**MINUTES OF BOARD MEETING**

Date: Tuesday October 27, 2020

Place CBR Community Room

Time: 9:00am

(Instead of Call in, this meeting was accessed by the zoom invite.)

1. Certify a Quorum of Directors: Board members Lee Christoferson, Rick Lovett, Susie Williams, and Sandy Matava were present.
2. Call to Order: The meeting was called to order by President Lee Christoferson at 9:05am.
3. Proof of Notice of Meeting: Notice of the meeting was posted in the condominium lobby.
4. A motion was made, seconded and passed unanimously to elect Patrick Kozial to the Board replacing Doug McIntyre who has sold his unit.
5. The minutes of the March 25, 2020 meeting were amended to include the unanimously approved motion to pay $2,300 for repair of the sundeck, and were then unanimously approved as amended.
6. Financial report: The budget workshop for the 2021 budget will be held on November 3. There are no current financial issues and the expenditures are in line with the approved 2020 budget. There is anticipation however, that after five years of no yearly increased assessments, and with preliminary information on anticipated increases (particularly for insurance), there will need to be an adjustment for next year.
7. Because of several COVID related delays in construction projects this spring and summer, the Board has extended the construction deadline, for 2020 only, until December 15th. Motion was made, seconded and approved unanimously.
8. Old Business:
	1. Sundeck: the repair project will take place November 3 and 4. Created by a shift in the underlying structure, the contractor will be removing a 4-6 inch strip and refilling it with something more flexible. The cost will be $2,300.
	2. Landscaping: the annual Fall clean-up of the grounds (inside and outside), including replacing sod and mulch will happen later in November. Other projects will be delayed until Spring of 2021 in order to absorb the cost of the new carpet in the Community Room ($3,000k).
	3. Fireboxes replacement is underway. Most of the small ones have been replaced. The larger ones are on order and will be replaced before December 15th.(approved cost is $8,626).
	4. Docks: the electrical upgrade work continues. Approximately $20k (or the $32k) has been expended. The work will be completed by December 15th.
	5. Carpet replacement in the Community Room has been completed.
	6. Entranceway redo: the medallions for the entranceway have been delivered and are in the process of being installed. The work will be completed by the beginning of November, however the painting of the walls will be done at a later date.
9. New Business:
	1. Ken Bane in 302 has sold his unit and wishes to transfer his Dock 16 to Unit 406 for $20k. A motion was made, seconded and approved unanimously to approve the transfer.
	2. The Board is discussing ways to maintain the equity and quality of living at CBR without being overly onerous in reminding owners/renters to follow established rules, regulations and policies. The conversation about how to deal with owners/renter who do not comply with Condo Rules has begun and will continue at future Board meetings. Some important documents are attached to these minutes and Board asks that you become familiar with your unit obligations (particularly related to the lease for rental of your unit). The reminder card is also attached (all of these are found on our website if you want more copies and copies of the Reminder card are in the Community Room).
10. Adjournment 10am

Find us at: casabonitaroyale.com

(Call in 1 904-512-0115….226381/ Zoom invites posted on the Meeting Agendas)

A reminder:

 Casa Bonita Royale is a NON-SMOKING condominium.

Attached:

**CASA BONITA ROYALE Condominium Association**

**25901 Hickory Blvd.**

**Bonita Springs, FL. 34134**

**Application for Lease**

**Unit Number:\_\_\_\_\_\_\_\_\_\_\_**

**Date of application: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Date of Lease: From:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ To:\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **(Minimum 30 days required)**

Name(s) of Home Owner:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Owner Phone No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Owner Email Address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Rental Agent, if applicable\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone No\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

PLEASE NOTE: Fully completed form, along with a $100.00 check (required to cover administrative fee), needs to be submitted at least 30 days in advance of the lease commencement to allow for processing. Failure to comply with this requirement may result in an eviction from the above set forth premise by the Board of Directors without consent of the homeowner. This application and a check made payable to: Casa Bonita Royale, must be sent to Lee Christoferson, 25901 Hickory Blvd. #301, Bonita Springs, FL 34134.

Lessee Information

Applicant’s Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Present Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone # Home:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Phone # Business or Cell:­­­­­­­­­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ At any given time how many people (maximum 6) will occupy condo:\_\_\_\_\_\_\_\_\_\_\_\_?

Name(s) and relationship(s) of all others who will occupy home:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Vehicle: Make & Year\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ License Plate No.\_\_\_\_\_\_\_\_\_\_\_\_\_ State \_\_\_\_\_\_\_\_

Please read carefully (INITIAL AS YOU READ) before you sign.

* I/WE UNDERSTAND AND AGREE THAT ALL OCCUPANTS OF THE UNIT WILL BE BOUND BY ALL OF THE RULES AND REGULATIONS OF THE CONDONMINIUM (TO BE FOUND AT: casabonitaroyale.com ) AND THE ATTACHED CONDOMINIMUM POLICIES. I/WE AGREE, THAT ANY GUEST OR OTHERS WHO OCCUPY THE UNIT WITH MY/OUR PERMISSION, ARE SIMILARLY BOUND.
* I AGREE TO CONFORM MY CONDUCT AND MY USE OF THE UNIT, AND MY/OUR USE OF ALL PORTIONS OF THE CONDOMINIUM PROPERTY, TO SAID RULES AND REGULATIONS AND POLICIES; AND I TAKE PERSONAL RESPONSIBILITY FOR THE CONDUCT OF MYSELF, MY FELLOW OCCUPANTS, AND MY GUESTS IN THE UNIT.
* I AM AWARE THAT I AM **PROHIBITED** FROM HAVING ANIMALS IN THE UNIT. I REPRESENT AND WARRANT THAT I WILL NOT BRING, NOR WILL I PERMIT MY FELLOW OCCUPANTS AND GUESTS TO BRING, ANY ANIMALS OF ANY KIND INTO THE UNIT, NOR ONTO ANY PORTION OF THE CONDOMINIUM PROPERTY, NOR ONTO THE BEACH.

* I AM AWARE THAT I AM **PROHIBITED** FROM RENTING ANY UNIT FOR LESS THAN 1 MONTH.
* I AM AWARE THAT I AM **NOT ALLOWED** TO SMOKE IN ANY OF THE CONDOMINIUM’S COMMON AREAS (INCLUDING SCREENED (ONLY) LANAIS) OR ANYWHERE ELSE ON THE PROPERTY EXCEPT AT THE FAR ENDS OF THE SEAWALL WALKWAY (BY THE DOCKS).

**Violation of ANY Rules and Regulations OR Policies by any renter or other occupant of The Unit can result in monetary fines against the Unit Owner.**

Applicant’s Signature:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Home Owner(s)/Agents Signature:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Casa Bonita Royale

Lee Christoferson, President

25901 Hickory Blvd #301

Bonita Springs, FL 34134

Sushack@gmail.com

April 2020

Casa Bonita Royale Policy Reminders:

* No smoking is allowed in any common area or in any screened lanai or anywhere on the property except at the far ends of the seawall walkway (by the docks).
* Occupancy is limited to 4 persons (permanently): 6 temporarily.
* All residents must register their presence (for emergency situations) in the Community Room on the ground level.
* Nothing is to be placed in the hallways or stairwells or other common areas. (No chairs, strollers, items on the railings etc.)
* Please clean lint filter discharge from the dryer.
* Park in assigned space only: guests in spaces marked “guest” or “701, 702 etc.” only.
* Garbage should be placed in TIED plastic bags before putting in down the chute.
* Recycling bins are located at each end of the building in the trash room. No dirty trash (paper plates with food, etc.)
* Contact the Property Manager 239-850-7875 for any leaks, drain problems, etc.
* Please make note of posted pool and dock rules.
* Renters and guest are NOT permitted to have pets.
* Food is not allowed in the pool area or the second floor sundeck. Glass containers are also not allowed.
* Food is permitted in the barbeque areas. (Please remember to turn off the gas and clean the grill after use.)
* Residents may fish from any dock unless the owner specifically requests that his dock not be so used. Renters and guest must clean fish only at the condominium dock (#1). Docks are not to be used for sunbathing.
* Bikes must be kept in bike rack. Kayaks, paddleboards, etc. must be kept on the storage rack.
* Please…..no loud noises before 8am or after 10pm.
* When a unit is rented, owners are not allowed to use common areas (pool, community room, docks and boats, parking spots, etc.).
* Casa Bonita Royale Association has the right of access to all units.

**Enjoy!**