



NEWSLETTER *** MARCH 2007



CASA BONITA I ASSOCIATION ELECTION OF NEW BOARD FEBRUARY 2007

Alan Feingold *** President - #702
Don McEvoy *** Vice-President - #803
Todd Bjorklund *** Treasurer - # 302
Betty Gray *** Secretary - # 301
Mary Ellen Rain *** Member-at-Large - #703

Management Company: Sterling Properties
John O'Gorman

CASA BONITA I - NEW INSURANCE AGENT

Statewide Commercial Insurance, Inc
Kathy Sczurek, Agent
Associate Agent for Cary Berg
1425 20th Street
1426 Vero Beach, Florida 32960

Phone: 772-316-1119

Fax: 772-316-1130-



Communication is the key to this Board. The Board wants to keep all owner's updated on CBI issues, future events etc. To do this well, we need your suggestions and comments.

REPORT:

DON McEVOY

VICE-PRESIDENT



POOL INSPECTION: All items that were identified by Lee County have been fixed and the pool is functioning better than ever.

DRAIN CLEANING: The swimming pool shower drain is working again and should not be a problem in the future.

BUILDING FIRE INSPECTION: There are two items left from the latest fire inspection. The fire pump controller must be replaced and a valve in the fire water supply must be repaired. Ken Wittrock and Sterling Properties are working on both items

DRYER VENT CLEANING: Twenty-nine dryer vents were cleaned and connecting hoses were replaced on eleven dryers. This should be done every five years.

CARPORT PROJECT: The deck and covered parking spots are 75% complete. Roof tile installation is starting the week of February 19 – with soffits and painting to follow.



REPORT: MARY ELLEN RAIN - BOARD MEMBER

ITEMS / ISSUES:

- Over the weeks ahead, I would like to begin compiling a survey of sorts in order to get input from ALL owners as to your priorities here at CBI. Please let me know some of the ideas you have to make CBI an even better place to be. I'd also like to hear [believe it or not!] complaints, or things you think need to be changed here. No names will be used, but all ideas expressed will be included. Call or email me at 239-992-4048; bilmarain@aol.com. Thank you in advance for your input.
- We've also tried to get some committees off the ground in the past without much success. We'd like to have social, landscaping, long range planning, and ongoing maintenance committees. Short-term committees might include one for deck furnishing, rec. room remodeling, or exterior curb appeal. Volunteers are needed and would be much appreciated. Let me know what you think.

- We're trying to find the best night – or day – to meet for cards and other games. Right now, we scheduled Tuesdays at 7:00 M – [but the response has been underwhelming!] Please call me at 992-4048 or Lou Fuller at 947-2069 with your suggestions, or to offer to play bridge, euchre, etc. We're not giving up! We really want to have some fun activities here at CBI. [How about a night at the Dog Track, or some other outing??] Let us know our ideas and what you would enjoy.



“ THANK YOU'S ”

- ❖ To Lou Fuller - #502 for spearheading the Social after the Annual Meeting. Great time!
- ❖ To Nancy and Steve Leek - #102 – for organizing the January Sundowner Party. Another great time!
- ❖ To Judy and Alan Feingold - #702- for totally cleaning and organizing the trash rooms at the North and South ends of the building --- Looks the best they've ever looked! John Nichols- #401, Don McEvoy- #803, The Leeks, Pat Kennefick - #101--- all helped in some way. We All thank you for your hard work.
- ❖ To the “gardeners” see photo – everything looks beautiful !!



PEOPLE IN TOUCH WITH PEOPLE...



LET'S USE OUR SOCIAL ROOM!
LET YOUR BOARD MEMBERS KNOW IF YOU'D LIKE TO ORGANIZE AN ACTIVITY!!

IMPORTANT REMINDERS ** SUGGESTIONS

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- ✓ **GARBAGE:** There's too much of it. Ha! Remember to break down any boxes you put in the dumpster; have all contractors take away their trash [i.e. old washers, dryers, carpets, furniture, hot water heaters, drywall, cabinets etc.]; call the Lions Club at 992-6665 for pick-up of good used furniture, etc, discard all liquids down the drain—then **BAG OR DOUBLE BAG [heavy loads] EVERYTHING IN PLASTIC** before putting it down the chute. [Things can get stuck in the chute, glass can break and tear the plastic, then liquids stick to the side and smell etc.] **DON'T PLACE ANYTHING IN FRONT OF THE TRASH DOORS** because they won't pick up our trash that day! Let us know if you have a “special trash problem”... we'll try to help you find a way to handle it.

REMEMBER: PASS THIS INFO ALONG TO FAMILY - GUESTS - AND RENTERS.

- ✓ **GREASE:** No grease down the drains. Use an old can to collect it in the refrigerator, and then throw the can away when full.
- ✓ **CAR WASHING:** Due to the construction debris in the parking lot, please have your car washed at the “Super Suds” or some place other than the parking lot--- the puddles become mud holes.
- ✓ **PLEASE:** do not scrape things across the tile floors – especially after 10:00 PM. Let's be considerate of our neighbors and put glides on chairs etc. and refrain from all noise at night. **THANK YOU!**
- ✓ **OPENING WALLS IN UNIT:** Please let the Board know if you will be opening any walls in the kitchen or baths during remodeling. That's a good opportunity for the Board to have a plumber look at the pipes inspect them, or possible replace that {at association expense} for the good of the building.

We as owners are responsible for any and all people who stay in our unit. Please be willing to correct a problem about which the Board may approach you. Most of the time things are wonderful here at CBI, but we need everybody to cooperate for it to stay that way. THANK YOU



PRESIDENT'S MESSAGE



Board Of Directors - At the annual meeting on Feb. 12th, three new board members took their places on the board. Since three members retired at the expiration of their terms, and three owners submitted their names as candidates, no election was necessary.

The two-year terms of Allan Feingold and Don McEvoy continue until Feb. 2008. New to the board, beginning their two-year terms, are Betty Gray (301), Todd Bjorklund (302), and Mary Ellen Rain (703). Mary Ellen has been on the Board before, so she brings that experience back with her, after a one-year rest.

The officers are: President – Allan Feingold; Vice-President – Don McEvoy; Treasurer – Todd Bjorklund; Secretary – Betty Gray; Member-at-large – Mary Ellen Rain.

We thank the retiring Board members - Kevin Kennefick, Steve Leek, and Bob Stautberg – for their many years of invaluable service to our building. Steve is moving next door to Grande, but he promises to visit us frequently. Fortunately, Bob and Kevin are staying around, and will keep their fingers in various projects ongoing, and their invaluable advice always available. Steve, we like you anyway, but please don't forget to bring beer with you.

Building Restoration - Continental – The saga goes on. Continental finally, after four years, came back during the fall, and completed their restoration work on the balcony eyebrows. We're certainly glad that's out of the way, but they seem to always leave a trail of unresolved issues. For one, there is warranty work needed, which we have demanded. Some of the 8th floor arches, many of the aluminum screen enclosures, and many of the walkway railings installed by Continental, have not held up. We suspect we will need legal intervention to get them to perform, which will be the next step. Again, thanks to Kevin for his tireless pursuit, which is still ongoing.

Secondly, the contractor that Continental hired to perform the warranty work damaged the screens in about eleven of our units, so we are now in the throes of getting those screens replaced. The contractor has been much more cooperative than Continental ever was, but they have just realized that the shutters must be removed to access the screens on floors two through seven, which we've been telling them for months. We feel confident they will carry out the work at their own expense, but the phone calls, the hassles, and the delays seem to be endless.

Carports – The construction of our new carports, and 2d floor deck, have progressed fairly well. Bob Stautberg, as head of the carport committee, was instrumental in negotiating the contract, working for two years through many complex design and permitting issues, to get the project going. Don McEvoy has been of invaluable service as our contact with the contractor during the construction. Don has watched our backs with respect to the progress of the job, verifying that the contractor was entitled to the progress payments, and making many on-the-spot decisions that were necessary. All Board members have contributed their time, knowledge, and ideas in various ways, but Don and Bob really made it happen.

The next phase will have to do with the second floor deck. Decisions will have to be made with respect to the floor surface treatment, and furniture. Aram and Rose Melkonian (405) have volunteered to be the committee handling this phase of the project, and investigate the cost/benefit of various types of coatings. Anyone having knowledge or experience with concrete coating, please communicate with Rosie and Aram.

The deck coating was not included in the construction contract, and there is little, if any, money in our budget for this expense, so it will most likely have to be financed through a special assessment.

Nobody wants a special assessment, but the project has to be completed, and the concrete deck must be sealed/coated and enhanced. This issue was discussed at the annual meeting, and those present indicated a strong show of support for putting tile on the deck, even though it would be more expensive than other types of coatings. We want it to be not only durable and low-maintenance, but attractive, and compatible with the tile floor of the adjacent 2d floor walkway.

Our parking lot will also require some degree of repair. The contractor will be seal coating it as part of the project, but we will need striping, bumpers, and some asphalt repair work. There is some money in our reserves for this, but we will not be in position to assess exactly what will be needed, or what it will cost, until the contractor is finished. We're hoping the reserves will cover it.

Insurance – Prior to the annual meeting, the previous Board resolved that we should move our insurance account away from Brown & Brown, who have had our account for many years. We have been highly dissatisfied with their service in many respects, including mistakes they have made in coverage, that have cost us money. Bob Stautberg made many efforts to get them to make good on their mistakes, but to no avail. Our manager referred us to an agent in Vero Beach, who was very cooperative in quoting and providing coverage in very quick fashion, since our previous policies expired February 28th. The new agent has saved us \$25,000 for the same coverage quoted by Brown & Brown, for the coming year. At the moment I don't know how the new premiums compare to last year's, but our treasurer will be able to report on that in the next issue. For any owner needing to provide proof of building insurance coverage, the new agent is: Statewide Commercial Insurance, Inc., 1425 20th St., Vero Beach, FL 32960. (772)316-1119. The contact there is Kathy Sczurek or Cary Berg. Our thanks to John O'Gorman for this good referral, and our thanks to Cary Berg of Statewide for his diligent pursuit of our business, and the benefits he has obtained for us.

Maintenance – Committee members needed. We are badly in need of setting up a program of regular inspection and repair of our building surfaces, which deteriorate so easily in our saltwater environment. We need to avoid the deterioration that led to our huge, costly restoration job several years ago, and the only way to do that is to stay ahead of cracks in the balcony eyebrows, spalling of concrete, and delamination of the stucco facing. The building is scheduled for painting in approximately another 2 to 3 years, based on a 6 year cycle – but in the meantime, it needs to be sealed against the elements, by a regular program of patching. The Board has not been successful in establishing such a regular program, much as it is needed. We need help – anyone with interest and/or experience in maintenance and repair can and should contribute your time and talents. Please see any board member to establish a committee.

Garbage – Yuk! It's stinky and unpleasant! Throw it down the chute and get rid of it, right? WRONG! Please be aware that the garbage you throw down the chute continues to live in our building for days, until pickup. Our dumpster rooms – one at each end of the building – are stinking attractions for rats and other critters, which you may think are well hidden behind those roll-down doors. Please be aware that, if the garbage mucks up the dumpster, it continues to fester and stink, even after it is emptied, since the dumpsters only get dumped, but not hosed out. Owners and renters are not taking their obligations seriously, to completely and carefully bag EVERYTHING they throw down the chute. While working in the garbage rooms last month to clean them up, and organize the stuff stored in there, just in the short time I was working in there, here's what came down the chute: on the south end, someone threw a plastic milk carton, FULL OF MILK, down the chute, not bagged. It shattered on the floor of the dumpster, spraying milk all over the floor and sides of the dumpster. Guess what that smelled like after a few hours!

On the north end, someone threw a partially empty wine bottle down, spraying wine all over the dumpster. Someone else threw a plastic bag of garbage down, not even closed at the top, just wide open. That stuff flew all over the dumpster too. Thanks to those owners or renters for causing a real stench. Folks, please plastic bag and seal EVERYTHING you throw down. Use the plastic bags with the string ties, to completely seal the bag, and be sure to double bag it if it's wet and heavy, because the bag hits the dumpster at great speed, and can shatter when it hits. NEVER throw liquids down, in or out of a bag, because they will always leak out. **Please empty those wine, milk, OJ, pop, or other liquid containers down the sink, RINSE the container, and then bag it and seal the bag.**

Amazingly, people continue to throw cardboard cartons down the chute, which are as big as, or bigger than, the chute. Those can only get stuck in the chute, backing up the garbage behind them, and causing a real stink. What are those people thinking? Please cut up any cartons into smaller pieces before throwing them down the chute. Newspaper should be bagged as well. Please pass this information on to your guests and renters, so hopefully everyone will comply.

Plumbing – Should you have a leak, and have to open a wall to access the pipes, please inform the Board, or our manager. When a wall is open and pipes are exposed, it is a good opportunity to replace all of the old pipes we can get to, to prevent future leaks. That would be done at Association expense.

On the Radar Screen – Projects to come: We would like to remodel and expand our community room to the west, eliminate the worn-out and broken sliding glass doors, utilize the wasted vestibule space, and add an exercise room at the end, as done in Grande. All that's left to do is design it and figure out how to fund it. Any volunteers?

Owner's Directory – We are about to go to press on the new directory of owners. If your information needs updating – change of address, phone number, fax number, cell number, e-mail address – please call or e-mail Allan Feingold right away, so the new directory will be as accurate and up-to-date as possible.

More On Garbage – We have been plagued with discarded large items placed in or outside the dumpster rooms, which the garbage trucks will NOT take. We have had to deal with large mirrors, long drapery boxes, furniture, a king-size mattress, and other stuff dumped on our property. Please call the Lions Club, or any charitable or church organization, to pick up things that might be useful to other people. If delivery people promise to remove your old furniture, stove, fridge, washer/dryer, mattress, etc., please be sure they are taking it away from our premises. We suspect the delivery people may be dumping them downstairs, when the owner thinks they are being taken away. Please be aware of where the old, discarded stuff is disappearing to.

Newsletter – Many thanks to Sandy Serchuk for putting out this issue of the newsletter.

