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OCTOBER COMMUNITY NEWSLETTER



Board Members

Marcus Braz – President

Rick Gorrell – Secretary

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Brendan Hall – Director

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COMMUNITY CARE & PROGRESS

Keeping Castel Del Mare looking its best and running smoothly remains an ongoing priority. From routine maintenance to community improvement projects, our efforts continue to focus on preserving the quality, comfort, and appeal of our community.

BUILDING IMPROVEMENTS

Structural & Slab Repairs

Testing related to structural and slab repairs in Buildings 1-3 has been completed. The next step is to review the engineers' recommendations and develop detailed project specifications.

The slab repairs may be coordinated with repairs to the two-story pop-out areas. Combining these projects could help streamline construction and potentially reduce overall costs.

PEST CONTROL



A Little Extra Peace of Mind!

Our annual pest control service has been completed in all buildings! We're happy to help keep our community comfortable and well cared for. If you'd like a little extra protection in your home, individual unit treatments are available upon request. Please feel free to reach out if you're interested in scheduling additional treatment!

PLANNING A LITTLE HOME REFRESH?

As you plan any home improvements, we kindly ask that all contractors check in with the management office before beginning work. This allows our team to identify appropriate work areas and helps protect our landscaping, irrigation systems, and common areas from unnecessary damage.

Please also remember that laundry room sinks are reserved for clothing-related use only. Construction materials, paint, tools, and debris must not be rinsed, cleaned, or discarded in laundry room sinks or storm drains.

Thank you for your cooperation in helping preserve the appearance, cleanliness, and overall condition of our community.

STAIRWAY PICKET PROJECT UPDATE

Improvements to the building stairways remain a focus of our ongoing community maintenance efforts. The project involves restoring and installing stairway pickets to help maintain the safety, durability, and appearance of these shared areas.



In addition, the pergola has been rebuilt, representing another positive improvement to our community's shared spaces.



A special thank-you goes to **Joe Alix and Dave Smith** for their continued hands-on efforts and commitment to this project. Their hard work is helping move these improvements forward, one stairway at a time.

MOVING TOWARD SAFER, MORE RELIABLE ELEVATORS!

The Association continues its efforts to improve the safety, reliability, and performance of all three building elevators. These planned renovations are an important step toward providing residents with more dependable elevator experience.

Current Project Update

Work is underway on the elevator door replacement in Building 1 (B-1). The Association is coordinating with the elevator vendor as the project progresses and will share additional updates as the next phases of the renovations are scheduled.

What Residents Should Know

As work progresses, individual elevators will need to be temporarily taken out of service while renovations are performed. We understand how important, reliable elevator access is to our residents, and we will communicate upcoming work schedules and anticipated service interruptions as information becomes available.

Planning Ahead

We encourage residents to stay tuned for future announcements and plan accordingly for any temporary elevator disruptions. Your patience and flexibility are greatly appreciated as this important project moves forward.

STAIRCASE REPLACEMENT PROJECT

The Association continues its efforts to replace select staircases that have experienced damage and deterioration. This project is an important step toward maintaining the safety, structural integrity, and long-term durability of our buildings.

SOCOTEC is overseeing the project, including the development of construction specifications, coordination of necessary inspections and approvals, and review of proposed construction details.

As planning progresses, the Association is working to establish the final project scope, budget, and timeline. Additional updates will be shared with residents as more information becomes available.

SHORELINE PROTECTION PROJECT

The shoreline protection project remains in the planning and coordination phase following permit approval. Although there are no new developments to report at this time, the project remains an important priority for our community.

The planned improvements include the installation of gabions, beachfront riprap, and rock revetment, along with additional stabilization measures near the beachfront and boardwalk.

Once a contractor is selected, construction is expected to take approximately five weeks. The work will be completed in phases to help maintain beachfront access and minimize disruptions to residents and guests.

WHAT'S NEXT: BUILDING A BETTER TOMORROW, TOGETHER!

A stronger community starts with thoughtful planning today.

The months ahead will be an important time for Castel Del Mare as we continue planning improvements that will help protect, preserve, and enhance our community for years to come. Through ongoing inspections, engineering evaluations, and the review of project proposals, we are working to identify priorities, explore solutions, and determine the best path forward.

As this work progresses, we will gain a clearer understanding of project costs, timelines, and construction schedules. Keeping residents informed remains a priority, and we look forward to sharing updates as plans develop and important decisions are made.



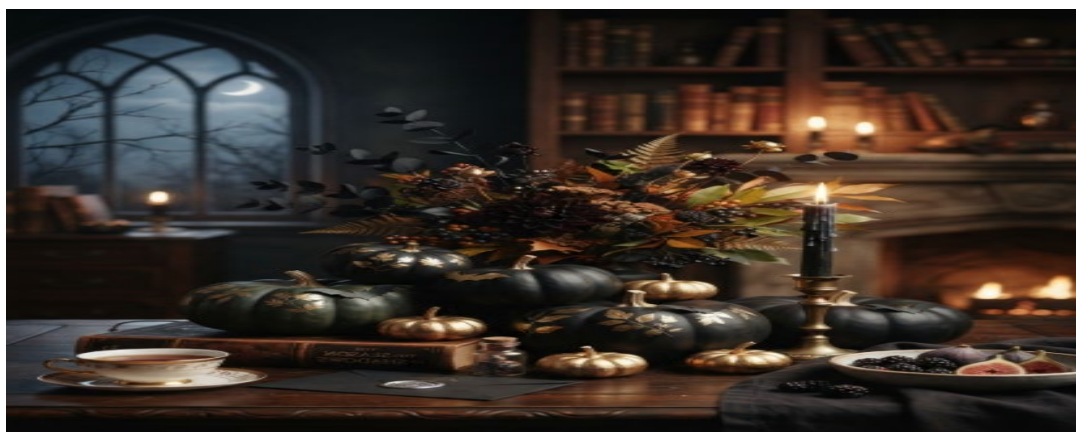
With careful planning, responsible decision-making, and the continued support of our residents, we are taking meaningful steps toward preserving the beauty of Castel Del Mare, protecting property values, and strengthening our community for the future.

Thank you for being part of this ongoing effort. Together, we can ensure that Castel Del Mare remains a community we are proud to call home for years to come.

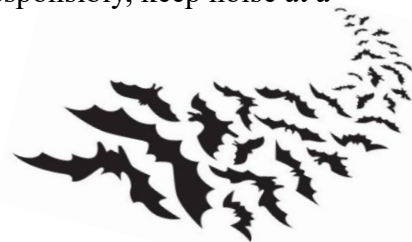


Welcoming the Holiday Season

Halloween is a great time to enjoy the season and have a little fun with friends and neighbors. If you're decorating or entertaining, please be mindful of walkways, stairways, parking areas, and neighboring residents.



For those hosting or enjoying Halloween festivities, please celebrate responsibly, keep noise at a considerate level, and help keep our common areas clean and safe.



Wishing our Castel Del Mare family a fun, festive, and safe Halloween!

Enjoy the season, embrace the spirit of Halloween, and have a wonderful October!



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