*Draft minutes……*

Casa Bonita Royale

25901 Hickory Blvd

Bonita Springs Fl, 34134

Board of Directors

October 24, 2017 at 9am

Community Room

The meeting was call to order by Lee Christoferson at 9:10am

A quorum of the members were present: Lee Christoferson, Richard Lovett, Susan Williams (by phone) and Sandy Matava.

The Proof of Notice was properly placed according to Florida rules and regulations.

Approval of April 10, 2017 Special Meeting Minutes was moved and passed unanimously.

It was moved to appoint Tom Simpson to fill vacant Board slot. The motion passed unanimously.

Financial Report: Lee Christoferson reported that all bills were up to date and that expenditures were within anticipated budget amounts. It was moved that Tom Simpson assume the position of Treasurer. The motion passed unanimously.

Update on Hurricane issues:

* 1. Carport: the ceiling of the carport has been destroyed. We received two bids to undertake the repairs. We have agreed to take the bid of $16,000 as the vendor could begin the work immediately. The other bid was slightly less, but the vendor could not give us a firm starting date. The undersurface will not be replaced with metal panels, but rather have a stucco ceiling that will be painted to prevent similar damage in the future.
	2. Trash room door: the north door has been damaged and the motor needs to be replaced. The work should begin on that within the next week.
	3. Landscaping: as in all of Irma affected Florida, there is considerable landscape damage. We need to have four trees removed, plus pruning and trimming of all of the surviving trees and shrubs and a total replacement of the atrium gardens. We anticipate the cost to be $6-8,000.
	4. Miscellaneous roof, screen, pool, and other issues: there is minor damage on the roof, but we do not have an estimate as of yet; several screens have been replaced (CBR pays for the materials, the owner pays to have them installed); there does not appear to be any damage to the pool or the surrounding areas; on the docks, two pilings need to be replaced and the electrical box and wiring also need to be replaced; fireboxes have been damaged and have to be repaired and painted; the barbeque needs to be replaced; the elevator plaques need to be replaced; Community Room baseboards may need some replacement; wallboard issues in at least one unit are being repaired and the cost to CBR is not yet determined for this or any other units’ issues; and extra maintenance hours for Ken (to date) are currently at $3,000.
	5. On the overall, we expect the cost to CBR for Irma damages to be somewhere in the vicinity of $50,000. We are using currently available cash to proceed with repairs as quickly as possible, but there will be a proportioned assessment probably determined (when all of the coast have been determined) early in the calendar year. CBR has catastrophic coverage in our insurance policies, however we have a 3% deductible ($210,000). Fortunately our damages are not that significant.

 IMPORTANT: Most Florida homeowner policies have LOSS ASSESSMENT COVERAGE of $1-3,000 with NO deductible. Check with your Insurance Agent to see if you have such coverage. It could be used to reimburse you for a CBR Hurricane Irma damage special assessment.

1. Old Business:
	1. Sundeck repair: the condition of the sundeck continues to be a problem.
	2. Railings: The railing project is essentially finished (they will be back to do some additional caulking). They are higher, sturdier and look quite nice.
	3. Painting: is progressing nicely. They anticipate completion in the next couple of weeks. Painting the lanais is one of the last items and that is scheduled for Oct 31/Nov 1.
	4. Parking lot resurfacing and aprons: is scheduled for Nov 14 & 15 on the North side and Nov 16 & 17 on the South side.
	5. Docks: replacement work is in process, but is slowed until the Irma electrical problems can be corrected.
	6. Entranceway call boxes: IMPORTANT: the system has be modified to allow owners to install either landlines or cell phone numbers. If you wish to change the number that is currently in the system, please submit that number to Lee Christoferson (sushack@gmail.com) by December 1, 2017. Any further changes to the callbox number will be done at a cost of $100 to the owner.
2. Adjournment: The meeting ended at 10:30.

The next meeting is scheduled for Oct. 31, 2017 at 9:30am. The agenda is posted at CBR. The meeting will focus on additional updates and a workshop for creating the CBR 2018 budget.