

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

## **MINUTES OF 2023 ANNUAL MEETING**

Date: May 9, 2023

Meeting Held via Zoom and Online Call In

Time: 9:00 am

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

- **Call to Order:** The meeting was called to order by President John Brink at 9:00 am. Board members Lee Christoferson, John Brink, Patrick Koziol, Rick Lovett and Susie Williams were present via Zoom. Frank Parrish of Frankly Coastal was also present via Zoom.
- **Calling of the Roll and Certification of Proxies:** John Brink, President, called the roll and Frank Parrish, Frankly Coastal, certified the proxies. Twenty-six owners were present by proxy, via Zoom or call-in which constitutes a quorum to conduct business.
- **Proof of Notice of Meeting:** John Brink, President, reported first and second notices of the meeting had been mailed/emailed to all owners and notices were posted onsite at CBR for a three week period as required by Florida law.
- **Announcement of Directors:** John Brink, Lee Christoferson, Rick Lovett and Susie Williams were re-elected to the Board. As no candidates filed for the open Board position, Patrick Koziol was appointed to serve another term.
- **Committee Reports:**
  - a. **Social Activities:** Due to Hurricane Ian destruction, discussion of social activities has been postponed until Fall.
  - b. **Building and Grounds:** Rick Lovett reported the focus has been on restoring all the improvements made to the building and grounds prior to Hurricane Ian. He noted the distributed spreadsheet of expenses outlines all the progress made to date. CBR is currently the only primarily occupied building in the area. Much has been done but there is still much to do. Compared to all other building on the island, we are in very fortunate state.
  - c. **Housekeeping:** Jane Christoferson requested to be contacted if anyone sees something that needs to be done. Housekeeping services will continue as in the past.
  - d. **Hurricane Preparedness:** Jan Long reported having conversations with Dirk and Patrick Koziol regarding the necessary steps to be taken to prepare for a hurricane or tropical storm. It was recommended that anyone leaving their cars on the premises make sure that access to those vehicles is available in case they need to be moved. Dirk will obtain sandbags to barricade the new electrical room door. Patrick noted

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that Jan put together a tip sheet on hurricane preparedness to be used going forward. John Brink requested Jan or Patrick confer with Dirk to make sure he has the checklist.

- e. **Insurance:** John Brink reported on a meeting that he and Patrick Koziol had with our insurance agent. Patrick stated the premiums are very substantial, possibly 50% higher than current rates. The wind coverage deductible has gone from 10% to 15%. This results in an increase of the deductible from \$800,000 to \$1.2 million. Insurance will be a major budget item going forward and may necessitate future assessment increases. Our current policy has been extended and we are in the process of looking at other policy options.
- f. **Docks:** Lee complimented the company that built the docks. The docks held up against the hurricane whereas many other docks in the area didn't fare as well. All the electrical has been rewired. Since it does present a dangerous situation, owners are requested to make repairs to damaged docks and lifts as soon as possible.
- g. **Future Projects:** John reported that Dirk will be working on the Community Room over the summer. Maribeth VerHulst has ordered tile. Funds have been advanced to both Maribeth and Dirk to expedite necessary purchases. Custom Doors will be completing installation of the outer doors within the next few weeks. Regarding the upgrade to the electrical room, John reported the needed electrical supplies are coming in and will be stored in a pod container located in the south parking lot. It is estimated the parts will be in sometime in the fall. Troubleshooting continues on electrical issues in several areas including the community room bathrooms and the trash room overhead doors.

- **Reading and Approval of Minutes of last Annual Meeting:**

*Reading of the minutes of the 2022 annual meeting was moved and seconded. The minutes of the 2022 Annual Meeting were approved on a voice vote.*

- **Treasure's Report** – Patrick Koziol discussed the renovation/recovery expenses spreadsheet that was distributed to owners. The majority of the expenses have been paid and some insurance reimbursement is expected to offset some of the costs. However, expenses did require a substantial amount of the reserve balance. Since Hurricane Ian expenses paid from CBR funds totaled more than \$500,000, a special hurricane assessment of over \$200,000 was collected. After payment of projected hurricane expenses, it is anticipated that the balance in our reserve account will be approximately \$100,000. If reserves are not brought up to pre-hurricane amounts, another special assessment may be necessary.

A budget has been developed for this year. Insurance was up dramatically and the repairs account was increased. Financially, the association is on solid ground. John Brink stated

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he has been in touch with the insurance company and they have still not supplied an answer regarding the amount they will pay towards the electrical room renovations and the elevator repairs. Rewiring of the docks will be about \$30,000. There is a reserve amount of \$10,000. The dock owners will be responsible for the excess expenses. The south parking lot carport sustained damages of \$10,000. There is a reserve fund and the owners will be responsible for the excess.

***John Brink made a motion to approve the 2023 budget. Patrick Koziol seconded the motion. The motion was unanimously approved via voice vote.***

- **Unfinished Business:**  
No unfinished business was discussed.
- **New business:**
  - a. The members voted 26 to 0 to Roll over Excess Funds.
  - b. The members voted 26 to 0 to Place All Reserve Funding for 2022 in the Unallocated Reserve.
  - c. The members voted 26 to 0 to waive the legal requirement to have a Compiled Financial Statement for fiscal year ended December 31, 2023.
  - d. Other New Business:
- **Announcements/Miscellaneous**
  - a. Window washing for end units: Owners are requested to confer to see if a group rate could be obtained for window washing. Anyone interested should contact Lee Christoferson. Jan Long stated a company was utilized last year called windowgang.com that used extensions to clean the windows from the outside.
  - b. Dryer lint cleaning: Lee Christoferson stated he was in contact with the company used previously. A cost of \$45 per unit. It was decided it would be best to conduct the cleaning during the season while units were occupied. John Brink will include information regarding it in an email.
  - c. Fine Implementation Form: John Brink will send Board members the form created by the Fine Committee. He will ask for approval of the form at the next meeting.
  - d. Owner communication via email: Frank Parrish stated there is a consent form which needs to be completed to allow for email communications rather than U.S.P.S. regarding association business. John Brink will forward a copy of the form via email to all owners.
  - e. Forms for automatic payments: Ginny Cupiola inquired if there are forms necessary to have quarterly assessment payments automatically withdrawn. Frank Parrish stated he would send the form to John Brink for distribution but noted only quarterly assessments will be taken automatically. Special assessments are not included in

# *Casa Bonita Royale*

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automatic payments.

- f. Phyllis Hollyer extended thanks to the Board members for all the work they have done throughout this difficult period.
  - g. Security: Jan Long questioned if access to the building was available through the ground units still under construction. John Brink stated the units are locked up as much as possible. John requested owners in the building over the summer check to ensure outer doors are locked at night and question people not recognized why they are on the premises. He recommended calling the Sherriff's department when in doubt.
- **Adjournment:**  
The meeting was adjourned at 10:05 pm.