

# *Casa Bonita Royale*

Condominium Association  
25901 Hickory Blvd. S.W.  
Bonita Springs, Florida 34134

**DRAFT**

## MINUTES OF BOARD MEETING

Date: October 19, 2021

Place CBR Community Room

Time: 9am

(Call in 1 904-512-0115....226381)

1. **Certify a Quorum of Directors:** Board members Lee Christoferson, and Patrick Koziol were present in person. Rick Lovett and Susie Williams were present via phone call-in.
2. **Call to Order:** The meeting was called to order by President Lee Christoferson at 9:00 am.
3. **Proof of Notice of Meeting:** Notice of the meeting was posted in the condominium lobby as well as via email to all Board members and owners.
4. **Approval of Minutes:** The minutes of the April 26, 2021 meeting were unanimously approved as written.
5. **Board Appointment:** A motion was made, seconded and passed unanimously to elect John Brink to the Board replacing Sandy Matava.
  - a. It was noted by several Board members that they had received flash drives from Sandy containing CBR files. Lee thanked Sandy for providing the files and flash drives and noted they will be very useful for future reference.
6. **Financial Report:** Patrick reported that he received the August financial statements and reviewed each of the line items. All revenue and expenses are accurate and in-line with our budget projections. Two-thirds through the year we appear to be in good shape. John Brink requested an explanation of the money in the Dock Transfer Fee account. Lee explained it was the government transfer fee required when a dock is sold. It is accrued by CBR throughout the year and is sent to the DEP by Collier Financial at the end of each year. CBR is required by the DEP to keep a record in the office of all dock transfers.

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## 7. **Old Business:**

- a. **Fireboxes:** Lee contacted Doug McIntyre several times regarding the large fireboxes that still need to be replaced. Doug did not return calls and seems uninterested in completing the project. Money has been budgeted. John Brink will work with Ken Whitlock and Lee to locate a vendor to complete the project by May/June 2022.
- b. **Electrical Work on Docks:** Ken Whitlock reported that several docks were without electrical power. It was determined that one of the electrical boxes is under water and needs to be moved. Dock owners will be responsible for costs of the repair. At this time, all docks have electrical power.
- c. **Ken Whitlock:** Ken has been looking for a possible replacement to train for position. He recommends Dirk, a person he is familiar with and has worked with at other condominium buildings. Lee and Ken will discuss with Dirk. Ken reported that several lights in the north elevator were tampered with and currently not in working order. Ken is working to repair the problem.
- d. **Sundeck:** Lee reported Charlie, the tile person, is looking into something that can be put on the sundeck to create a unified color. If Charlie cannot find a solution, Lee will contact other companies.
- e. **Gate:** A Gate has been installed at our beach access area in the Casa Grande parking lot. The only purpose of the gate is to deter unauthorized access to the parking lot and beach. It will never be locked and provides enough room to maneuver all beach paraphernalia through it.
- f. **Landscaping:** Sandy Matava has volunteered to continue monitoring the landscaping project. We have had many compliments on the landscaping from other associations. Lee thanked Sandy for her hard work. Jane Christoferson has also volunteered to work with Sandy and the landscapers. Anyone with an interested is encouraged to join Sandy and Jane
- g. **Security Cameras:** Signage noting that security cameras are in use will be posted on both north and south ends.

## 8. **New Business:**

- a. **Social Director:** Susie Freeman has resigned from the position. Lee thanked Susie for the great job she did in the past. Maribeth VerHulst has shown an interest in the position and wishes to further discuss the requirements. She will meet with Lee and Susie.

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- b. **Engineer for Building Inspection:** Discussion was held to determine if an engineering inspection is necessary for CBR. Spalling was checked and repaired during the last building painting. There are detailed plans that show the foundation and structure of the building. Patrick and Rick will look through the documents on hand. The plans may help determine if an extensive engineering study is necessary. If there is a strong contingency of the association that wants the study, the Board will follow up on it. At the next Hickory Island Association meeting Lee will address possibly joining with several other buildings to find an engineering firm to study all the condos at perhaps a better price than going it alone. The budget for spalling repairs will be discussed at the upcoming budget meeting
- c. **Management Company:** Lee expressed a desire to possibly step down from the Presidency of the Board next year. Hiring a management company was discussed. Collier Financial is not available since it only does the budgets and handles money. Several management companies will be invited to give presentations to the Board. An alternative would be to delegate more responsibilities to other Board members. A co-presidency was suggested. New owners should be encouraged to become more involved.
- d. **Budget Planning:** Possible Vendor Increases: Board members have been assigned to contact vendors to determine price increases for 2022. Lee will contact pool service, Susie will contact pest control service and Summit Broadband, Patrick will contact insurance company, Jane will contact landscaping and housekeeping services and Rick will contact the elevator company.
- e. **2022 Projects:** Entry doors, windows and elevator work was delayed last year. It was proposed to complete these projects this year. John Brink and Rick will work together on the project. New bids will be obtained. A special assessment of approximately \$1,500 per owner would likely be required.
- f. **New Grill:** A new grill has been purchased and installed. It is warranted for 10 years and has all stainless steel parts. It's been purchased in Lee's name since the warranty would not be honored if purchased by the association.
- g. **Association Office:** The office is in need of organization and clean up. Susie and Patricia will work together on the project. The computer in the office is not worth upgrading, has not been used by any current Board member and can be discarded .
- h. **Recycling:** Joe Defino noted the recycling bins are often overflowing. Lee stated that there is not enough room for additional bins and emphasized that if

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the bins are full, throw all trash into the dumpster. Also, please remember that no plastic bags should be thrown in the recycle bins at any time.

- i. Terry Hill questioned if it is allowable to leave an owner's car in a CBR guest parking spot while the unit is being rented. Lee explained policy states an owner forfeits all rights to CBR amenities while their unit is occupied by a renter. Terry also asked about renting out his dock. Lee stated it is permissible to rent the dock only to another CBR owner.

9. Adjournment: The meeting adjourned at 10:15 am