



# Casa Bonita I

## Newsletter

### March 2014

#### CASA BONITA I ASSOCIATION ELECTION OF A NEW BOARD MEMBER 2014



**BILL CHEAL**

**WELCOME BILL CHEAL AND  
THANKS TO DON McEVOY FOR  
MANY YEARS OF DEDICATED  
SERVICE**



**DON McEVOY**

#### The New Board of Directors

President	Allan Feingold	702
Vice President	Mary Ellen Rain	703
Treasurer	Todd Bjorklund	302
Secretary	Bob Haberstroh	306
Director	Bill Cheal	305

Sterling Property Services LLC		
Lee Ann Rosengarten	239.947.4552 x277	LeeAnn@sterlingpropertyfl.com

By: **Allan Feingold**  
*President*



The membership of our Board Of Directors has changed, as of the annual meeting in February. Don McEvoy did not run for re-election, after having worked hard and long for somewhere around 7 years of service to our building. We thank Don for all of his invaluable work. As a full time resident, Don (as well as Mary Ellen Rain) was stuck with all of the ongoing issues year 'round, while the rest of us were back in North-Land doing our non-Florida things. Bill Cheal is also a full-time resident now, and we welcome him to the Board.

A few words about our Board: Naturally, the Board members have varying opinions, and each brings his or her own background and experience to the table. We don't always agree, of course, but we always manage to reach a consensus ; and even when it comes down to a

majority vote, the decisions get made and we move on. We share a common desire, which is to act in the best interest of our building, and I think we are functioning very well as a team, with a common goal, each person being respectful of the others, and their diverse opinions. In the short time he has been on the Board, Bill has contributed a lot of good ideas, and fits well into the team. I look forward to working with him for many more productive months/years.

**Renovation work in progress:** The Board is moving forward, as aggressively as possible, with plans to renovate our lobbies, and our rec room. The project began with just the rec room, but we came to realize that the lobbies are every bit as important, if not more so, as the rec room. While one might occasionally use the rec room, the lobbies are what give our building "curb appeal", which is most important



to all of us. We see the lobbies every time we come and go, and it is the first and major impression of our building for every visitor. Therefore, we have agreed to proceed with the lobby renovation at the same time as the rec room.

We are currently exploring the services of at least one interior designer, and are awaiting her plan for the renovation. We are also talking to other interior designers, and exploring the best way to proceed, both from an aesthetic standpoint and a monetary standpoint.

This project will not be a simple process, and it will be made more complicated by the fact that we are at the end of the season, and 3/5 of our Board will soon be scattered around the country. We also want our owners to know that ultimately, when we have decided on plans, and have all bids in hand, we will be coming to the owners for approval of the plans, as well as the money needed to fund those plans. We will need a special assessment, the amount of which is not known, but we do know that the special assessment will be payable over time, hopefully

one year. None of this can be determined until we have a biddable plan, but we want all owners to be aware of what is being planned.

In the meantime, we are proceeding with one preliminary aspect of the renovation, which is the installation of the "glass wall", on the outer perimeter of the rec room. We felt this was a necessary step, to make sure there are no permit issues associated with the entire project. We have contracted with Island Glass for the installation of the glass outer perimeter, and we are assured by this contractor that he will be able to obtain the permit for the glass wall. As this is being written, our permit application is in process, so we will know within a couple of days, whether the rec room project, as we have planned it, is feasible from a code standpoint. We will keep you posted as (or if) this aspect of the project progresses. If we get the permit as expected, then we expect to have our glass wall in place by the end of April.

We hope all of our owners have a good summer.

Allan Feingold, President.

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



**Fiberoptics:**

On Monday, February 24, David Nickerson, Account Executive with Summit Broadband, came to CB 1 to speak on fiberoptics and its future with cable, internet and phone. Barefoot Beach, Sea Isles and several other condos and homes along the Beach Road and Hickory Blvd. have signed up with Summit. We have a contract with Comcast until 2017. Let me know if you're interested in more information.

**Thank you to:**

Bev Clinkenbeard #604 and Karen Wood #403 who planned the Annual Owner Appreciation Dinner on February 9th...A great time was had by all!

Karen Wood #403 who has spearheaded the Monday Night Sunset Get-Togethers during

season...A wonderful way to enjoy the sunset and get to know your "neighbors"!

Bev Clinkenbeard #604 for starting the Water Aerobics on Tuesday and Thursday from 2-3 PM...Good way to get or stay in shape!

Kevin Kennefick #101, Grayson Barnes #107, and ALL who helped gather our chairs and chaises off the beach, and out of the pool after our recent storm! We all thank you!

**Floor Captains:**

Thank you to the following owners who have graciously said "yes" to being a "Floor Captain" in our building to let Lee Ann from Sterling Property know of special concerns/needs of their floor.

1st floor - Bill Cheal

2nd floor - Ken and Ginny Karstedt



- 3rd floor - Neil and Shirley Egan
- 4th floor - Jake and Karen Wood
- 5th floor - Mary Lou Fuller
- 6th Floor - David and Beverly Clinkenbeard
- 7th floor - Fred and Sandy Serchuk
- 8th floor - Don and Teresa McEvoy

1. Bonita Beach Improvement Association works mostly to beautify the Island. Contact :  
BBIA  
P.O. Box 3175  
Bonita Springs, FL 34133  
Dues: \$25.00 per year.

### **Remodels, Renovations, Unit Updates, Etc.:**

Just a reminder! If you are planning any changes to your unit, please contact Lee Ann Rosengarten who will get your information to present to the Board for approval as specified in our Condo Docs.

### **Bonita Beach Improvement Association (BBIA), and The Bonita Beach Alliance (BBA):**


There are two specific organizations working for us here at Bonita Beach that you may wish to join/support. Here is the contact information as promised at the Annual Meeting.

2. The Bonita Beach Alliance "is focused on protecting property values and owner's rights by defending our deed restrictions and other documents that preserve the charm and residential character of Bonita Beach." Contacts: Call 239-405-1164, or, email@bonitabeachalliance.com, or, Visit their website: bonitabeachalliance.com. No dues or regular meetings. Keep informed by email.

As always, any comments or suggestions, please contact me at 239-992-4048.  
Mary Ellen Rain

By: **Don McEvoy**



Thank you for  allowing me to learn so much about Casa Bonita I. I did not run for re-election this year and Bill Cheal has been elected as my replacement. I have enjoyed the last seven years as one of your Directors. Thanks again.

### **A/C Drain Line Maintenance:**

The A/C drain lines become plugged with algae and it is recommended that a 1/2 cup of bleach be added to the drain line and 30 minutes later a cup of water should be used to flush out the line. This should be done every 6 months

### **Garbage and Recycling Collection:**

The north trash chute is open again for the season. There is now a second pick up each week for recycling.

### **Extra Unit Keys:**

When owners require additional keys for their unit they should contact Bill Cheal in Unit 305. We have a locksmith that duplicates all keys using a computer program so the keys are identical to the original. Some owners have duplicated their old keys which show significant wear. When the entrance doors and gates are repaired these keys may not work in the locks. We do repair the common area lock cylinders

frequently and there have been complaints about keys not opening the gates or doors.

### **Toilet Leaks:**

We continue to have problems with the wax rings, which seals the toilet to the wall drain. The wall mount is the problem. Sitting down and getting off the toilet can cause a slight movement. This can cause the wax ring to leak. If the toilet were floor mounted there would be no problem. Each owner should open up the access panel behind the master bath toilet every 6 months to make sure the concrete floor is dry. If there is none in your unit a plumber should install one.

### **Repair of the Swimming Pool:**

We had to close the pool for five days to replace the deep end drain cover. The mounting bracket for the cover was damaged and had to be chiseled out of the pool floor. Everything is now working properly.

### **Shuffleboard Court Resurfacing:**

Both shuffleboard courts have a new surface. There was significant deterioration to the green coating. The disks now slip very quickly on the new courts.

### **Door Entry System:**

The owner display panels on the door entry systems have been replaced. The old panels were so bad that it was difficult to read any information.



## **Building Repairs:**

Concrete repairs were completed in Units 201 and 303. Carport columns have been repaired and corrosion has been removed from the elevator doors. We are trying a new wax to protect the doors.

## **Tankless Hot Water Heaters:**

I wish to wrap up this project. Two years ago we started a pilot program by replacing the standard water heater and installing a tankless water heater in the wall plumbing. Two units had the tankless heaters installed. With restrictions to the electrical power coming into our units, the size of the heater system was restricted. The first unit kept the tankless heater for less than six months and the

complaint was insufficient hot water. The owner worked with a plumber to improve the hot water temperature and flow with no results. The tankless heater was removed and replaced with a standard hot water heater.

The second unit owner continued to use the tankless system. The owners lived with the cooler water but it did cause problems. When the unit was put up for sale the tankless water was found lacking sufficient heat. The inline heater was replaced with a standard water heater.

I personally feel this study has told us not to recommend the use of an inline tankless water heater at this time in Casa Bonita I.

By: **Bob Haberstroh**  
*Secretary*



## **High-Speed Internet**

We now have High-Speed Internet access available in the recreation room. The user ID is **CBIRR** and the password is **2399477400**. Please do not change any of the settings on the modem. Call CenturyLink 800-218-4445 for internet technical support. Our router phone line number is 239-947-7400

## **Front Entry Door - phone access system**

About half of the owners in our building have dropped the telephone landlines in their units. We now have the ability to program any United States phone number into the entry system (including a cell phone number). If you are interested in having a different phone number programed into the system, please send me ([rhaberst@yahoo.com](mailto:rhaberst@yahoo.com)) an email with the following:

- Your unit number
- Name as you would like it on the entry system (12 letters max).
- The 10-digit phone number you would like to have it call.

## **Trash Chute Shutdown:**

The association shuts down one trash chute each year for the slow off-season: The north

trash chute will be shut down on odd years and the south trash chute will be shut down on even years.

## **HOA Directory**

If you need a new copy of the directory let me know and I will personally get a new one out to you. If you see anything that can be improved / some errors / updates, please let me know and I will get them in our next update. Please respect everyone's privacy and do not distribute outside of the CBI community and do not use for commercial purposes.

## **Keeping our condominium in excellent condition:**

Just as a reminder: Water should not settle in the center of your lanai floor. The floor should have a steady slope towards the screens. At low spots by the screen frame there should be small weep-holes to allow water to run out of the lanai. If water is allowed to remain on the floor until it evaporates, it could permeate through via small cracks to the rebar. Periodically clean out your weep-holes with a piece of wire. Call me if you have any questions 231-468-9953

## **Beach Renourishment:**

Supposed to happen around June 2014, but no exact date yet. Will keep you posted.

Have safe travels and a great summer.

Bob Haberstroh





# CBI March 25, 2014

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 Mistress Betty Gray (301)

## **Save paper and save yourself from paper cuts:**

Please consider requesting that Sterling Property send you their communications via email. Read the information below and complete/process "Attachment A"

By: **John O'Gorman**

*Sterling Property Services*

Whereas you might think that the process for receiving your Condo communications should be simple, as a CAM Company we are obliged to follow strict documentary guidelines before we can send you many types of information. Some years back, FS 718 was modified to accommodate the need for email whilst keeping it structured. The types of email were broken out into three, namely,

General Mailings – this is for a social event maybe, or pest control visit. Basically, a communication of a general nature

Letters & Notices – this can be to advise you of an annual meeting, budget meeting, special assessment and is of a more important nature than a General Mailing

Bills & Statements – these relate to anything specific to the finances of your own unit. At Sterling we email bills out around 4-5 weeks ahead of the due date. This section also concerns late notices.

As an owner, you have the right to receive any part of the above three categories and by default, will receive none. In 'opting-in' you are effectively signing a waiver, allowing us to communicate with you electronically.

To opt-in, you need to either contact our office and ask for the email waiver form (Attachment "A"), or

sign and return one that you have already been sent. On the form, there is a space containing the email address we currently hold for you, which you need to verify to be correct. Below that, are three signature lines, with the three categories as above. Please only sign those lines that relate to the category of electronic communication you wish to receive. As I said above, you can select 0, 1, 2 or all types. If you change your mind in the future, any of this can be reversed. All invoices and attachments will come in a pdf format from a Sterling team member, we will never rent or sell your email addresses and will only send you information relating to your condo ownership.

Once you have completed your form, you can either drop it in the mail to our Bonita Springs address, fax it to (239) 495-1518 or scan the form and email it to [Edrawer@sterlingpropertyfl.com](mailto:Edrawer@sterlingpropertyfl.com). Please be sure to set your Spam settings to allow us to email you, and check your Spam folders frequently, just in case.

I apologize that this may seem convoluted but it is what we need in order to meet the documentary requirements imposed upon us. I look forward to receiving your forms.

John O'Gorman  
Sterling Property Services



**CASA BONITA I CONDO ASSOCIATION, INC.**

Dear Homeowner,

In order to improve efficiencies and cut the ongoing costs of running your Association we prefer to communicate with you via email.

Florida Statutes mandates that we can only do this if you have given us your authority to do so. Accordingly, we ask that you complete the details below and sign for each of your preferences and return to our office via one of the following methods:

- Email to [Updates@SterlingPropertyFL.com](mailto:Updates@SterlingPropertyFL.com)
- Fax to (239) 495-1518
- Regular mail to the address in the footer

Please PRINT your name and email address clearly below:

NAME: \_\_\_\_\_

EMAIL: \_\_\_\_\_

I hereby authorize Sterling Property Services to communicate with me, as owner of a Sterling managed property, at the above email address for the purposes including, but not limited to, Billing, reminders, meeting information and information relevant to my ownership within the Association. Sterling Property Services will not pass on my email address to any third party without my express and written permission. I will make every effort to update Sterling Property Services, in writing, of any changes to my email address and will hold them harmless for any errors resulting in my failure to do so.

**Please indicate by signing below** if you consent to receiving email notifications for the following:

General Mailings:           Signature \_\_\_\_\_

Letters & Notices:         Signature \_\_\_\_\_

Bills & Statements:       Signature \_\_\_\_\_