



NEWSLETTER *** FEBRUARY 2008

PROJECTS COMPLETED AT CBI



NEW DECK & FURNITURE



NEW SHUFFLEBOARD FURNITURE

NEW BEACH HOSE



NEW POTS – POOL AREA



NEW SIGNS – BEACH GRASS RESTORATION



TREASURER'S REPORT

BY TODD BJORKLUND

BY NOW YOU HAVE RECEIVED THE SPECIAL ASSESSMENT NOTICE FOR 2008. ALTHOUGH NO ONE LIKES TO HAVE INCREASED EXPENSES THE ASSESSMENT SHOULD HELP US SAVE MONEY IN THE LONG RUN. ON A POSITIVE NOTE WE HAVE BEEN ABLE TO KEEP THE QUARTERLY DUES THE SAME AS 2007. THE CBI BOARD IS COMMITTED TO KEEPING EXPENSES TO A MINIMUM THIS YEAR AND WE ALL HAVE A PART IN THAT. BEING MINDFUL OF UTILITIES COSTS, RECYCLING, AND GENERALLY KEEPING MINOR REPAIRS FROM BECOMING MAJOR EXPENCES BY LETTING THE BOARD OR STERLING MANAGEMENT KNOW IF SOMETHING NEEDS REPAIR.

IT IS TOO EARLY IN THE YEAR TO UPDATE YOU ON ACTUAL EXPENSES AGAINST OUR BUDGET FOR 2008. I WILL REVIEW THE 2008 BUDGET AT THE ANNUAL MEETING.

REPORT BY:

MARY ELLEN RAIN
VICE-PRESIDENT



SO GOOD TO SEE SO MANY OF YOU AT OUR ANNUAL MEETING ON MONDAY FEBRUARY 11! WE HAD A BUSY YEAR IN 2007, BUT OUR HOPE IS FOR A CALM AND “INEXPENSIVE” 2008 SO WE CAN JUST MAINTAIN – MAINTAIN – MAINTAIN!!!

CARPORT PROJECT INCLUDING THE DECK AND PARKING LOT: As stated at the meeting, the carport project is all complete. The last piece of furniture for the deck [a small round end table] arrived on the 13th. We will sealcoat and restripe the parking lot next year after the lot has a chance to “cure”.... Then the project will truly be complete.

ELEVATORS: We will continue to try to improve our elevators. However, they are working decently most of the time. We will keep you posted.

GETTING TOGETHER: At the Annual Meeting it was decided that, at least during the season, we will have a “standing date” to get together. The day is Wednesday at 5:00 PM. All are welcome. We can enjoy the sunset, visit, play cards etc. whatever the group wants to do. [I’d like to learn line dancing or how to play Mah Jong .. How about you?] We’ll take our own drinks and a snack to share. Hope to see everybody there!

HICKORY ISLAND CONDO GROUP: Board Members from several of the condos on our island are getting together to share info so we don’t have to “re-invent the wheel” every time we have a problem. Our condos are about the same age, and we are experiencing many of the same problems. It is a great and cooperative group. We’re meeting Feb. 14. The March meeting will be set at that time. { We hope to have a standing meeting date so everyone can plan ahead.}

RECREATION ROOM AND BULLETIN BOARD: The doors in the Rec Room have been repaired. There are no gaps now, they open, close and lock. { For a little over \$600 instead of thousands for new doors.} Eventually we’ll have to do more, but this buys us some time to really think through what the majority wants to do in the Rec Room. The Bulletin Board in the Rec Room is underutilized and confusing. In the weeks ahead, the Board will work on making that board the hub for all messages and information regarding CB I. We have been putting all notices on the walls in front of the elevators and have been told by several owners and realtors how tacky that looks. We’ll keep you posted.....

AS ALWAYS, IF YOU HAVE ANY COMMENTS, QUESTIONS, SUGGESTIONS, PLEASE CALL ME: Home: 239-992-4048 or Cell: 239-293-2357

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 WE NEED YOUR SUGGESTIONS – COMMENTS AND PARTICIPATION.



REPORT:
DON McEVOY

LANAI RAILING REPAIR:

We have six units [106, 107, 206, 207, 307 and 406] that show heavy lanai railing paint damage. We have contracted with Spectrum Construction to make the necessary repairs.



REVISION OF CONDO GUIDELINES, PREVIOUSLY CALLED RULES:

We have updated the old rules document to provide more information for residents and renters which detail some City and County laws which we must follow. New items include grill operation, Turtle Season, parking lot deck rules and how to protect sea oats. There are new sheets which have been laminated and put in each unit. You have also received a copy in the mail.



RECYCLING: Lee County passed a law that every multi-family building must start recycling on 01 January 2008. We now have 6 recycling containers onsite and have started collecting paper products, metal cans, glass, and plastic in the containers. Casa Bonita I is now thinking green.

BUILDING FIRE INSPECTION: Major repairs were needed on the garbage chutes in the dumpster room. The fire protection door, on each garbage chute, had to be welded so that it would close during a fire. The fire inspection will happen this spring.



WALKWAY WINDOWS: Several owners have mentioned that they wish to replace their spare bedroom windows. I know of four units that wish new windows. We may be able to get a volume discount for CBI. If you wish to have the walkway window replaced, at owner's expense, please contact Don McEvoy, 239-495-5411 or mcevoyd@aol.com via email.

BATHROOM WALL ACCESS PANEL: When there is a water leak in the bathroom areas we must open up the wall to see if the water is coming from the unit or from above. Many units have access panels permanently attached to the master bath wall so a plumber can easily see what is happening. Please let me know if there is an access panel in your unit or if you do not have a panel.. Please reply to Don McEvoy, 239-495- 5411 or mcevoyd@aol.com via email.



AIR CONDITIONING DRAIN LINE BECOMING PLUGGED:

We are finding more problems with plugged drain lines on the unit's air conditioning systems. We find water puddles by the unit's entrance door in the two through six stacks. It is a very serious problem in the first and seventh stack. These AC systems are on an inside wall and will leak into the living room below. Each owner should maintain their drain lines every month. Pouring a cup of bleach into the drain line will kill the mold that plugs the pipe. If you wish the Board to find a contractor who will perform this maintenance item, we can charge back the cost to the units needing help.

Please reply to Don McEvoy, 239-495- 5411 or mcevoyd@aol.com via email.

**WE ARE CHANGING THE BUILDING ENTRANCE CODE EFFECTIVE
APRIL 1, 2008
THE NEW NUMBER IS:**

7711

MISSING !!

DOES ANYONE KNOW THE WHEREABOUTS OF ONE OF OUR HOTEL CARTS??? SOOMETIMES IN THE SUMMER WHEN HARDLY ANYONE IS HERE, PEOPLE HAVE PUT THEM IN THEIR UNITS WITH DRYWALL ETC. ON THEM WHILE THEY REMODEL. ONE OF OUR CARTS HAS BEEN MISSING FOR SOME MONTHS AND IT DIDN'T JUST WALK AWAY !!! PLEASE RETURN THE CART TO THE PROPER END OF THE FIRST FLOOR WITH OUR GROCERY CARTS. WE DON'T WANT TO HAVE TO BUY A NEW ONE. Thank you!!!

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TO:

Lou Fuller - #502 – for the nice after the Annual Meeting Party and Roses

Cindy Ervin - #607 – for the Christmas Get Together

Betty Gray - # 301 – for our January Brunch



In Memoriam

Janice Banyasz – Unit 407 – passed away on February 2, 2008. She will be remembered. Sympathy to all her family and friends.

IMPORTANT REMINDERS

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

WATER: Please check your main water shut off valve, and your clothes washer fittings to see if they need to be replaced. If you see any signs of moisture (i.e., green on brass, etc.), they may need to be replaced. Let a Board member know if you would like to replace the main shut off valve because we must turn off the water to the whole building to replace these, and we'd like to schedule replacement and do several at a time because of the inconvenience to the residence.

JUST A REMINDER FOR ALL; 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.

ALL UNIT OWNERS are responsible to see that EVERY PERSON [whether guest, relative or renter] that stays in their unit, for whatever length of time---- KNOWS THE RULES INCLUDING THE NEW ONES REGARDING RECYCLING. WE CAN BE FINED **\$ 300 plus** FOR EACH INFRACTION OF THE RECYCLING "LAWS". Thank you for your voluntary cooperation. It only makes common sense that we avoid any kind of fine.

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Ted Bolstad – Sterling Management



The CBI Board hard at work – FOR US!



NEWSLETTER COMMENTS: SASERCH@AOL.COM. THANK YOU !