

NEWSLETTER **** JUNE - 2012

PRESIDENT'S MESSAGE

In the last newsletter, October, 2011, I gave a heads up to everyone that we had a very expensive project on the horizon, having to do with preserving our 4" toilet drain pipes by an epoxy lining process, to prevent further deterioration and catastrophic leaks. We were convinced that we needed to be proactive, and were seriously exploring the process, the costs, etc.

I'm delighted to report that project is completely off the table, and not necessary. We came to realize that before we worked out a cure, we first had to make sure there was a disease. We began looking for a way to "look into" the 4" toilet pipes to determine their condition. We learned that our earlier assumption - that they were deteriorating from the inside out, just like the 3" kitchen drains - was not a valid assumption, and that the 4" pipes might be made of different stuff that is better and stronger than the 3" pipes.

Through sheer luck, Bob Haberstroh's (306) bathroom pipes were exposed for renovation, and there was a junction made in the 4" toilet pipe that needed to be redone. The association replaced the bad section, and now had a sample to look into and have analyzed. That analysis has been done, and while I have not seen any report yet, I am informed that the pipe is very healthy and hardly deteriorated at all. Therefore, we can breathe a deep sigh of relief, and flush to our heart's content.

This nutshell version of events does not begin to describe the hours of research, phone calls, conversations, discussions, meetings with plumbers and contractors, follow-up calls, and the like, which it took, to traverse us through this learning process and decision-making process. I take absolutely no credit for any of this. Mary Ellen Rain was the heart and soul of this investigation, carried it through to conclusion, kept the other board members informed, and sought out the answers we needed, in order to make a decision. Thank you, thank you, Mary Ellen. We seem to say that a lot, don't we!!

Remember, up above, I said you can flush to your heart's content? That's not exactly true. We also had our underground horizontal drains inspected by camera, and found two things: (1) The pipes are also in surprisingly good condition underground, and not currently in need of any work or preservation. (2) We have a problem with some things that are being flushed that should not be flushed. Specifically, wipes, and some toilet papers that do not disintegrate very well, Kleenex-type tissues, diapers, and whatever else that goes down that shouldn't. These objects can and do snag on jagged edges and bends in the pipes, and can cause major back-ups.

We were told our pipes are loaded with this stuff, especially the blue and white wipes used for cleaning, so we must remind ourselves how important it is to not flush the things we know shouldn't go down there. And that goes for our renters, friends, families, others that use our units that need to be so informed (or reminded). One of our owners suggested Angel Soft toilet paper, which I believe was rated the best at disintegration, or any paper recommended for septic tanks. The rule has to be:
NO WIPES OF ANY TYPE SHOULD GO DOWN OUR TOILETS OR DRAINS. PUT THEM IN THE GARBAGE TO DISPOSE OF THEM.

The board expresses its thanks and gratitude to Sandy Serchuk, for her hard work over the past years, putting together and getting our newsletter out. Sadly for us, this will be Sandy's last issue, she need to pursue other commitments. She has done a wonderful job for CB-I in putting out a very nice newsletter, with pictures throughout, that looked professional and appealing to the eye. We thank her again and again for her time and effort, and for caring.

The good news is that Bob Haberstroh has agreed to take on the task, and publish our newsletter. We look forward to working with Bob. Speaking of Bob, I also want to thank Bob for his wisdom and input regarding our pipes issue. Bob has been personally involved in construction, and knows everything there is to know about construction (in my opinion, anyway). In addition, he is an engineer, and gave the board a lot of invaluable input in helping to resolve the questions we had about our pipes. He has been an important part of the learning and decision making process, and has been an asset and a help to the board in many ways. Thank you, Bob, thank you.

I hope everyone has a healthy and safe summer.

Allan

REPORT BY:

MARY ELLEN RAIN
VICE-PRESIDENT



St. Patrick's Party on the Deck:

A big "thank you" to Rosie and Aram Melkonian #405 and Teri and Bob Stautberg #505 for planning and hosting the St. Patrick's Brunch Sunday, March 18th on the deck. It was a beautiful day, wonderful people, great food... A good time was had by all! (Many hope it was "the first annual"...It was yet another fun activity in season for neighbors to get together.



BEAUTIFUL WEATHER – WONDERFUL TIME -- DELICIOUS FOOD – FRIENDSHIPS



Bikes in the Bike Rack:

Please contact me (1-239 -992-4048) by July 30 if you have a bike in the bike rack that you want "saved". There are a few items that don't seem to belong to anybody and they are quite an eyesore. Therefore, the Board has decided that any item that is not accounted for, that is rusted and dilapidated, etc. will be thrown away August 1.



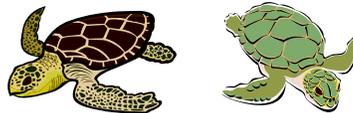
When Opening Up Your Walls:

Please contact a Board Member when you open up any walls in your condo for remodeling, repair, etc. The Board needs to be able to have a plumber check on, and repair any pipes, etc. for which the Association is responsible. It makes so much sense to do this repair work when you have the walls open at your convenience.



Condominium Documents:

As stated at the Annual Meeting, we will be working on, updating, rewriting, etc. our condo docs with our attorney Chris Shields. Please be ready in the months ahead to do a lot of reading (old docs wording and new wording). There are some votes already done that were not recorded, and some issues that need to be voted on, so it will take all of us cooperating and being patient as we go through this tedious but necessary process. We will try our best to "keep it simple", but some of the process just isn't simple! Thanks in advance for your understanding and cooperation. (This was last done in 1998. Hopefully, if we set it up right, we won't ever have to go completely through the docs again, but only make small changes when necessary.) We'll keep you posted!



Sea Turtle Reminder:

Turtle season extends from May 1 to Nov. 1 (or Nov. 30 if there are still nests on the beach). During this time, anyone occupying your condo must be sure that no lights are shining out your windows or sliding glass doors toward the beach from sundown through morning. All residents must dim the lights, draw the drapes, have an acceptable tint put on your windows/sliding doors, or put down your shutters if you require bright lights. Several condos have been cited, had to attend a hearing, and were fined for not complying with the rule.

As always, please call with any questions, comments or suggestions.

Mary Ellen Rain 239-992-4048

HANDICAP PARKING



THERE IS A HANDICAP PARKING SPOT LOCATED AT THE SOUTH END OF THE BUILDING NEAR THE RECYCLE BINS. **IT HAS BEEN AN "UNWRITTEN NEIGHBORLY POLICY"** - THAT THE SPOT BE USED FOR SHORT PERIODS OF TIME - [FOR EX. TO LOAD AND UNLOAD] - AND AT OTHER APPROPRIATE TIMES. THERE ARE MANY OWNERS - FAMILIES AND FRIENDS THAT HAVE HANDICAP STICKERS - IF ONE PERSON OCCUPIES THE SPOT FOR A LENGTH OF TIME - IS IT NOT AVAILABLE FOR OTHERS TO ACCESS.

IT IS THERE FOR EVERYONE WITH A HANDICAP STICKER TO USE - LET'S ALL ADHERE TO THIS NEIGHBORLY POLICY -- SHOWING CONSIDERATION FOR ALL.

THANK YOU



A REPORT BY
DON McEVOY

Entry Door Code:

The code was changed to ***9933 on 01 June 2012.**

Emergency Lights:

The manufacturer of the emergency lights has analyzed a failed light, and says that water caused a short in the electrical panel. They blame it on washing down the walls. We are trying out a marine compound for electrical circuits. If it works, the life of emergency lights should be drastically increased. So far, there have been no problems with the treated lights.

Osprey Droppings:

The bird droppings have been drastically reduced and the Osprey now flies to other buildings. The fishing line which is attached to the edge of the roof is working.



Trash Chute Room Lights:

The North trash chute rooms now have new lights that are damp resistant. They resist rusting. The four foot fluorescent fixtures were prone to rusting and corrosion. They use a 13 watt twisted fluorescent bulb which should last for 7 years. We plan to replace the south fixtures in October.

Beach and Pool Fence:

The beach and pool fences, including gates, have been painted.

First Floor Lanai Eyebrow Repair:

There were cracks and rusting along the concrete portion facing the beach. All cracks were chiseled down to virgin material and the rusted areas were removed. Concrete and stucco were applied and the low section of the building was painted. There was one area by Unit 205 that had cracks and loose concrete. There was a plastic grommet with a rusting screw that caused the problem. There was no attack on the rebar in any of the repaired areas.

North Trash Chute Rooms are Closed:

The North trash chute rooms are again closed as of 01 May 2012 to save money. The chutes are bolted shut and the dumpster door is disconnected. The rooms will open again on 01 January 2013. This saves CBI \$2400.00. If someone needs the wheel barrel Ken can open the dumpster room door.

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

CASA BONITA I * BOARD OF DIRECTORS *** 2012**

*** Hours of work***

*** So Many Issues ***

THANK YOU



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



*THANK YOU
SANDY SERCHUK*