



# NEWSLETTER \*\*\* OCTOBER 2010

## CASA BONITA I \*\*\* BOARD OF DIRECTORS



Back Row: President: Allan Feingold; Don McEvoy; Treasurer: Todd Bjorklund;  
Seated: Vice President: MaryEllen Rain; Kevin Kennefick; Sterling Manager: Phillippe Gabart

### REPORT BY:

MARY ELLEN RAIN  
VICE-PRESIDENT



### COMCAST:

In the June newsletter, I shared with you the process that was started with Comcast toward getting our building rewired with updated "homerun" wiring. I'm thrilled to report that this project is now completed, AND at no cost to our association or assessment to our owners.

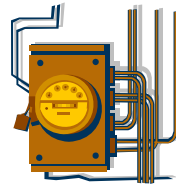
**At last, owners can order any additional services (Remember we provide Basic Cable to all units through our quarterly fees.) offered from Comcast, and our wiring is capable of handling it! The number for Comcast is 239-432-9277.**



**AJS completed the wiring project for Comcast. Joe Oliver from AJS ran the cable line from the living room to the master and/or guest bedroom for owners who wanted that done. Joe's number is 239-289-0813 if anyone else is interested.**

**IRRIGATION METER UPDATE:**

In May we had Bonita Springs Utilities install an irrigation meter to separate the water used for watering our lawn (which does not require sewer and those charges), from our regular condo water use (which does require sewer and those charges). The cost including everything was a little under \$8000 to complete this project. We knew that this project would eventually pay for itself and save us much money in the future.

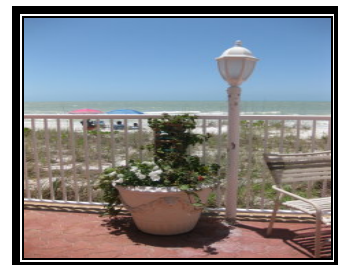


We're glad to report that, just for the months of June, July, August and September, we have saved \$914.07 on sewer charges! So, the irrigation meter should pay for itself in under three years, and continue to save us money on sewer charges in the future. Hurray!

As always, thanks to all of you for your support and cooperation. Please call me with any comments, complaints, or suggestions at 239-992-4048.

**THANK YOU**

Mary Ellen Rain





**A REPORT BY**  
**DON McEVOY**  
**BOARD MEMBER**

### **WATER LEAKS:**

We are using a biological agent that breaks down grease which should keep the drains open. The drains will be treated every two weeks from the roof and this should avoid the mechanical cleaning that has not been totally successful.

### **GARBAGE HANDLING:**

The north trash chute is again closed until January 2011.

### **MAIN WATER VALVE REPLACEMENT:**

The valve replacement will start on 18 October and last three days. The replacement price is \$195.00. The water will be turned off for CBI from noon to 4:30 each day. Franzese Plumbing will do the work.



### **PROTECTING THE NORTH ELEVATOR:**

We now have a full set of pads to protect the walls of the north elevator. All contractors should install the pads before they use the elevator for their product. The pads are located by the shuffleboard disks just inside the north locker room door. Each owner must make sure their delivery people have access to the pads.

### **RECYCLING:**

There are two concerns with the recycling program. People are throwing boxes in the paper container. All cardboard must be broken down so that it lays flat. Plastic bags are being placed in with the mixed container. Plastic bags are not to be recycled. If a plastic bag is used to handle recyclable items please empty the bag contents into the container and dispose of the bag with your trash.

### **OUTSIDE GROUNDS LIGHTS:**

Four white light posts will be replaced this month. There is severe paint chipping from the current posts.

**STERLING PROPERTY MANAGEMENT**

**CASA BONITA I PROPERTY MANAGER:**



**MR. PHILLIPE GABART**

*Mr. Gabart is working with the Board – and is available to assist the owners with any questions or concerns.*

Email: [phillipe@sterlingpropertyfl.com](mailto:phillipe@sterlingpropertyfl.com); Phone: 239-947-4552 ; Fax: 239-495-1518

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## **THOUGHTS & CONCERNS**

**"NO DIVING" in the pool.** This is so dangerous and very disturbing to us all as very serious injuries could result. PLEASE remind any guests / renters of this rule.

The Board recommends that all absent owners have their respective units checked more frequently than once a month.

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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.

**PLEASE PASS ALL RULES / REGULATIONS ALONG TO FAMILY - FRIENDS - GUESTS - AND RENTERS. LET'S ALL HAVE A WONDERFUL 2010-2011 SEASON**

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*Please contact Sandy Serchuk regarding any newsletter questions - suggestions – or ideas at*

[saserch@aol.com](mailto:saserch@aol.com).

