Casa Bonita Royale

25901 Hickory Blvd

Bonita Springs Fl, 34134

Board of Directors Annual Budget Adoption Meeting

December 6, 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.

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

Approval of Oct 31, 2017 Meeting Minutes was moved and passed unanimously.

 Financial Report: Treasurer Tom Simpson moved that the Draft 2018 CRB Budget, as submitted to CRB owners, be approved as drafted. The motion was approved unanimously.

There will be NO CHANGE IN CONDO FEES FOR 2018.

1. Other New Business:
	1. As previously stated, the accounting for Hurricane Irma repairs is being 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. Update on Hurricane issues:
		1. The carport has been repaired (with a stucco ceiling) and repainted. New ceiling lights are being installed ($1,000). The final cost is estimated to be $15,000.
		2. The elevator faceplates have been destroyed and need to be replaced. They have been reordered. (Non-hurricane related: The elevator maintenance contract is in the process of being rebid for January 2019. Owners were invited to look at the elevator upgrade that has been completed in Casa I…approximately $4k/elevator box.).
		3. The Fireboxes in the walkways are being repainted and the window panels replaced at a cost of $1,500.
		4. The baseboards in the Community Room need to be replaced as a resulted of the hurricane causing the AC to flood the room. The current bid to replace them is $2,104. It was moved and approved unanimously to proceed with the repair.
		5. Crowther’s bid to repair the damage on the roof is $6,500. Because the roof was not breeched, it is lower on the priority list for Crowther and the work may not be completed until March.
		6. Paragon lighting will be assessing the statue of the outside lights that are in need of repair. Electrical cost on the dock also need to be assessed.
		7. Landscape hurricane cleanup has been nearly completed…the final coast will be approximately $7,070.

(There is also $4,000 upgrading landscape work ongoing that will be completed by the end of the calendar year).

* 1. Renovation procedures: **ALL** renovation plans are to be submitted to the Board for review and approval. In order to minimize the impact on all owners, work can **ONLY** **occur between 8am and 5pm, Monday through Friday**. In addition, a motion was made and unanimously approved that: **ANY BOARD APPROVED REMODEL/RENOVATION PROJECT, OVER $5,000, MUST BEGIN AFTER May 1st AND BE COMPLETED BEFORE OCTOBER 1st in any given calendar year.**

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. Before we undertake any further work, we will consult with our engineer for options.
	2. Painting: is complete! The final walk through was completed, remaining paint has been stored in our workshop, and we have six months of follow-up available (at no cost) for any problems that might arise.
	3. Docks: The docks themselves are completed, but the water and electricity problems have not been resolved. It is expected that the dock area will be fully operational within the next two weeks. All lifts at the docks are required to be maintained in working order. (Costs for repairs to pilings and lighting at the end of the docks that are hurricane related, need to be identified separately).
	4. The parking lot will be seal coated as follows:
		1. December 19/20 (south side); December 21/22 (north side)
	5. New codes for the call boxes have been installed and owners will be notified by separate email (which is not posted on our website). Owners’ numbers, as requested will be installed at the same time.
2. Adjournment: The meeting ended at 10:30am.