



## Community Newsletter April 2026

### Message from the Board of Directors

Now that we are nearing the end of “the season,” more of our owners will be headed home for the summer. We would like to take this opportunity to remind our members to take a few precautions to protect their investments.

- Turn off the water valves to the unit and the water heater.
- Set your humidistat at 78 and your AC at not more than 78 degrees.
- Move indoors all items that can become missiles in a high wind.
- Please remember to stop or forward all mail.
- Ensure that the front office has a copy of any keys to access your unit and your storage shed.
- Cover all drains with a stopper and cover all toilets with plastic wrap.
- Put your newspaper delivery on “hold\_.
- If you are leaving a vehicle on the property, please leave a copy of your keys with the front office in case there is an emergency and we need to move it.
- We would suggest that you have someone access your unit on a regular basis to ensure that everything is “OK”.

For those of us that will be remaining in residence through the summer, we request that while walking the property you be more diligent and report any abnormalities to the front office.

### Current Project Updates

#### Carports

- All of the carports directly in front of building 2 have been opened for use.
- The remaining carports / storage sheds have been reviewed by the supervising engineer, are being closed up with paneling and will be available shortly.
- Jerry Thomas, our manager, while reviewing the project noticed an additional roof area that incurred damage from the last storm. This area was not identified in the original scope of work by the engineer who prepared the “bid documentation”. Jerry has contacted the insurance company to reopen our claim and add this oversight to the contract.
- These 8 panels will be replaced during the summer season.

#### Beach Installation

- The Gabion project next to the waterside and near the gazebo is still not resolved. Our permit has been tied to an issue with mango trimming. We had a conference call with DEP on 4/15/26, at

which time we were told that there was some question as to the jurisdiction of this issue and that until this is resolved, we cannot be given a direction in which to proceed, We were told that we should have resolution of jurisdiction the week of 4/20.

### **Repair of concrete slabs (front edge) on lanais – Buildings 1,2 and 3**

- The preliminary estimate to “open” the front access panels between the lanais to inspect the interior structural integrity of the supporting structures of all three towers came in and appears to be excessively high. We have identified an additional 6 contractors and are anticipating receiving their estimates by the end of April.
- The goal is to have all required fabrication sourced for completion during the “off season.”
- This is a “Milestone Report” item and it is required to either be completed or to be substantially in progress by the end of 2026.

### **Buildout and lanai refurbishing - Buildings 1 through 3**

- The “bid package” has been completed by the engineer and the estimates from the contractors should be completed by mid-May.

### **Railing, stairs and walkway refurbishing – Buildings 4 through 8**

- The engineering and bid documents have been completed and distributed to contractors who should return their quotation in the latter part of May.

### **Elevator Refurbishing**

- The bid package for refurbishing the elevators is completed, and has been released to the contractors, and quotations Should be received back by June 1.

## **Future Projects on the Horizon**

### **Roof Cleaning**

- The BOD will address this project in the second or third quarter of the year 2026.

### **Painting of all buildings (major color)**

- At the present time, this project is not slated to start until 2027.

### **Avenue D- Fence and/or Entry Gate**

- We have the first gate proposal, from CIA, we have requested additional clarification of some information.

## Upcoming Calendar of Events

During the 2026 season, we held several successful social events. *\*Number of Attendees*

*The Welcome Party in January \*68 people*

*Book Club Gathering in January, February & March \*6-8 people each month*

*Trivia & Pizza night in February \*30 people*

*Movie Night in March \*27 people*

*End of Season Party in March \*106 people*

The End of Season Party included 106 CDM residents celebrating at the Bayside Pool on a perfect evening. We were entertained by a local band and two cash prizes (\$160 each) were given as a result of proceeds from the 50/50 raffle event. The social committee appreciated all who volunteered to set up, clean-up, serve, and conduct the 50/50. We could not have done it without you! Thank You!!

### UPCOMING EVENTS

**April: Seat Cushions in the clubhouse will be recovered during April by the social committee and several CDM volunteers. THANK YOU! Monies from the social committee were used to partially fund this project.**



**April 15: 6:30 p.m. Trivia & Ice Cream \$2... Sign Up on Office Bulletin Board**

**April 19: 5:00 p.m. CDM Troubadour, Bill Duffus-In-Concert on the Lawn of Bldg. 2 Bring your own chairs, and if you wish, a snack/appetizer to share (not required). White wine and sangria will be provided OR bring your favorite beverage.**

**We look forward to seeing you all again next season, and please feel free to suggest any activities you think our residents might enjoy. In addition, we can always use volunteers for our social events. With your help we can continue to make CDM a vibrant, active, and welcoming community. If you'd**

like to keep up to date on social events during season, email us at [cdmsocialscoop.com](mailto:cdmsocialscoop.com) and get your name on our email list.

### 2026 CDM Party by the BAY!



## Landscaping Update

As most of the Landscape Committee prepares to leave for the summer/fall, we would like to recap the projects done this season:

- Stickney Point Rd tiered Entrance Beds annuals replanting (Nov.)
- Bdgs1-3 mailbox planters (impatiens) and Ave D entrance geranium beds (Dec.)
- Stickney Point Rd sidewalk bed (Dec.)
- New tiered bed on Ave D & Stickney Point Rd corner (Dec.)
- Palm tree replacement along Boatyard Wall (March)
- New Palm tree in median between buildings 2 & 3 (March)
- Hibiscus (red, pink, yellow, fiesta) planted in five median beds (entering from Ave D)
- Design for both pools' entrances and beds (Jan.)
- Phase One of pool designs implemented at each pool (March)
- Plants removed and, when possible, transplanted ahead of pool plantings.
- Trained our CDM landscape employee on trimming of selected plants.
- Planting of fenced bed with gate going out to Stickney Pt. Rd (April 23<sup>rd</sup>)
- Create plant support documentation for ongoing maintenance (in progress)

Next season's project list is still work-in-progress with possibilities being:

- Phase Two pool design plantings—depends on status of construction projects.
- Carport trellis vines (TBD)
- Building Focus—consistency for building fronts and flexibility for lanai beds
- Avenue D hedge—depends on BOD decision about gates at Ave D
- Boardwalk area

Here is a look at some new beds; our goal is to start with smaller plants and leave space for growth!



**Beautifying CDM and Growing  
Community...**

***one plant at a time***

To ask questions, offer suggestions, or volunteer, please email:

[cdmlandscape34231@gmail.com](mailto:cdmlandscape34231@gmail.com)

## **Closing Comments**

We would like to take this opportunity to thank all of the Castel Del Mare Association members, both fulltime residents, "snowbirds" and regular renters for joining us at Castel Del Mare this season and to reaffirm that we will continue to serve all of our interests throughout the year and keep you informed on all relevant issues.

If you are travelling soon, be safe and we look forward to your return.

*CDM Board of Directors*

## General CDM Information

**CDM Website:** [www.casteldelmare.net](http://www.casteldelmare.net)

Community Association Manager: Jerry Thomas LCAM ([cdm1478@gmail.com](mailto:cdm1478@gmail.com))

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### **Board of Directors**

President: Marcus Braz ([marcus.braz.cdm@gmail.com](mailto:marcus.braz.cdm@gmail.com))

Vice President: Graham Shorter ([shorter50@att.net](mailto:shorter50@att.net))

Treasurer: Bill Jennings ([William.j.jennings@gmail.com](mailto:William.j.jennings@gmail.com))

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Director: Brendan Hall ([jbhall@aol.com](mailto:jbhall@aol.com))

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### **Landscape Committee Chairs**

Colleen Lohnes ([cdmlandscaping34231@gmail.com](mailto:cdmlandscaping34231@gmail.com))

Kathie Westpheling ([cdmlandscaping34231@gmail.com](mailto:cdmlandscaping34231@gmail.com))

### **Maintenance Staff**

William" Joe" Alix

Paul Price

Dennis Williams

### **Social Committee**

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Joann & Brendan Hall ([jbhall@gmail.com](mailto:jbhall@gmail.com))

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