



NEWSLETTER *** JUNE - JULY 2011

CASA BONITA I *** BOARD OF DIRECTORS *** 2011



***Left to Right: Kevin Kennefick; Vice President: Mary Ellen Rain; Treasurer: Todd Bjorklund
President: Allan Feingold; Don McEvoy; Sterling Manager: Philippe Gabart***

PRESIDENT'S MESSAGE

The summer season has turned out to be a very quiet one, at least for now. So far the building has not floated away in a storm, nor from internal leaks, so we should consider ourselves lucky. So far.

Our one piece of news is good news – and that is that our new website is up and running. Check it out at: casabonitaone.com. We plan on using the website as a distribution method for our newsletter, among other uses, thus saving administrative costs of copying and mailing it to all the owners. We are undertaking to be our own webmasters, so the last piece of the puzzle – schooling us to access and modify the site – should be falling into place soon. Hopefully by the time of the next newsletter, in the fall, we will know how to do this.

We also have a section of the site devoted to pictures of our property. Owners who rent their units can now provide a link to the site, so prospective renters can view the property, and also be informed of our various rules they need to follow. The necessary caveat is – **NO RENTALS ALLOWED FOR LESS THAN ONE MONTH**. That's the law of the land, as set forth in our Declarations. Short term rentals are not allowed, and the Board intends to enforce this restriction.

As mentioned before, we need to know who, among our owners, does not have or use the internet, so we can mail future issues of the newsletter, as well as other notices, to them. If this applies to you, or someone you know, please make sure to contact any board member, or our manager, Philippe at Sterling Management, and inform us. We will generate a list of owners to whom mailing is still necessary.

We wish all of our owners a good, healthy, and safe summer.

Allan Feingold

REPORT BY:

MARY ELLEN RAIN
VICE-PRESIDENT



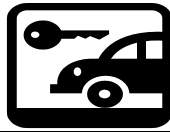
Quarterly Fees:

The Board strongly recommends that all owners have their quarterly fees (\$1350) automatically deducted from their bank account **on, or before**, Jan.1, Apr.1, July 1 and Oct. 1. (Please contact Sterling, 239-947-4552, for the proper procedure.) By using this method, owners will avoid paying needless penalties (interest and late fees).



Bike Path:

As this newsletter goes to press, the new bike paths (4 feet on each side of Hickory Blvd.) are being paved and will be ready this summer.



One Month Minimum Rental:

Remember: As per our Condo Documents, "Casa Bonita is intended to be a first class residential apartment building and is not meant to be a motel or hotel...renting of an apartment by the owner (directly or through an agent) is permitted for minimum periods of 4 weeks...It is the responsibility of owners to make sure that their renters and/or guests are aware of the Declaration, By-Laws, and Rules and Regulations.

Please pass all rules /regulations along to family - friends - guests and renters. 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.

Noise travels throughout the building -- please be mindful of your neighbors.

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.

Mary Ellen Rain



A REPORT BY
DON McEVOY

Garbage Handling: The north trash chute is again closed until January 2012.



Turtle Season:

All the lights on the Gulf side of the building are off from 01 May to 01 November for the turtles. The bulbs have been removed from the fixtures.

Hurricane Season: Hurricane Season is here again so remember to close your storm shutters when you leave CBI. Just add it to the other requirements of turning off the master water valve and water heater in your unit. It is also recommended to open the guest bathroom tub water valve, when the unit water is off, so any water leaking past the master valve will go down the drain and not your washer or dish washer.



Unit Remodeling:

If walls are being modified in a unit any plumbing changes that effect shared pipe with other units are not allowed. Kitchen, toilet, air conditioning and utility main drains must go in a straight line from the building roof to the main pipes underground. Only utilities totally within a unit can be modified.



Vehicle Break In: There were several vehicles which had items stolen on our property. All the cars were unlocked so everyone is advised to lock their vehicle when it is parked at CBI.

Dryer Vent Cleaning: 23 Units had their dryer lint lines cleaned.

Minor Maintenance Repairs: Several repairs have been completed. Painted rusty sprinkler fittings under the deck, rebuilt the south beach stairs, waxed all unit door hardware, waxed all railing hand rails, cleaned out the carwash drain, replaced 3 damaged carport roof tiles and reset all low pavers around the pool.

Beach Renourishment: Bonita Beach is tentatively scheduled to have the beach widened in 2012.



TREASURER'S REPORT



BY TODD BJORKLUND

Five months into 2011 -- CB1 is in strong financial shape when compared to our budget. Revenue is up slightly \$1,192.00 mostly related to collection of past due late fees and interest as well as application fees for new owners. Typically it is difficult to budget for these items, so as they are collected, it is reasonable they would be positive when compared to budget. Expenses are also running below our expectations. Utilities and Ground Maintenance are right on budget with Building Maintenance running significantly better than budget. CB1 has had few building repair items in the first five months this year. It is well below our previous year's experience. Let's hope this trend continues.

Owners who are delinquent on quarterly dues also have improved. Currently there is one unit 60+ days delinquent on April's dues. The board will be aggressive in legal collection efforts against delinquent owners as it is in the best interest of owners who pay timely.

STERLING PROPERTY MANAGEMENT

CASA BONITA I PROPERTY MANAGER:



MR. PHILIPPE GABART

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

Email: philippe@sterlingpropertyfl.com; Phone: 239-947-4552 ; Fax: 239-495-1518

Please contact Sandy Serchuk regarding any newsletter questions - suggestions – or ideas
saserch@aol.com

