Casa Bonita Royale

25901 Hickory Blvd

Bonita Springs Fl, 34134

Board of Directors

October 31, 2017 at 9:30am

Community Room

The meeting was call to order by Lee Christoferson at 9:35am

A quorum of the members were present: Lee Christoferson, Richard Lovett, Susan Williams (by phone), Tom Simpson (by phone) and Sandy Matava. Steve Hart from Collier Financial was also on the phone to participate in the Budget Workshop portion of the meeting.

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

Approval of Oct 24, 2017 Meeting Minutes was moved and passed unanimously.

 Financial Report: Lee Christoferson reported that all bills were up to date and that expenditures were within anticipated budget amounts.

Budget Workshop:

The draft budget prepared by Collier Financial was reviewed line by line. Minor changes were made to reflect current spending levels and planned activities. Based on the budget conversation the recommendation is that there be NO CHANGE IN CONDO FEES FOR 2018. The proposed budget will be mailed to owners for final Board approval at the December 6, 2017 meeting.

The accounting for Hurricane Irma repairs will be tracked separately from the operating budget. The original estimate of $50,000 has remained stable. Owner assessments will likely be determined early in the calendar year. Owners are reminded to confer with their insurance agents regarding benefits under “Loss Assessment Coverage”.

Update on Hurricane issues:

* 1. Carport: The stucco of the repaired ceiling has begun. Following that, the painters will return and the roof tiles will be replaced. The lighting was damaged during the repair effort. That issue will need to be resolved with that contractor.
	2. Trash room door: The motor has been ordered.
	3. Landscaping: The repair and replacement effort is under way. Four trees needed to be removed (completed), the stubs have to be ground out and replacement plantings need to been installed in the north and south atrium, two palms in the front area and several medium and small plantings around the entranceway and surrounding of the building. Once all of the other work (including the docks) is completed, the stones and other areas that need new mulch and other attention will be taken care of. Most of the work will be completed by the second week in December…all of it by the end of the calendar year. Hurricane repairs are approximately $8k and planned/budgeted ground improvements are an addition $4k.
	4. Miscellaneous roof, screen, pool, and other issues: Crowther has done assessment of the work that needs to be completed on our roof (a bubble in the lining and reattachment of air conditioners and other equipment). The cost is approximately $6,500 and the work will begin immediately. Other minor repairs including, two pilings on the docks; the dock electrical box and wiring; fireboxes that have been damaged; the barbeque replaced (done); the elevator plaques; Community Room baseboards replacement ($2,000 estimate); wallboard issues in at least one unit are continuing issues.

1. Old Business:
	1. Sundeck repair: the condition of the sundeck continues to be a problem. Russ Freeman will meet with our lawyers and further discussion on how to address the issues will take place at the next Board meeting.
	2. Railings: The railing project is completed and final inspection is being scheduled.
	3. Painting: is 98% complete. The stoops, stairways and lanais will be completed this coming week. The carport needs to be painted when it is complete and then a final walk-though will take place and their equipment can be removed from our parking lot.
	4. Docks: replacement work is in process, but is slowed until the Irma electrical problems can be corrected.
2. Adjournment: The meeting ended at 10:30.

The next meeting is scheduled for December 6, at 9:30am. The agenda is posted at CBR. The meeting will focus on additional updates and approval of the 2018 budget.