



NEWSLETTER *** JUNE 2006



CASA BONITA I – ASSOCIATION BOARD MEMBERS:

President : Allan Feingold
Vice-President: Bob Stautberg
Treasurer: Kevin Kennefick
Secretary: Steve Leek
Member-at-Large: Don McEvoy

CASA BONITA I – MANAGEMENT COMPANY:

Sterling Property Services – John O’Gorman
27000 Old 41 Road - Bonita Springs FL 34135
1-239-947-4552 www.sterlingpropertyfl.com

INSURANCE COVERAGE

Several Owners have asked for clarification of the **Association property insurance coverage**. Coverage is defined by state law for all perils except flood which is defined by FEMA.

Specifically: **FLOOD** – Association coverage includes individual unit improvement [cabinets, floor coverings, plumbing fixtures, wall coverings etc.] It does not include contents [furniture, appliances, personal property etc.]

All other perils [fire, wind storm etc.] – Association coverage does not include improvements or contents. It includes interior walls – including the drywall. It does not include paint or floor covering.

Therefore, owners may want to consider insurance for the improvements and contents in your unit. Owners on lower floors may want to add flood insurance on their contents.

A MESSAGE TO ALL OWNERS FROM STERLING PROPERTIES:

For those of you who are not year-rounders in Florida, which is almost all of you, I can tell you it is now getting very hot and as I am sure you know we have just had our first named storm. Of course, we are all hoping for a very quiet hurricane season after last year’s extremely active season.

By way of interest, I would like you all to know that Sterling Property Services visited every one of our properties within 36 hours of Wilma passing through last year.

Whereas the contact list we have for Casa Bonita I is very good, in times of emergency something that is very helpful is to know who your Home Watch person is – if you have one – and for them to know who we are, so please keep that in mind. . Another quick reminder – with the July 1 - assessments due soon,

Please remember NOT to send them to Sentry Property Management.

THANK YOU

CARPORTS

VICE PRESIDENT & CHAIRPERSON OF THE CARPORT COMMITTEE --- BOB STAUTBERG

The carport Committee {Bob Stautberg, Don McEvoy, and Tom Rametta} has been busy since the annual meeting in February. The surprise announcement by Bob Rockwell Construction that the cost was increasing by \$4000 per carport was a shock to everyone. The committee has aggressively pursued options. **Solicited and received 4 competitive bids. Rockwell is low bidder.**

Leo Michuda – Unit 406 – agreed to prepare a cost estimate for our carport project. Leo's construction company does large commercial construction projects across the country. His cost estimate was higher than Rockwell. Leo also endorsed the design of the project.

We are sharing information with Worthington Country Club. They are planning a larger carport project following damage from Hurricane Wilma. Their cost estimates are consistent with Rockwell. Consequently, we have concluded the February Rockwell bid is competitive. The Boars will resurvey the 23 owners without carports. You will have the option to purchase a carport. We are permitting for 42 carports. If more than 11 owners purchase carports, we will need to request a variance. Construction will begin 30 days after the permits are issued. Permit approval is a painfully slow process in Lee County. We are expecting permits any day, but we aren't holding our breaths.



CRACK REPAIR ***** Cross your fingers – we may have the crack repair project back on track. This has been a lengthy process and we appreciate your patience, especially unit 107 and 207 – who have had unsightly patches on their Lanais for quite awhile. Continental has hired a sub-contractor to complete the work. They will be conducting one more small test in June and hope to begin the project by the second week in July. The Project is expected to take about 30 days depending on rain days. You can expect some disruption with swing stages in front of your lanais, but it appears we will not need to remove screens or shutters. The pool will be closed for a time when they work over the center of the building.

Thanks again for your patience.

Kevin Kennefick

QUESTIONS *** ISSUES *** CONCERNS YOU WOULD LIKE THE BOARD TO ADDRESS
THROUGH THE NEWSLETTER *** EMAIL OR CALL SANDY SERCHUK AT 508-548-3560---
SASERCH@AOL.COM-- NEXT ISSUE – OCTOBER 2006



TREASURER'S REPORT

KEVIN KENNEFICK

Through the 1st Quarter of 2006 the association has collected \$1,342 more income than budgeted, and has spent \$9,426 less than our estimate, giving us a year to date plus of \$10,768. Much of the plus will disappear as we made our flood insurance payment in May.

We have recently been visited by both the Pool Inspector and the Fire Marshall. As usual they have identified a number of items they want brought up to code. For the most part, the costs are not too bad, but one item, a pump for the sprinkler system needs to be rebuilt or replaced. We are looking into the cost and possibility of rebuilding the pump. The cost to replace is estimated at \$10,000, and is not in our budget.

The conversion to Sterling went well on the financial side, with most of the payments arriving at Sterling instead of Sentry Management. Be sure to throw away all of your old quarterly coupons addressed to Sentry Management so they are not accidentally used in future months.

Those of you that DO NOT have a carport, and submitted a \$2500 check to reserve one probably know by now that those checks have been cashed. We are holding the money in an account until a final estimate on the cost of the carport has been received. You will be given an opportunity to make a final decision regarding a carport soon, and if you choose not to go forward your \$2500 will be returned to you.

PEOPLE IN TOUCH WITH PEOPLE...



ANY ONE INTERESTED IN *** A SOCIAL COMMITTEE *** LET'S USE OUR SOCIAL ROOM!
LET YOUR BOARD MEMBERS KNOW IF YOU'D LIKE TO ORGANIZE AN ACTIVITY!!

THANK YOU



TO: the Kennefick's for planting the lovely flowers, to the Feingold's for weeding the garden and to the Egans for watering. It's beauty enhances our property.

REPORT:

DON McEVOY

BOARD MEMBER



- ❖ **Pool Inspection:** Lee County inspected our pool on May 26, 2006. The inspector found several things that need to be fixed, but he did not shut down the pool. The items will be completed by June 15 – when the inspector comes back.
- ❖ **Drain Cleaning:** The swimming pool shower drain has stopped functioning again. We asked Ken Wittrock to modify the plumbing so it will drain again.
- ❖ **Building Fire Inspection: The** Bonita Springs Fire Department inspected CBI on May 26, 2006 and found 11 items that they need some paperwork or changes. They include battery backup exit signs, sealing the wall where pipes come through the concrete, replacing the handrail at Unit 202 and repairing the fire pump controller so it runs in “Auto”. These and some minor items will be fixed by June 30, 2006.
- ❖ **Dryer Vent Cleaning:** This project is on hold so it can be placed in the budget for 2007.
- ❖ **Pest Control:** We have had complaints of ants in some units and the current contractor has not improved the situation. We are interviewing other contractors to supply this service. We have also seen rats in the north garbage dumpster room. Traps and Poison bait have controlled the problem.
- ❖ **Hallways & Elevators:** *SAND – WATER - FOOD SCRAPS* continue to be a problem in the lobby and in the elevators – especially during vacation weeks. It is the owners responsibility to inform their family – friends – guest – renters of the rules. Please – we all end up paying financially for additional cleaning and maintenance.



HOUSE WATCH

THE DREADED LEAKS -- The Casa Bonita I Board has always taken the position that the owners should be encouraged to have their units checked while they are gone. If one leak is caught anywhere in the building, or one failed AC Unit, it benefits all of us. When a unit is unoccupied it is important to make sure the master water line is shut off and certain breakers in the unit are also off. Please discuss this and check to see that it is being done if you have a Home Watch Service, Rental Agent, or Cleaning Service.

Communication is the key to this Board. The intent of the CBI Newsletter is to informative and helpful. 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. Please email to -- saserch@aol.com.

THANK YOU