



NEWSLETTER *** JUNE 2009



PRESIDENT'S MESSAGE



Our painting job for CB-I went exceedingly smoothly, and was finished well ahead of schedule. Many, many thanks to Don and Mary Ellen, who had to handle virtually all of the many responsibilities alone, as usual. Kevin and I joined them during the first week in June to help guard the building throughout a couple of nights when some or all the units had to be unlocked overnight, in order to allow the doors to dry, and waiting for our locksmith to clean and reinstall the lock hardware in the unit doors. We (and Judy Feingold) - each took 2 hour shifts throughout the night, walking all of the walkway floors, making sure all the building entry doors were secured, and watching out for anyone who might be entering the building. When the locksmith finally secured all the doors on Wednesday, we were happy to go back to getting a full night's sleep. Fortunately everything was very quiet outside, there were no intruders, and we did not have to shoot anyone to protect the building.



THE PAINTING PROCESS



THE NEW ENTRANCE CODE IS: *8822

Air Conditioners - When Judy and I first entered our unit on Saturday night at the end of May, we found our AC unit not running, and all iced up. We had arrived just in the nick of time to put towels under the AC, to absorb the water, and prevent a flood. We shut the system down, and that Monday we learned that the capacitor on the blower had failed, and the replacement was not horribly expensive. What lucky timing. HOWEVER, we got some valuable information concerning the replacement of the AC units.

Our air handler is 14 years old, and in need of replacement. Our compressor, however, is only 5 years old, so we thought we could replace the air handler now, and keep the compressor going for as many more years as possible, right? Well, not exactly.

We learned that beginning next year, units using Freon will start phasing out, and Freon will become very, very expensive[no price available). Right now, it's in the \$60-80 per pound range, but that will go way up. A new coolant (I forget the name) has to be used in all new equipment starting next year. The air handler and the compressor have to use the same coolant., so if I replace my air handler now with one that uses Freon and keep the compressor, then not only will I have to buy very expensive Freon when it gets low, but when the compressor goes in a few more years, I'll have to buy a new compressor (which will use the new coolant) and another new handler, because they have to match. If I buy a new air handler now that uses the new coolant, then I must also but a new compressor now to match, even though I don't need one yet. I thought this information was worth passing on. For those owners contemplating (or in need of) either a new air handler or compressor, this is stuff you need to know in deciding what kind of equipment to get, and when to get it.

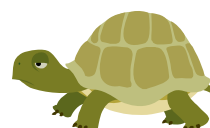
Fortunately, almost all owners are current in their assessment payments. We have one owner who has not paid for nearly a year, and we have filed a lien against that unit ! Since she is not responding to our attorney's letters, we are preparing to file suit against her to foreclose our lien and then take over ownership of the unit. While that is not what the Board wants to do, at least we will be able to rent out the unit during the season and collect the rents, which we will apply toward payment of her assessments. If that owner ever decides to pay up and remove the lien, she will be responsible for a very large legal bill, in addition to the assessments, interest, and late charges.



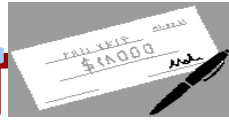
THE BOARD SPENDS MANY HOURS DEALING WITH ONGOING ISSUES AND PROBLEMS

It is now turtle season again, from May 1 to the end of October. Please be reminded that, should you be in residence at CB-I during this time, you **MUST** keep your unit dark to the beach, so as not to disturb or disorient the turtles. Please keep your shutters and/or shades drawn when you have lights on that could be seen from the beach. We are required to put out all building lights that can be seen from the beach from any angle. **YOU are responsible for informing your renters/ family/friends of that rule, and if any owner or renter violates it, the owner will be fined by the County.**

Thththththththat's all, Folks --- Alan



TREASURER'S REPORT



BY TODD BJORKLUND

With the high season behind us and 4 months to report on for 2009, CBI's budget is in GREAT shape. Overall through April, our expenses have exceeded our budget by only \$200. This is the first time in the 3 years I have been treasurer we aren't looking at a significant short fall caused by extraordinary maintenance items. To be sure, we are optimistically hopeful this is how we end the year.

The two largest expenses of insurance and water/sewer are running right at budget. You may recall it was the water bill that caused us fits in the past. Fixing the leaks has also fixed the budget. We currently have 1 owner that has become seriously delinquent on their assessments. The Board has instructed our attorney to start collection efforts. At this point our budget can handle the added expense, and we ultimately should recover 100% of what is owed including collection costs.

As others have mentioned in their reports the painting is complete and the painting reserve is sufficient to cover the cost.

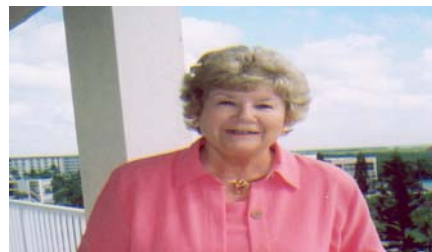
Admittedly, this report is short and the news is all good, much better than the alternative.

Have a great summer and hope to see you next fall.



REPORT BY:

MARY ELLEN RAIN
VICE-PRESIDENT



OUTDATED/RUSTED WATER HEATERS: Eleven owners were contacted that their heaters needed attention (four were over 25 years old!). We've been told that water heaters need to be replaced at least every 10 years. Especially in a high rise building, this is an important item to check. Thank you to all owners for taking care of this.

SEA OATS: Lee County notified us that they had received a grant to plant sea oats from Bonita Beach Club to the public beach next to us. These plantings will hold sand and help prevent erosion of our beach. The seedlings have been planted at no cost to us.

THANK YOU LEE COUNTY!!

POOL FURNITURE: After investigating the pros and cons of buying new furniture versus painting and re-strapping what we have, the Board voted to have Leisure Furniture and Powder Coating Inc. (on old 41) paint/powder coat, re-strap, add slides to bottom rails of the chaise lounges, and buy 4 new chairs and 4 new chaises to match (in light beige and taupe to better coordinate with the building) for a little over \$3,700.00. If you haven't seen these yet, we think you will be pleased. They look like new!



BUGSAWAY: Alex Grantt came in April for the regular pest control treatment. He comes in April, August, and December. If you have any pest problems (of an animal nature), please call Alex (239-992-6707) . He will come at no charge.



PARKING LOT SEALING: Now that the painting project is finished (the place looks GREAT!!). It's time to finish the parking lot with a good sealant. Over the next few weeks (when Bonness can fit it in), we will have the sealing completed. **IMPORTANT: IF YOU OR YOUR GUEST WILL HAVE A CAR IN EITHER OF THE LOTS OVER THE NEXT MONTH, PLEASE CALL AND TELL ME. I NEED TO KNOW WHERE YOUR CAR KEYS ARE, OR HOW TO CONTACT A GUEST IN ORDER TO MOVE THE CARS WHEN NEEDED!!!**

239-992-4048 THANK YOU FOR YOUR HELP WITH THIS



OTHER ITEMS: We are waiting to see if we have enough money in this year's budget (or if we will have to wait until next year) to get new walkway lights throughout the building. We will make sure that they are coated to prevent the corrosion that we have with our present fixtures. This will finish the painting project, and complete the "new look" of the building.

PREVENTION: Also , to prevent further corrosion on the unit door handles, locks, and knockers, please wash them periodically and apply Caranuba Wax. A good brand is called "Mother's Brand Caranuba Wax". It works! (you can always Google for additional information).

FOOT WASHES BY THE BEACH: Unfortunately, we often get leaks at the foot washes by the beach. ***PLEASE CONTACT KEN WITTROCK (239 850-7875) IMMEDIATELY IF YOU EXPERIENCE SUCH A WATER LEAK SO IT CAN BE REPAIRED. DON'T ASSUME SOMEONE ELSE HAS ALREADY CALLED. THANK YOU !!!***



As always, please call with your questions, comments, and suggestions. We welcome your input. **Mary Ellen Rain: 239-992-4048**

REPORT BY DON McEVOY



WATER LEAKS: We have scheduled drain cleaning in December 2009. We will again clean the kitchen drain and we will also do the toilet drain drop in the six stack. We will watch for leaks in all the six stack units.



PAINT CBI: The painting project is complete and looks great.

ELEVATOR SERVICE CONTRACT: Accurate Elevator started servicing CBI in February and their service has been exceptional. The elevators are in fine shape.

GARBAGE HANDLING: The north trash chute has been closed again until January 2010. The trash chutes are screwed shut. This saves the Association \$70.00 a week.

UNIT DOOR HARDWARE: The outside door knobs, dead bolt casing, dead bolt ring and the door knocker have been cleaned and almost look like new.

CARPOROT ROOF: The corner of the carport roof across from the north entrance was again damaged by a delivery truck. The company's insurance will pay to repair the damage.

INSPECTION OF FIRE EXTINGUISHERS, HOSES, SPRINKLERS, WATER PUMP SYSTEM AND ALARM SYSTEM: We are investigating having all the fire systems inspected by a single company. This should show savings.



CBI CLEANING COMMITTEE: Judy Feingold has agreed to become Chairperson on the Cleaning Committee and work closely with Bonny Veteto to establish good cleaning procedures.



STERLING PROPERTY MANAGEMENT

Casa Bonita I – Property Manager – **Mr. Richard Gowar.**

Mr. Gower is working with the Board of Directors and is always available to assist the owners with any questions or concerns.



I (Richard James Gowar) was born and raised in Argentina of English parents. I was schooled in Argentina to age 13 and then moved to a Boarding school in England for my high school years. I lived full time in England from age 18, studied Hotel and Catering Management at College, and then moved to London where I lived for 9 years. In 1984 (George Orwell made this year famous), I moved to Spain where I started my Real Estate career with a large British firm that owned a 1500 acre golf course and tennis resort. Over time I became a Sales and Marketing Director and after a 9-year period there moved with my family to Florida in 1993.

As a result of living in Argentina and Spain, I am fluent in Spanish. Throughout my schooling and various trips to France and living in Switzerland for 6 months, I also became fluent in French, although that is a little rusty right now, as sadly, I don't get many opportunities to practice.

Currently I am a Licensed Real Estate agent as well a C.A.M. I am married to Liz and we live in Bonita Springs.

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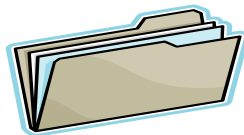
ATTENTION IMPORTANT

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. ITEMS FOUND IN THESE AREAS WILL BE REMOVED BY THE BOARD !!!

PLEASE PASS ALL RULES / REGULATIONS ALONG TO FAMILY - FRIENDS - GUESTS - AND RENTERS.

WE HAVE A ONE MONTH MINIMUM RENTAL ON ALL UNITS. PLEASE MAKE SURE YOUR GUESTS AND RENTERS HAVE A COPY OF, AND FOLLOW, THE RULES.

PLEASE CHECK YOUR INSURANCE. BE SURE YOU HAVE SUFFICIENT COVERAGE ON THE INTERIOR OF YOUR UNIT. CHECK YOUR DEDUCTIBLE AND KEEP IT AS LOW AS POSSIBLE.



BE SURE THE WATER IS TURNED OFF IN YOUR UNIT IF YOU WILL BE GONE OVERNIGHT OR LONGER FROM YOUR UNIT. BE SURE CLEANING PEOPLE AND GUESTS KNOW THAT, WHEN THE WATER IS TURNED OFF, THE WATER HEATER, AND THE ICEMAKER IN THE REFRIGERATOR NEED TO BE TURNED OFF TOO.



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All Newsletter comments and suggestions welcome!