

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

## **MINUTES OF ANNUAL BUDGET ADOPTION MEETING**

Date: December 7, 2021

Place CBR Community Room

Time: 9am

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

1. **Certify a Quorum of Directors:** Board members Lee Christoferson, John Brink, Rick Lovett, Patrick Koziol and Susie Williams were present.
2. **Call to Order:** The meeting was called to order by President Lee Christoferson at 9:00 am.
  - a. Lee offered condolences to two long-time residents who recently lost their spouses. Jackie Lovett, wife of Rick, will be greatly missed at CBR. She was very involved in all activities and projects and did much to help this community. Nancy Kerzen, wife of Jerry, succumbed after a long illness. Nancy and Jerry have been here about 15 years and have been valued members of the community. Lee would like to celebrate their lives, thank them for all they have done for our association and offer our condolences to their families.
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 October 19, 2021 meeting were unanimously approved as written.
5. **Board Appointment:** A motion was made, seconded and passed unanimously to appoint John Brink to the Board.
6. **Financial Report/ Approval of Budget:** Patrick Koziol reported that through discussions with Collier Financial, the Board put together a proposed budget that results in no assessment increase. Revenues remain consistent with the past year however several expenses have increased. Patrick distributed a report denoting which expense accounts had the largest increases. He noted that the pool service

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increase of 46% was the largest. It is due to an increase in chemicals and labor costs. In the coming year two capital projects will be addressed that will likely involve a special assessment. The motion was made and seconded to approve the budget. The budget was approved unanimously.

## 7. **Old Business:**

- a. **Social Directors:** John Brink reported his wife, Cynthia, has agreed to take on the Social Director duties along with Maribeth VerHulst. Cynthia and Maribeth will meet to develop upcoming social activities.
- b. **Landscaping:** Sandy Matava thanked Jane Christoferson for doing a wonderful job working with the landscapers getting the fall plantings in place. She reported there are several landscaping projects in the works for this year and asked if anyone has suggestions to please forward them to her.
- c. **Fire Extinguisher Boxes:** John Brink reported he located a company to replace twelve hose connector cabinets. The quote received was for just under \$10,000 and is already in the budget. Installation will take place after the season. Securing quotes to replace the twelve large extinguisher boxes is also in process.
- d. **Kayak Dock Proposal:** Boris Zavlin and Clark VerHulst presented a proposal to place a floating kayak launch in the dock area. Several residents have expressed great interest in the proposal. It is currently very difficult trying to launch a kayak or paddleboard from the area. Residents have reported injuries attempting entry into the bay. The cost of the floating dock, safety ladder to access the dock and installation would total approximately \$5,000. The dock would be used by all owners and renters as well as providing a convenient area to have rented kayaks/paddleboards delivered. A discussion was held debating the pros and cons of the proposal. The proposal was seconded, a vote was called and the proposal was approved. The association will purchase the kayak launch and the safety ladder.

## 8. **New Business:**

- a. **Call Boxes:** The north call box must be replaced. The south call box is new and in working order. Any resident who would like their telephone number registered into the call box and have not yet done so, please contact Lee with

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the number. Each unit will either be registered into the call box with a phone number or with “no number.”

- b. **Christmas Decorations, Tree, Parties:** Christmas party/tree decorating will not be held this year. Future parties are budgeted and will be planned
- c. **Parking for all Vehicles:** A reminder will be sent to all owners/renters stating all vehicles must be parked in their assigned spots.
- d. **Replacement of Elevators:** Lee discussed the problems encountered with the elevators noting that at least twelve maintenance calls have been made regarding the north elevator and three to the south this year alone. The elevators are in tough shape and an entire upgrade of both elevators is required. A new Lee County law also requires security changes be made to the elevator doors. Lee is receiving quotes for replacements and possible ways to fund. Lee suggested owners go to Gulf Harbor and take a look at their new elevators. Oracle installed their elevators and a quote for CBR elevators was \$65,000 per elevator. Thysson-Krupp is also scheduled to give a presentation and quote.
- e. **Renovations Lobby/Windows/Doors:** As part of the lobby renovation, replacement of the current mailboxes was discussed. New USPS regulations require the replacements to be larger than the current boxes as well as providing two extra boxes for USPS use. The new boxes would be 56 inches tall by 30 inches wide and will cost approximately \$8,000. The only area they would fit appropriately is inside the locked area of the lobby against the wall where there is currently a table. John reported on the cost of window replacements. To replace the downstairs windows and doors would cost approximately \$27,000. Rick noted that another bid received last year is no longer valid and will need to be rebid. Lee stated quote figures for all renovations must be assembled by the end of December.
- f. **Dryer Lint Cleaning:** Lee was approached by the company who cleaned the dryer lint hoses last year. It was decided that it is not required to be done again so soon.
- g. **Air Conditioning Maintenance Contract:** CBR has again signed up with Crowder to do the twice yearly air conditioning checks. Lee also obtained a bid from Haines that was much higher.
- h. **Vent Cleaning:** Crowder is offering a new service to clean all vents in the condos. Cost is \$1,000 per unit but can be reduced to \$700 if enough units sign up. Please contact Lee for further information or if you are interested in this service.

# *Casa Bonita Royale*

***DRAFT***

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- i. **Recycling:** All cardboard items must be broken down and thrown into the trash dumpster rather than the recycling bins. There just is not enough room in recycling bins to handle cardboard.
  - j. **Rental of Units:** An ad on VRBO stated a possible 3 week rental available at CBR. Lee reminded all owners that rentals are only allowed on a monthly basis. Lee discusses rental regulations with all new owners and it is also stated on the rental agreement forms.
  - k. **Sanday Matava:** Lee thanked Sandy for all her hard work on the CBR board over the years. It was greatly appreciated.
9. Adjournment: The meeting adjourned at 10:18.