don have reporting all the HOA condominium news. I thought I would take a minute to tell you about an excellent improvement to your condominium that you may

want to consider. A new American Standard High Performance toilet

Floor-mounted, back-outlet toilet combination bowl and tank. Pressure assisted siphon jet action, high-efficiency, low-consumption (1.6 gpf flow rate)

2878.016.020 Yorkville Right Height 16½" High \$542.75

2876.016.020 Yorkville Standard Height 15" High \$437.00

The prices I have are from AMAZON.COM and includes free shipping. After receiving it you would have to get someone to install it. We installed one in our master bath and are very happy with it. Call me if you have any questions Bob 231.468.9953

If anyone has any HOME improvement ideas, suggestions to share, please let me know and I will put them in the next newsletter (rhaberst@yahoo.com).



Be sure to browse through our own CBI website at <http://www.casabonitaone.com> It can be a valuable reference for:

- Our Rules and Bylaws
- Archived newsletters
- Suggested contractors
- Special events
- and more CHECK IT OUT!

Special thanks to our Web Master Betty Gray (301)

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## We may have a record for Turtle eggs this year

