

Castel Del Mare

1620 STICKNEY POINT RD.
SARASOTA, FL 34231
TEL: 941-927-1478 FAX: 941-923-1713

NEWSLETTER

May 2026



Board Members

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Graham Shorter – Vice President

Bill Jennings – Treasurer

Rick Gorrell – Secretary

Brendan Hall – Director

Mark Alfieri – Director

Jim McGuire – Director

THE LANDSCAPE COMMITTEE UPDATE

It's finally the rainy season here and our plants are taking off! It's perfect timing to have Troy's Tropics Landscaping Team start taking care of our plant beds and grounds. As the last snowbird on the Landscaping Committee prepares to fly home, we are thrilled to know that our plants are in such good hands. The summer "haircuts" begin.



For our annuals, the sun patients in mailbox planters (Bldgs. 1-3) and the geraniums at Ave D, there is a team of CDM residents giving them some extra TLC to prolong summer blooms.



Deadheading geraniums is an everyday task to help promote new growth as long as possible. If you know how to deadhead pinch in as you walk by!



We would like to take a moment to thank the Landscape Committee members, owner volunteers and Joe Alix of CDM Maintenance, who worked tirelessly to beautify CDM this season. Planting activities will resume next winter with plant maintenance being the focus this summer and fall.

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

cdmlandscape34231@gmail.com

Beautifying CDM and Growing Community...one plant at a time

ELEVATOR BIDS

We have received elevator bids from 4 companies – Florida Elevator, Schindler, Metro Elevator, General Elevator Solutions. The summary will be posted on the website for 1 year. No decision has been made on what company will win the bid.

RECON PROJECT

As a first step in the repair of the slab edges on lanais, on buildings 1, 2 and 3, we are having a company coming in to do ‘recon’ work. The company will be asked to remove the Header Boards, so that engineering can come in and take pictures of the beams and identify any hidden issues. After this recon project is done, we will get a bid manual that will be used to bid the slab edge repair project. These bids will then reflect accurate pricing. We received bids from 5 companies – RL James, Howell Construction, Valcourt, D&D Painting and Restoration, JWC. The summary will be posted on the website for 1 year. No decision has been made on what company will win the bid.

CARPORTS

Carport repairs have finished! The remaining repairs have been done on the storage units for Building 1 & 2.

There was an issue found with one of the carport roofs. Additional roof panels were cracked and needed to be replaced to ensure all panels are correct and safe.

Storage units have been identified that will need door replacements. All remaining doors needing to be replaced will be done over the summer.

2 STORY REPAIRS AND PROPERTY PAINTING

The bidding will be happening very soon. This will include cement repairs, railing repairs and painting. As soon as these bids are in, summaries will be posted to the website.

POOL FURNITURE

The remaining pool furniture will be replaced at the Garden Pool this summer, and any remaining chairs at the Round Pool. Once chairs are restrung and new tables ordered, all furniture at both pools will match. New chairs will be ordered for the gazebo also – they will be 6” taller so that you can enjoy the view while sitting.

PROPERTY SIGNS

Signs have been identified for replacement on the property. Bids went out and the decision was made to use Signs In One Day. Their pricing was the best and we have used them in the past. Maintenance will replace signs over the summer. The bid summary will be posted on the website for 1 year.

KAYAK NUMBERS

We are installing new metal numbers on the kayak racks. The bay is done and the stickney rack will be done soon.

WINDOWS AND DOORS

In the towers: All glass scheduled for installation on the outer edge of the lanai must have a structural beam installed prior to the door install. It is recommended that the process is started 6 months before any install is scheduled. The cost of the beam with installation is approximately \$10,000.

YEARLY INSPECTIONS

Yearly home inspections will be starting in the next month. This gives us a chance to make sure there are no leaks or problem areas that need to be addressed. We will be leaving a laminated, two sided document in your home when we do the inspection. This is a condensed version of the Rules and Regulations. This is just a reminder of some key points and does not replace the entire Rules and Regulations for the community. It is asked that if you have renters, please make sure they read it upon arrival.

TERMITES

Please help us keep termites in check - it's termite season from May to July! If you see any collection of wings on window sills or doorframes, that could be a sign that termites have dropped their wings and entered your home. Another sign of termites are small piles of 'coffee grounds'. Let us know and we will have someone investigate.

CONTRACTORS AND WORK AREAS

If you are having work done in your home, please talk to your contractors. They need to come to the office and ask where it's safe and appropriate to make any cuts to wood, etc. We have had contractors using the flower beds for this, and irrigation is being cut and broken. The office will be happy to work with any contractor to make sure there is a good place for such work to take place. Also remind them that the laundry room sinks are for clothing only and nothing should be cleaned, rinsed or poured down the sinks or storm drains.

GABION BASKETS

After numerous meetings with the FDEP, it was decided that the mangrove issues and Gabion Basket Project will now be handled by Sarasota County. Our engineer, the mangrove trimming company, and the new representatives for Sarasota County, will be meeting to create maps of our current trimming of mangroves. These maps will be filed with the county when completed so that there are no future issues. When the maps are completed and filed, the engineer will refile the application to move forward with the Gabion Basket Project. Currently we do not have a timeline for mapping, or refileing and approval, of the Gabion Basket Project.

CDM CONTACT INFORMATION

CDM Website: www.casteldelmare.net
Community Association Manager: Jerry Thomas, LCAM (cdm1478@gmail.com)
Office phone number: 941-927-1478
Office Hours: Monday-Friday 8AM–4PM
Office email address: cdm1478@gmail.com
Office address: 1620 Stickney Point Rd Sarasota, FL 34231

BOARD CONTACT INFO

President: Marcus Braz (marcus.braz.cdm@gmail.com)
Vice President: Graham Shorter (shorter50@att.net)
Treasurer: Bill Jennings (william.j.jennings@gmail.com)
Secretary: Rick Gorrell (rickgorrell@comcast.net)
Director: Jim McGuire (jmcquire1656@gmail.com)
Director: Brendan Hall (jbhall@aol.com)
Director: Mark Alfieri (mark.alfieri@gmail.com)

Landscape Committee Chairs:

Colleen Lohnes (cdmlandscaping34231@gmail.com)
Kathie Westpheling (cdmlandscaping34231@gmail.com)
Social Committee:
Arlene & Rick Gorrell (arlene_gorrell@comcast.net)
Joann & Brendan Hall (jbhall@gmail.com)
Linda & Jim Waldera (tiezziwaldera44@gmail.com)
Cindy Slocik (slocik@hotmail.com)