



NEWSLETTER *** JUNE 2008

PRESIDENT'S MESSAGE

There is one special item I want to bring to your attention, briefly. Some of you may—or may not—know that in January 2007, somebody was seriously injured on our property. He is a man in his 70's, who was visiting one of our owners. This was at the time when our carport construction was under way, and many owners and guests had to park next door in our spaces in the Grande lot. This gentleman did that, and upon his return to his car in the Grande lot, he somehow fell and hit his head. There were no known witnesses to his actual fall, and there is little to no information about exactly how, why, and where he fell. There was an initial assumption that he fell in the process of cutting through the carport construction area, but it was later revealed that he was found lying unconscious in the Grande lot, well clear of the construction area. Our information is that he is still hospitalized, or perhaps in a nursing home, as a result of his head injuries, and has no recollection of having fallen. He is suing both our Association, and Bob Rockwell Construction, Inc., our contractor. We are well insured for such an event, with \$1 Million in liability coverage as well, so we have no reason to fear that any personal expenditure will result from this lawsuit. The case is pending in court in Lee County, and our insurance company has their lawyers appearing in our defense at the insurance company's expense (as they are required to do in connection with our coverage). The process of fact discovery will undoubtedly go on for quite a while, and it remains to be seen where the chips will fall as to who (if anyone) is to blame for the gentleman's injuries. We will keep you posted should we learn any additional information. **Should any owner at CB I have any information about this accident, and how or where it happened, or any photos of the construction area -- please contact me or any other board member, immediately.**

We have ongoing activity at CB I on many fronts. I cannot over-emphasize how important and beneficial the assistance of our two resident board members, Mary Ellen Rain, and Don McEvoy, continues to be, on virtually a daily basis. While the rest of us on the Board are in almost daily communication by e-mail, sharing information, ideas and opinions, Don and Mary Ellen, are doing hands-on, laborious stuff almost constantly. All of our Board members, without exception, are dedicated and hard-working, but (in my humble opinion) we'd be lost without these guys down there, keeping an eye on everything, and jumping into anything that needs taking care of on the spot.

Thank You, Thank You, Thank You





TREASURER'S REPORT

BY TODD BJORKLUND

It is a pleasure to be able to report CBI is tracking very well for expenses the first five months of the year. You may recall we have seen an unexplained [until now] increase in our water and sewer billings for the previous year and 1st quarter of 2008. We have located a leak in a main line under the building and had it repaired in April. The city is granting CBI a credit of just over 12 thousand dollars for the sewer portion of our past bills. This along with the reduced water usage means we will be on budget by year end. If we don't see usage decline for May, we will need to do further testing to determine why the usage has increased.

The Board has also obtained bids for both the painting of the building and pool repairs. Our objective was to test the adequacy of the reserves to insure the funds would be available to cover the expense when the work was needed to be performed. It appears that the reserve will cover the projected expenses.

As interest rates have been increasing, CBI is using short term CDs in an effort to increase interest income. It is a better use of our cash, rather than letting it sit in the checking account.

Let's hope our good luck continues, our plumbing doesn't leak and we have no major unplanned expenses the rest of the year.

CASA BONITA | ASSOCIATION BOARD MEMBERS AT WORK



PRESIDENT: ALLEN FEINGOLD - #702
VICE-PRESIDENT: MARY ELLEN RAIN - #703
TREASURER: TODD BJORKLUND - #302
SECRETARY: JOAQUIN LARRIEU - # 606
MEMBER AT-LARGE: DON McEVOY - # 803
STERLING MANAGEMENT: TED BOLSTAD

REPORT BY:

MARY ELLEN RAIN
VICE-PRESIDENT



TURTLE SEASON: *REMINDER* - Turtle season began MAY 1 and extends through November 30. All occupants of CB I during these months must close curtains or storm shutters on the beach side at night. Please remind your guest/renters.



HELPFUL NUMBERS: The following people have been recommended by others for doing a good job.

CLEANING: Bonny Veteto Cleaning Service – (some of you may remember Bonnie when she was the hostess at Haney’s) 239-878-9800

Jolanta Prorock – home: 239-254-1718; cell: 239-595-8063

MAS Cleaning – Mary Ann and Frank Schmidt 239-463-8829

CHECKING ON UNOCCUPIED UNITS:

David Cranor – home: 239-992-9303; cell: 239-821-4430

Some of the cleaning services offer this also.

CARPET CLEANING: Master Steamer –Tim Frtton Owner/Operator- 239-823-4200

KEN: Ken Wittrock is our “go to” guy. He **REALLY KNOWS** our building, and is on our payroll for 5 hours a week on average to handle big problems and to do many necessary tasks for our building. He has proven his worth a million times handling serious situations with his unique abilities. We are lucky to have him ... If you would like Ken to perform any tasks (i.e., putting bleach down the AC drain, fixing something in your unit, putting in an access panel in the master bath, etc.), he will be glad to do so if (and when) he can fit it in on his own time. His service fee is \$25 an hour. Phone: 239-267-0867.

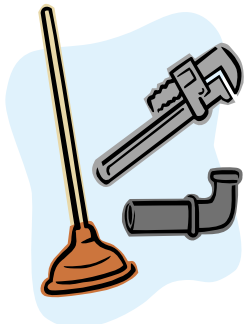
TRASH COLLECTION: Due to lower occupancy during the summer season, the north trash chute is closed, and only ½ the recycling bins are used. Plus, the garbage pick-ups have been decreased from 3 to 2 times a week. This saves the Association much money.

Thank you for your cooperation!

HICKORY ISLAND CONDO GROUP: This is an informal group which meets monthly in season to share information – discuss common problems and experiences with contractors and repair people. It is a time saver. Mary Ellen Rain attends and represents CB I. Some of the recent items that have been on the group's agenda:

- Looking into joining the Hickory Island Association
- Getting information from START – a group doing research on Red Tide
- Looking into joining community organizations to assist us all
- Private Duty Patrols – if and when needed
- City Council people to contact
- Safety precautions in the buildings to help eliminate long range problems
- Approaches to common problems
- Quail West plans to build on Hickory Beach
- Investment options for Associations

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



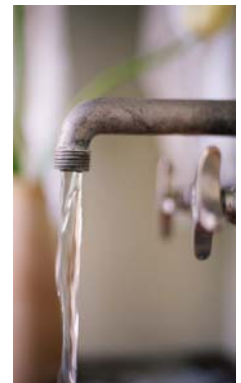
IMPORTANT

Please be sure that the AC drain is blown out and has bleach poured down it. Mold builds up in the drain area. An opening may need to be put in. If you do it yourself, you must pour full strength bleach to fill up the trap where the mold forms. This must be done once a year.

If you want Ken to do it please contact him at 239-850-7875. It will cost \$30 to have the opening put in if required. Checks can be mailed to Ken at 17469 Oriole Road, Fort Myers, FL 33967

PLEASE BE AWARE

Owners: Please listen for any sounds in the unit – water – leaks – anything out of the ordinary. Please notify the Board. We had a leak that went on for months – costing all of us lots of dollars. There is no way the Association can fix the problems unless they are reported. You must have your unit checked for leaky toilets – dripping faucets, etc. Make sure everything is working properly. Report any unusual water sounds you hear in the building to a Board member. It will save us all money. *Thank you*



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
BOARD MEMBER

WE HAVE CHANGED THE ENTRANCE CODE TO *7711

LANAI RAILING REPAIR: We have had eight units (106, 107, 206, 207, 307, 406, 606, and 806) whose lanai railings were repaired by Spectrum Construction

RECYCLING: Recycling has started and we now have 8 recycling containers onsite and have started collecting paper products, metal cans, glass and plastic in the containers, Enclosures were installed so that high winds can't blow the containers and contents around the parking lot. This may save us \$3000.00 per year by reducing the number of trash pick-ups. The photos show the containers before the enclosures were installed.



BUILDING FIRE INSPECTION: We have several minor items to complete before the fire inspection. The fire inspection will happen this spring.

PAINT CBI: We are planning to paint CBI in May 2009. The only way to avoid another huge refurbishment project is to keep a good paint seal on our building. It will be paid from our reserve fund.

SOD REPLACEMENT: Our lawn had several brown spots which were repaired, and it now looks great.

WALKWAY WINDOWS: I have prices for the replacement of the spare bedroom windows. Unit 302 just had his window replaced and it looks heavy duty.

High impact glass - \$1,750.00 Non-impact glass - \$1,095.00 Add \$ 75.00 for tint

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

AIR CONDITIONING DRAIN LINES 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 stacks. These AC systems are on an inside wall and will leak into the living room below. Each owner should maintain their drain lines so that mold does not plug up the system. Pouring a cup of bleach into the drain line will kill the mold that plugs the pipe. The Board of Directors will have this as an agenda item at our next meeting.

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. **DO NOT THROW GARBAGE IN THE RECYCLE CONTAINERS**

OWNERS ARE RESPONSIBLE FOR THE ACTIONS OF THEIR GUESTS AND RENTERS

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CBI NEWSLETTER

This editor will finish out the 2008 year with the October Issue.

Please - if you are willing to take over, contact the Board. It is our only real form of communication. I will be happy to put the format- photos etc. on disk for the new editor.

THANK YOU

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