



LaCasa News

LaCasa Manufactured Home Park

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PUBLISHERS NOTE:

We are Community Media, the publisher of your La Casa monthly newsletter. In the March 2026 issues we omitted a loose flyer insert that listed additional community events. The flyer should have been printed and inserted in your March newsletters initially but was not. As soon as the error was discovered we printed the flyer and delivered them to La Casa to be distributed to the residents separate from the newsletter. We apologize for the error and for any inconvenience or confusion it may have caused.

- Community Media Staff

**Published Monthly By
LaCasa Activity Association, Inc.**

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NEWSPAPER POLICY & GUIDELINES:

*To submit your articles the preferred method would be as an email attachment in **Word format only, Arial 12 font with the name of the article in the subject line.** send to: newsinlacasa@gmail.com
This eliminates the need to retype and have errors.*

1. The purpose of the "LaCasa News" is to provide information to residents regarding social, recreational and community affairs.
2. No complaints or opinions deemed personal or controversial will be accepted for publication.
3. All copies are subject to editing. The appropriateness of any submitted material shall be determined by the Editor under the control of the elected Board of Directors of the LaCasa Activity Association, Inc. The printer is empowered to solicit advertising to cover the cost of printing the newspaper. The Board of Directors of the Activity Association, as the Publisher, has control over the contents of the newspaper, but not of the advertising contained therein. Neither the Homeowners Association nor Activity Association Boards endorse any advertisers.
4. Copy must be submitted in typed format. Articles should be CLEAR AND CONCISE and indicate the name and phone number of the person submitting.
5. All articles should be **no more than 300 words**. Articles should be of interest to club members and others and should not contain "inside references" which are not understood by other readers. Articles should not contain personal gripes.
6. The deadline for submission is the 8th of the month unless notified otherwise.
7. It is the responsibility of each organization to have information submitted in a timely fashion. It is NOT the Editor's responsibility to seek information from your club.
Board of Directors - LaCasa Activity Association, Inc.

Send articles to: newsinlacasa@gmail.com
Articles for June 2026 NL to be submitted by May 8, 2026

**Homeowners Association of
LaCasa, Inc.**

**HOA Board of Directors Meeting
March 23, 2026
1:00 pm Rec Hall & Via Zoom**

Call to order: At 1:01 p.m. in the Rec Hall by President Davis

Pledge of Allegiance: Recited

Exit Message: Reviewed by President Davis, this also included a reminder there is an AED Defibrillator located on the back wall.

Silence Electronic Devices: Reviewed by President Davis

Roll Call: Present: Ruth Beier, Ed Bourdeau, David Fogt, Rob McMillion, Gary Mithoefer, Paul Moshano, Denny Smith, Colette Welch, Tim Davis, Frank Anastasi (Park Manager), Linda Krout (Park Acct/Office Mgr.),

Via Zoom:

Absent: Jack Pasquale (Parliamentarian)

A quorum of the Board is present
There were 44 residents in attendance, 2 via Zoom.

Adoption of Proposed agenda:

Motion: Motion to accept the Proposed Agenda as presented. **Welch/Bourdeau MMC 9/0**

- Review of opportunities for shareholders to speak at board meetings
- Shareholder Requests to Speak
- **Open Forum on Agenda Items:** Allen Raygor, Eglesia, asked if there were any stroke support groups within LaCasa. Tim Davis will ask about establishing something with the Activity Association Committee.

President’s Report: Tim Davis

Good afternoon, everyone and welcome to our March Board Meeting. I would like to thank everyone who attended last Friday’s Town Hall Meeting to hear the results of the Hydraulic Study conducted by the engineer we engaged last Fall, John Cavoli. We had a good crowd of shareholders attending, who I hope are now better informed about the steps we need to consider for any future expansion of La Casa and its facilities and what is required by the County, SWIFTMUD Water Systems, and the Army Corps of Engineers.

Many of you are asking where do we go from here? This Board would like the newly re-established Future of La Casa Standing Committee to begin the process of investigating what needs to be done to improve our drainage systems to make it possible for any new projects. About 10 years ago the FLCC began looking at ways to

improve our infrastructure by improving our pipelines and lakes with a project called SWAMP. Much of that work has been done, with many pipes being re-lined and some completely replaced. Several of our lakes have been upgraded and re-graded to increase the slope along the shoreline, but as the engineer stated there is more work to be done.

Several of the motions we have before us today deal with needed infrastructure maintenance items. These improvements all cost money, but they will help maintain and improve our park for continued growth and sustainability, and this board will continue to look out for the future of LaCasa.

Secretary’s Report: Rob McMillion

Motion: I move to approve the HOA Board of Directors meeting minutes of February 23, 2026, as posted.
McMillion/Smith MMC 9/0

Treasurer’s Report: David Fogt

Month	February 2026 (Preliminary)		
	Actual	Budget	P/L
Income	\$23,2576.20	\$216,546.18	\$ 16,030.02
Expense	\$157,573.95	\$156,009.29	\$ 1,564.66
P/L	\$ 75,002.25	\$ 60,536.89	\$ 14,465.38

YTD	Jan-February 2026		
	Actual	Budget	P/L
Income	\$ 446,136.65	\$ 424,444.75	\$21,691.90
Expense	\$ 321,297.01	\$ 299,041.19	\$22,255.82
P/L	\$ 124,839.64	\$ 125,403.56	(563.92)

Bank Balances

	Ckg/Money Mrkt	CD’s
Reserve Funds*	\$480,409.65	\$1,215,000.00
Operating Funds*	\$276,786.88	\$ 180,000.00
Capital Acq Fund*	\$489,456.33	\$1,949,023.30
Petty Cash	\$250.00	
Hurricane Deduct		\$ 375,000.00
Uninsured Asset *		

Total \$4,965,926.16

CD’s	Amount	Int rate renewed
Reserve		
Operating		
CAA Private Bank of OZK	\$209,023.30	3.533% - Matures 03/12/27

Notes:

- *Reserve Funds are restricted
- *Operating funds include four months’ everyday expenses and emergencies.
- *Capital Asset Acquisition Fund is for purchase of large items
- *Hurricane deductible is for insurance deductible and uninsured assets

STANDING COMMITTEE REPORTS

FINANCE: Jack Pasquale

No report

LCRE: David Bisson

Given during LCRE Annual Meeting

March 2026 Park Managers Report

Report: Frank Anastasi, Park Manager

Administrative:

- Inspections for missing carports and utility sheds – There are approximately 13 homes that have missing carports and sheds. Follow-up inspections will take place in March/April, and appropriate action will be taken for those homes that are in violation.
- Required education information was provided to all Board members. Upon completion, please submit your certificate to the office. Also, the Board has been signed up with Community Association Institute for additional education opportunities.
- Common violation inspections were completed resulting in 11 general violations. Letters were sent out and many homeowners have cured their violation.
- Did you know – Per the rules parking on the grass is not allowed except at the La Casa Rec. Hall, Clubhouse, front office for events with overflow parking and the dog walk sidewalk area. Numerous vehicles have been ticketed while their vehicles were parked on their lawns and common areas around lakes. Please always park in the street. This also helps slow other vehicles.
- Management identifies 22 lots that did not have signs for sale. All owners were contacted to obtain their intention of lot use. We received only three responses. All three owners are holding onto their lots until prices go up and perhaps build a home.
- Community Education – Living Safely with Alligators.
- Disaster/Hurricane Plan – Available at the office for pick up.

Maintenance:

- Bocce Court Awning – The north side awning for Bocce courts has been completed. We are waiting for the inspector from Sarasota County permitting.
- Memorial Gazebo – Contractor is working with county for permitting. We received a tentative permit approval date of March 12, 2026.
- Pickle Ball Awning – New contractor is working with county for permit. We received a tentative permit approval date of March 12, 2026.
- Asphalt replacement, asphalt rejuvenation, lake shore embankment restoration and pipelining specifications

for 2026 have been completed. Contract Review Committee has reviewed bid specification which have been provided to various contractors. Vendors have been submitting their estimates.

- Mowing – Next mow for La Casa is the week of March 23, 2026.
- Mulch is scheduled for October.
- Palm trimming is scheduled for August.
- Rec Pool Railings – One set of pool railing will need to be replaced as they do not meet height code.
- The bingo machine was delivered and set up.
- Tennis Court 4 – Lawson Courts to repair hairline cracks. Date for repairs has yet to be set.
- Community Hydraulic Engineering – The community meeting is set for March 20, 2026, at 2:00 PM in the Rec Hall.
- Investigating Applicators License for maintenance staff to be approved to use pesticides.
- Lake fountains were all serviced.
- One set of pool railings at the Rec Hall are in the process of being replaced. They have been determined not to be to code.

Living Safely with Alligators in Our Community



As residents of Florida, we share our environment with native wildlife, including the American alligator. With mating season typically occurring in the spring and early summer, alligator activity increases. During this time, they may travel more frequently and display more territorial behavior. Your awareness and cooperation help keep everyone safe.

Important Safety Guidelines:

- Keep a safe distance. Stay well away from pond shorelines and water edges, especially at dawn and dusk when alligators are most active.
- Never feed alligators. Feeding is illegal in Florida and causes alligators to lose their natural fear of humans, increasing the risk of aggressive behavior.
- Keep pets on a leash. Dogs and small pets can resemble natural prey. Always keep pets leashed and away from the water's edge.
- Supervise children closely. Do not allow children to play near ponds or lakes unsupervised.
- Do not attempt to approach, harass, or relocate wildlife.

Alligators are an important part of Florida's ecosystem and typically avoid people. Most incidents occur when animals are fed or when people get too close.

Reporting Concerns:

If you observe an alligator that appears aggressive, is
...continued on page 6

lingering near common areas, or poses an immediate safety concern, please contact community management right away.

For urgent wildlife concerns, residents may also contact The Florida Fish and Wildlife Conservation Commission Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).

Thank you for helping keep our community safe by respecting wildlife and following these guidelines.

Director's Reports:

Director: Ruth Beier

Motion: Motion on Utility Trailers in the RV/Boat Lot was removed and discussion followed on how to address the need. Follow up with the RV/Boat Committee for possible recommendations to present to the HOA Board.

Report: RV/Boat Compound - No Report

Report: Architectural Review Committee

Director: Ed Bourdeau

The Architectural Review Committee (ARC) has been resurrected and has had its first meeting with all members present.

Committee Formation

- The ARC has been formally established as a standing committee.
- Voting committee members have been identified, and required positions have been filled.

HOA Liaison

- Ed Bourdeau

Officer Elections

- **Chairman:** David Zerek
- **Vice Chairman:** Gordy Chant
- **Secretary:** Karen Jones

Term Limits for all members established

To ensure continuity and periodic rotation of committee members, the following term limits were established:

- Three- (3) year terms
- Two-year terms

Major Focus Defined

The ARC will review and make recommendations for:

- All requested architectural changes and exterior modifications
- New home placement
- Proactive communication of La Casa Rules and Regulations for the purpose of resident ease of access
- Increased involvement with impacted residents on home placement. Proactive vs reactive

- Clarification of rules and regulations as disconnects arise

ARC Objective and Roles Defined

- Consistent appearance standards applied across the park per Lacasa Rules and Regulations.
- Work in coordination with the Park Manager and HOA
- The park manager remains the primary authority overseeing architectural changes and new home additions.
- The HOA board retains responsibility for establishing and modifying community rules and regulations.

Next Steps

- Finalize ARC procedures and review processes.
- Training has been defined, and field trips with the park manager have been scheduled and attended by all members.
- Begin actual review and processing of Architectural Change requests
- Publish April Newsletter article to Introduce ARC to the residents.

Director: David Fogt – Treasurer

Report: Finance – No report

Director: Gary Mithoefer

Motion: I move to appoint Mr. Tony Sanders to the Contract Review Committee for a three-year term beginning April 2026 and ending March 2029.

Mithoefer/Beier MMC 9/0

Rationale: Mr. Sanders has completed one three-year term and is eligible for a second three-year term. Mr. Sanders has submitted a letter of intent and resume.

Motion: I move to appoint Mr. Lee Hughes to the Contract Review Committee for a three-year term beginning in April 2026 and ending March 2029.

Mithoefer/McMillion MMC 9/0

Rationale: Mr. Hughes has submitted a letter of intent, resume and is eligible to serve a three-year term.

Motion: I move to appoint Mr. Phil McCabe to the Contract Review Committee to complete an unexpired term ending March 2028. **Mithoefer/Fogt MMC 9/0**

Rationale: Mr. Paul Moshano has been elected to the HOA Board of Directors, is not eligible to complete his term and submitted his resignation. Mr. McCabe has submitted a letter of intent, resume, previously served on the Committee and eligible to serve on the Committee.

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Motion: I move to appoint Mr. Gary Peterson to the Contract Review Committee to complete an unexpired term ending March 2027. **Mithoefer/Fogt MMC 9/0**

Rationale: Mr. Ralph Giacomi has sold his home and submitted his resignation. Mr. Peterson has submitted a letter of intent, resume, previously served on the Committee, and is eligible to serve on the Committee.

Motion: I move to contract with Asphalt Restoration Technology Systems, Inc. to apply Pavement Conditioner Treatment (rejuvenator) to 24,206 square yards of asphalt pavement as described in the RFP and their proposal dated March 9, 2026, for a cost of \$49,995.00 and a 10% construction contingency. Funds will be appropriated from the 2026 Reserve Budget. **Mithoefer/Welch MMC 9/0**

Rationale: The Contract Review Committee recommends acceptance of this bid. This work is required by the preventative maintenance program that management has followed for many years to prolong the life of the asphalt pavement. Asphalt Restoration Technology Systems, Inc. is the sole source of this treatment within the state of Florida. The price bid by the company is comparable with the previous bid, adjusted slightly for inflation.

Motion: I move contract with Sunland Paving Co., Inc. to mill and pave 8,505 square yards of asphalt pavement as described in the RFP and in the contractor's bid proposal dated February 10, 2026, for a cost of \$153,515.25 plus a 15% construction contingency. Funds will be appropriated from the 2026 Reserve Budget.

Mithoefer/Bourdeau MMC 9/0

Rationale: The Contract Review Committee recommends acceptance of this bid. It is the lowest of the four bids received and at this time it is less per square yard than last year's bid.

Motion: I move to contract with ACI-Aquatic Consulting, Inc. to repair 1,095 linear feet of Lake Del Hacienda shoreline as described in the RFP and in their bid proposal dated February 7, 2026, for a cost of \$62,900.00 and a 10% construction contingency. Funds will be appropriated from the 2026 Reserve Budget. **Mithoefer/Fogt MMC 9/0**

Rationale: The Contract Review Committee recommends acceptance of this bid. It is lowest of the four bids received and meets the requirements of the RFP.

Motion: I move to contract with Total Drain Solutions to line 616 linear feet of 24-inch Corrugated Metal Pipe on Villa Del Sol and La Playa as described in RFP and their proposal dated March 12, 2026, for a cost of \$130,000.00 and a 10% construction contingency. Funds will be appropriated from the 2026 Reserve Budget.

Mithoefer/Bourdeau MMC 9/0

Rationale: The Contract Review Committee recommends acceptance of this bid. It is the lowest of three bids received and meets the requirements of the RFP.

Report: C.R.C. No Report

Report: Future of La Casa:

Director: Rob McMillion

The Future of La Casa Standing Committee (FLCC) has been re-established. During our first meeting, we chose members for the Board and established a routine for monthly meetings. Terms were assigned and the following individuals were elected as officers:

Elaine Maheu, Chairperson
Elizabeth (Beth) Clark, Vice-Chair
Ann Marie Booth, Secretary

Minutes will be presented when approved by the standing committee

Director Paul Moshano

Report: Security:

Yeah, I had my first security meeting last month and got acquainted with everybody. The chair, Gary Temple, is going to be stepping down, so we'll be doing some readjusting in our next meeting next Wednesday. I'm pretty sure what it is. The committee's got a lot of things going on that have kind of been just put by the wayside. And we're going to see if we can get some traction in these. There is a proposal from the committee going to Frank for his review and I'm sure that we'll be hearing about it shortly about some new cameras. The committee has also taken up a vote on bringing an amendment to the board concerning firearms.

And we're going to have to do some rearranging with the president and all that next month because Gary's stepping down. So yes, there will be quite a few things coming forward from the committee as soon as we get everything ironed out and get our new chairperson put in.

Director: Denny Smith: LCRE

Motion: To recess the HOA Board meeting for LCRE Annual Meeting. **Smith/Moshano MMC 9/0**

- Reading of minutes of the 2025 LCRE Annual Meeting
- LCRE President Report

Motion: To reconvene the HOA Board Meeting.
Smith/Beier MMC 9/0

Director: Colette Welch

Motion: I move that Jack Hagopian be appointed to the Compliance Committee. **Welch/Beier MMC 9/0**

Rationale: When on the Board of Directors, Jack served as liaison to the Compliance Committee so he has knowledge as to how this committee works by Florida statutes.

Motion: I move that Steve Jones be appointed to the Compliance Committee. **Welch/Beier MMC 9/0**

Rationale: Steve has indicated he has an interest in serving on this committee. He has worked with the Elections Committee in the past, is a representative to the AMC and has served La Casa in other ways over the years.

Motion: I move that Al Campbell be appointed to the Compliance Committee. **Welch/Beier MMC 9/0**

Rationale: Al has indicated that he would like to serve on this committee. He is currently of the Standing Finance Committee and is an active participant in La Casa activities.

Motion: I move that Steve Walter be appointed to the Compliance Committee. **Welch/Beier MMC 9/0**

Rationale: Steve is a recent year-round resident of La Casa and would like to begin volunteer activity by serving on this committee.

Report: AMC:

At the March AMC meeting, the main topics were health fairs, Zoom meetings which must be recorded and kept for one year, the sale of lots upgrading background check requirements, and emotional support dogs.

There was an issue of a homeless camp on private property between Harbor Isles and Riverwalk. It was brought to Commissioner Cutsinger's attention and taken care of within a couple of days.

Taskforce Reports:

Front Security Gate Taskforce: Denny Smith, Chair.

Recently the Security Committee had been charged with looking into an updated camera security system for La Casa. Their research so far has made it clear that we need an improved camera alignment at the front entry as it stands, and any automated systems we look at need to be augmented with cameras as part of it. Therefore, after discussions with HOA President Tim Davis, who appointed this task force, it was decided to have the security committee absorb the entire front entry matter, which officially dissolves this task force.

Report: No Report

Pickleball Courts Taskforce: Rob McMillion, Chair

No Report - Awaiting additional cost estimates on Pickleball/Tennis Court conversion of court 4.

Old Business:

Paul Moshano - In response to a homeowner's inquiry Paul Moshano will look into registration requirements for electric bicycles, scooters and three wheelers:

There are varying opinions on what the state is saying about e-bikes, what the county is saying, what North Port is saying about e-bikes is that the only definite thing that they're all agreeing on is that e-bikes have two different categories. If they have pedals on them, they are bicycles.

If they do not have pedals on them, they are an electric motorcycle. And that is why the kids are then getting into trouble down here in North Port with the police riding their motorcycles on the sidewalks instead of on the roads. And when they ride them on the roads, you have to have an operator's license, which kids don't. So, they're getting into all kinds of trouble. Anyhow, on the other hand, in LaCasa, like it says in the rules, electric scooters, electric bicycles, and electric motorcycles are permitted in the park. Golf carts, electric scooters, electric bicycles, and electric motorcycles must be registered in the office and receive a decal with a unique identification number that is.

Paul also discussed the upcoming process after the presentation from the engineer concerning Storm Water Management. This will be addressed by the Future of La Casa Standing Committee.

There is going to be a committee working on updating rules. So, I don't think we should be worrying about making changes to it right now. But it's something to consider when that committee sits, when that committee gets to that topic.

Calendar: May newsletter, Ed Bourdeau, please submit by April 8, 2026.

New Business: None

Open Forum:

- Bob Casenhiser, 321 Tresa, asked how a recent incident at the guard house was being addressed. Park Manager Frank communicated that it was addressed by the local police authorities.
- Pat Holmes, 443 Loma Linda, inquired if all committees within the park had elections for members. It was communicated that only Standing Committees required that.

Meeting adjourned at 2:35pm

Next Agenda meeting: Monday, April 20, 2026. 1:00 p.m. in the Rec Hall.

Next Board meeting: Monday, April 27, 2026.

Respectively submitted, Rob McMillion, Board Secretary

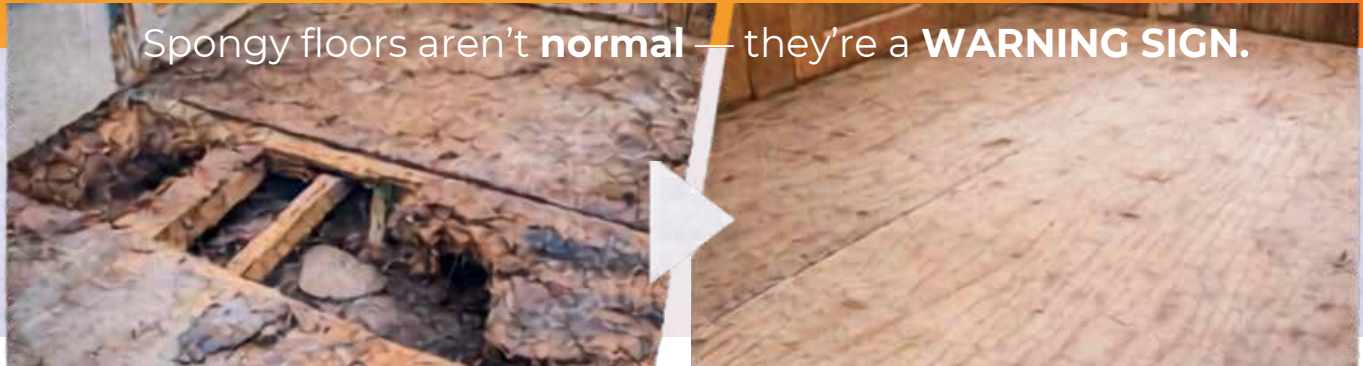
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La Casa Architectural Review Committee (ARC) Update

La Casa has reinstated the Architectural Review Committee (ARC) to provide guidance and recommendations to the HOA Board. The purpose of this committee is to help ensure a consistent appearance throughout the community and maintain uniformity of structures.

Maintaining these standards helps keep LaCasa looking like the premium park in the area while also supporting strong property values and ease of resale for homeowners.

The ARC will work to promote awareness and provide timely guidance regarding whether a proposed project requires approval before work begins. The goal is to help residents avoid unnecessary delays or complications by confirming requirements in advance.

The committee is now fully staffed and has begun training. During this time, residents may occasionally see the Park Manager and ARC members touring different areas of the community as part of the committee's training and familiarization process.

The ARC will operate under the guidance of the **LaCasa Homeowner's Handbook**, particularly the section covering **Design Review Guidelines and HOA Rules and Regulations**.

Important Reminders for Residents

- Some projects require prior approval, while others do not.
- The purpose of the review process is to ensure that projects comply with the Design Review Guidelines.
- The La Casa Homeowner's Handbook, including the Design Review Guidelines and HOA Rules and Regulations, is available to any resident who would like a copy.
- Beginning a project without obtaining the required approval from management may result in a stop-work order or a requirement that the project be modified, dismantled, or removed. Checking in advance can help avoid these issues.

If you have any questions or need clarification regarding a potential project, please consult with the Park Manager before starting work.

We appreciate your cooperation and look forward to working together to maintain the high standards of our community.

**Ed Bourdeau-La Casa Architectural Review Committee
HOA Liaison**



News From Your Activity Association Tim Davis, President

This past Season has been full of good times, games, exciting shows and activities, delicious dinners, and lots of dancing, singing, and just having a Good Old Time! Hope everyone enjoyed the events of the past 8 months and is looking forward to starting all over again next Fall.

To start off May, we are having a Dance on Saturday, May 9th from 6:30 to 9:30 pm in the Rec Hall. This starts our Summer Season of dances where we only sell tickets at the door (no prior ticket sales) and the hours are changed to 6:30 to 9:30 pm. Our May Dance features the talents of "Harmony Lane", a fantastic trio composed of Dave, Teresa and Dave! Tickets are \$8.00 and you can reserve seats at tables starting at 4:30 p.m. Saturday afternoon.

The Activity Association will be having our traditional Memorial Day lunch and party on Monday, May 25th, along with the popular LaCasa 500 Race. LaCasa volunteers will be cooking in the kitchen to provide you with a delicious meal of roast chicken, potato salad, coleslaw, dessert and your favorite beverages. Reserved tickets are \$10 per person and will go on sale before Bingo on May 7 and continue at each Bingo until the cutoff date of May 21. Immediately following lunch, we continue the tradition started by Wally Schleeauf in bringing you the LaCasa 500 Car Races, thanks to the generosity of the Jackson's on El Tango!

Look for news on the bulletin boards, the LaCasa website, Facebook Resident's page, and this newsletter to keep up to date on what is happening this Summer in LaCasa.

Have a safe and happy Summer and see you all back next Fall!!!!

Singles Fellowship



Singles Club

Linda Paholsky

Meeting on the second Thursday of the month at 11 o'clock in the Clubhouse. We gather for a meeting to share suggestions and ideas for places to eat, shows to see, and fun trips to take. Afterwards we carpool to the restaurant.

- May 14th meeting 11:00 at the Clubhouse, Lunch at Finnegan's Grill
- June 11th Meeting 11:00 at the Clubhouse, Lunch at Cody's Roadhouse



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Voices of LaCasa – Spring Program

"Rock and Roll Is Here to Stay"- so say The Voices of La Casa, under our Energetic

Director Linda Heisler, at our Spring Program on March 27, 2026!! Such a Fun Evening as The Voices entertained you with our Reprise of the past four Spring Programs. Entering the "Church Arch", created and built by Lynn Uffelman and Mike Heisler, chorus members {wearing choir robes, such a pious group!!} proceeded down center aisle to the accompaniment of our very talent Billie Jorgenson on the piano. Not to be outdone our La Casa "Dancing Nuns" (under leadership of Mary Chicocine, Laurie Baum, Bridget Benz, AnnMarie Booth, Lucie Gauthier, Grace Morris, Niki Stolarczyk, Brenda Straight, Nancy Truxal, Mary Kay Werner, Cindy Cudo assisting) thrilled us presenting "Shout", a follow-up to our "Sister Act" Medley!

Always great to enjoy some Beatles music, followed by "Dirty Dancing, Special dance by Tom and Maguerite Felts to "Time of My Life"...later in song joined by our Line Dancers, Jim Dahlhausen leading the way to Bev Bradley, Twylia Chant, Jane Huber, Joe Huber, Lisa McCallum, Lora Renauer, More Fun with Beach Boys tunes including "Go Granny Go" with Joyce Schoonmaker on a scooter.. as The Little Old Lady from Pasadena!! The "Hippy" Tappers (complete with white go-go boots!) tapped away to "Good Vibrations"...then tossed beach balls into audience!! The Voices then belted out a Mamma Mia Medley, including a lovely quintet (Mary Amos, Linda Heisler, Pat Sloat, Mike Heisler, Bill Palmer) of "I Have A Dream". Our Last song depicted "Why We Sing" as loving caring for one another.

OH...Then there was our Encore of audience joining on the dance floor to "Dancing Queen"...while our own (stage crew) "Dancing Queens"...Roger Krueger & Phil Ternullo...showed off their dancing techniques (NOT Rockette candidates!!)

Certainly, hope you did not miss this Entertaining Evening! Look for our Holiday Program, December 4, 2026.

Rehearsal begins Thursday, October 8, 2026, RH@2:15pm!
NEW MEMBERS WELCOME!!

Have a Healthy Happy Safe Summer!!!!



Quilters of LaCasa

Ilene Riley 941-426-1714

We Meet at the Club House each Monday morning at 10:00 AM

We are saying goodbye to the last of the snowbirds. Full-time residents, some of us are planning to sew through the summer working on unfinished projects. Call me ahead of

time to make sure what days we will be at the Club House.



LaCasa Tennis Club

Dianne Richardson - Secretary

The tennis courts are probably quieter now that the snowbirds have left. But summer tennis will start May 1 st so if you want to play just show up. At this point I believe it will be at 8am on Monday, Wednesday, and Friday.

Our Wimbledon tournament was in a different format this year. We had a complete rain out on what was supposed to be day 2 but we still had a fabulous lunch. Then we continued with the final 2 divisions on Monday. It appeared everyone had a nice time watching all the different players in all the different divisions. We are open to suggestions to improve the format so feel free to email us at lacasatennisclub@gmail.com. Thank you to Server Out, Comets, and Deuces Wild for hosting and all the hard work that goes into that.

If anyone has a favorite warmup routine, tennis drill, or fun tennis game please email it to us. I will collect them and share them with everyone closer to the start of the new season. We have a great time on the courts, and we want to continue to be in great shape to start the new season so let's help each other out and keep everyone motivated.

We had our last tennis membership meeting so no donuts from us until October!

Have a wonderful summer and keep enjoying our favorite sport.

Remember to watch for informational emails and to send all your hints and tips for tennis to lacasatennisclub@gmail.com.



LaCasa Pickleball Newsletter

Ruth Beier

The snowbird season is over, and what a year we had! Our two tournaments were a blast, a bunch of new players joined the club, skills and drills were full every week, and everyone got better. Some of us tested our skills in a three-park tournament at Riverwood in Charlotte County.

We also finally let Lora Renauer retire from the leadership team. When you see Lora, please join me to thank her for everything that she does for La Casa Pickleball. Here are the new officers:

Ruth Beier, President
Rich Jump, Vice President
Kevin Dudley, Treasurer
Jay Harris, Board Member at large
Kim Lechner, Secretary

Inter-park League

La Casa pickleball has been invited to join the first-ever competitive inter-park pickleball league in Charlotte County. For 2026, league matches will be on Saturdays in November and December. We will need players at the 3.0 and 3.5 levels to compete in women's and men's divisions.

Holiday Decorations

The Pickleball Club will decorate the front gate for the holidays. Kevin Dudley will be asking club members for help!

2026-27 Calendar

January 15: General Meeting

January 23: Square Dance

February 20: Luau Dance

March 17: St. Patrick's Day Race Around the Park

March 26: End of Year Picnic

There will be recreational and competitive tournaments in January, February, and March next year.

Shade structure and New Courts

The company that La Casa hired to build the Pickleball shade structure has gone out of business. Our park manager, Frank Anastasi is looking for a new company to get this work done.

Frank is also getting specifications and quotes for new pickleball courts. I know this is taking forever. Be assured - It is my life's mission to get new courts built before I die of old age.



Boating and Fishing Club

Karen Jones- Commodore

I want to congratulate all the winners of April 11th Fishing Derby (names of winners will be in the next Newsletter) with a special thank you to Mary Amos for another successful Derby! Mary indicated that this was her last year organizing the Derby, which she has done for many years, and we thank her for all her hard work! I'm sure everyone enjoyed our homemade chili and dance held on April 18th! Again, we could not put on these events without all the great members who volunteer and make our dinners such a huge success! Special thanks to Fred Miguel, Committee Chair, Janine Sanders, Gordy Chant, Chris Booth, and Dick Glidden. As well as all who fried hamburgers and onions, served food and beer and helped set-up and decorate - Thank you!



G.A.L.S. Grandmothers and Ladies of

LaCasa

A Charitable Organization

Ann Marie Booth, Secretary

The GALs would like to thank everyone that came out and supported our April events. All proceeds are directed to the various organizations that we support.

May starts our quiet summer in LaCasa. For the GALs that spend the summer months in LaCasa, we will continue to meet for lunch each month on the 2nd Tuesday of the month, when possible.

Mark your calendars

These members have offered to host a lunch:

May 12 - Maureen Tapia

June 9 - Karen Hoepfner

July 14 - MaryKay Werner

August 11 - Deb Keller

Information regarding the location and signup sheets will be made available on the bulletin board in the Recreation Hall. (We also welcome volunteer drivers.)

Our Group is always looking for members interested in getting more involved by joining our Board. All it takes is a willingness to help us make our events happen. We value fresh ideas, friendly faces, and helpful hands. Feel free to contact any of us with any questions, suggestions, or comments.

Michele Stewart, President

Sue Verrill, Vice President

Anita Sullivan, 2nd Vice President

Deb Keller, Treasurer

Ann Marie Booth, Secretary

Be sure to check the G.A.L.S. Facebook page and your emails(s) for any updates. We will also post upcoming information on our Bulletin Board in the Rec Hall.

Looking Forward to seeing you soon!



LaCasa Billiards

Darrell Fryctz - 440-520-4959

In March the LaCasa Billiards club held their annual tournament over 4 nights, which was attended by 20 members. Cash prizes for the event winners were handed out during a pizza night on Apr 8. There were 4 different events for players to choose from, 8 Ball Singles, 8 Ball Doubles, 9 Ball and Straight Pool. Winners of the events were as follows:

8 Ball Singles

1st Place Adrian Doucette

...continued on page 16



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2nd Place Joe Huber

8 Ball Doubles

1st Place Ron Carpenter & Joe Huber
2nd Place Joe Cebula & Leon Digeronimo

9 Ball

1st Place Adrian Doucette
2nd Place Mike McCarthy

Straight Pool

1st Place Joe Huber
2nd Place Mike McCarthy

Congratulations to all the winners and those who attended the tournament.

The club will continue to meet every Monday and Wednesday from 6pm to 8pm for the rest of the year. Hope to see you there!

We look forward to seeing you again next year.



LaCasa Real Estate, Inc.

David Bisson

On March 23, the LCRE Corporation held its 22nd Annual Meeting with its shareholders, the HOA Board of Directors. The year 2025 was a

successful year for the Corporation. Total sales of homes and lots were \$8,610,900. The average price of a home sold in 2025 was \$141,448 and the average price of a lot was \$6,400.

This success would not be possible if it were not for the hard work and commitment of time of our broker/sales associate Tammie Schroder and our transaction coordinator, Vicky Maly, the many volunteers who assist with tours and open house events, and to the Board of Directors: Benny Morgan, vice chair; Deb Hughes, secretary; Jill Soltis, treasurer; and Marianne Moshano, director.

At the reorganization meeting following the annual meeting, the Board of Directors met to elect officers for 2026-2027: David Bisson, president/chair; Benny Morgan, vice chair, Deb Hughes, secretary and Jill Soltis, treasurer. In March and April, we conducted several successful open houses. The lack of volunteers often poses a challenge. Hopefully, this will improve. Please consider attending our training in January 2027.

In March 2026, we closed on 8 homes. Last year for the month of March, we closed on 7. This year we closed on 2 lots, the same as last year.

The average price of a home sold in March 2026 was \$151,000, an increase from February 2026. The average price of lots sold in March 2026 was \$16,000.



HELP Dispatchers

The Help Dispatchers of LaCasa is a volunteer program designed to aid residents who have transportation needs to doctor's appointments. If you are in need, there is no charge for this service.

The **HELP** Dispatcher for **May:**
Judy Skelly 941-367-9446



Celebration of Life

Marilee Taylor 941-426-3159

There were three Celebration of Life Receptions in March, 2026.

On March 1, 2026, The Life of Sharon Palermo was Celebrated at the Rec Hall with many LaCasa friends and family, 3 of her children and 2 grandchildren in attendance. Sharon passed away on 1-15-26 after a courageous 10 year battle with cancer, always exhibiting her lovely smile! Daughter, Shari, gave an emotional presentation of Sharon's thoughtful quotes followed by son, Rob reading the Eulogy Bob had written to Honor her. Sharon and Husband, Bob, of 62 years, have lived in LaCasa for 15 years. Sharon loved sewing and quilting with many of her beautiful things on display. Sharon was a past President of GALS (Grandmothers Club), enjoyed Bingo with her friends. Bob plans to stay in their home 625 LA Jolla.

Many Thanks to my Kitchen Krew—Shirley Barnes, Gloria Delker, Rita Fedorowicz, Kathie Gerade, Joan Nowak, Lisa Woods, Rona Hunnisett Table Setup/sound...Izaak Kolodny, and Tim Davis.

The Life of Helen Dunlevy was Celebrated at the Club House on March 20, 2026, with LaCasa Friends and Family, son Greg & partner Jodie, in attendance, The Luncheon was held during the hour of one of her Favorite Bridge game times! A Lovely Lady, Helen passed away at age 90 on February 9, 2026, after a brief illness. Needing to give up tennis a few years ago after couple of surgeries, Helen remained active with family and friends, especially at the Bridge Table! Helen loved her home at 730 El Rio where she resided for 30 years. Her ashes will be interred in N.J. at a later date, Her home remaining in the family.

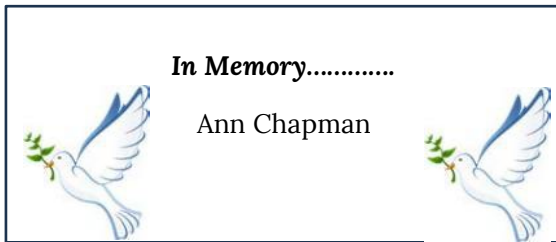
Thank You to My Kitchen Krew—Rita Fedorowicz, Kathie Gerade, Joan Nowak, Lisa Woods...And All who provided Yum sandwiches and desserts.

At the Club House on March 30, 2026, many LaCasa friends and family gathered to **Celebrate the Life of Ralph Mierke**, having passed away 12-1-25. His daughter and husband from New York and several Stepchildren & Grandchildren from Maryland traveled to Celebrate the Dad they Loved. Ralph and Wife, Pat Baim, were married

in 2009, always a presence at LaCasa events. They loved Cruising and Friday Night Euchre. Ralph took up tennis at age 74, but was always busy helping friends and neighbors with "handyman" projects! They loved their life in LaCasa, Pat will stay in the home they shared at 200 La Rosas.

Thank You Thank You AGAIN to my Kitchen Krew—Rita Fedorowicz, Kathie Gerade, Joan Nowak, Lisa Woods; Table/chair setup guys—Rod Guerriero, Arnold (and Bonnie!), Izaak Kolodny, Tim Davis and Natalie Amos for the MANY phone calls acquiring food goodies; AND all of you who prepared such delicious appetizers for Ralph's "Manhattan Time"!!

Sadly, it has been a busy 2026 time here in LaCasa as we Celebrated the Lives of several of our Loved Ones. I can never find the words to express my Sincere Humble gratitude for all of the support you have willingly shared to this Committee. Thank You LaCasa!!



Activity Associations' MAY Dance Saturday - May 9, 2026 6:30 - 9:30 PM - BYOB Live Music with Harmony Lane Dave, Theresa & Dave No Advanced Ticket Sales Pay \$8.00 at the Door

From Pat Bain... We had a beautiful Celebration my husband Ralph Mierke on March 30th. On behalf of my family and myself, I would like to thank Marilee Taylor, her committee, all who attended and made food or helped in any way. Most importantly, I thank God for the wonderful caring people of LaCasa.



From Rona Hunnisett...



- To Lesa and Randy Beckley, -Laura triplet & the Veterans Club -The Boating and Fishing Club - Judie Lees and the Craft Club

For the "take-out" meals and the seasonal gifts that are donated for some of the single elders in LaCasa community. These special residents greatly appreciate the hot meals that are delivered to their homes.

I hope we can continue this proactice in the future.

MONDAY- MAY 25, 2026 MEMORIAL DAY REMEMBER & HONOR VETERAN'S PROGRAM 11:00am At the Rec Hall ... then LUNCH Advanced ticket sales The Meal: Roast Chicken, Slaw, Potato Salad, Drinks (beer, soda and water) and Dessert JUST AFTER LUNCH The La Casa 500 Races Bring Quarters (no large bills) Start Your Engines Buy Lunch Tickets - \$10 Sales before Thurs Bingo starting May 7 No Ticket sales at the door Join your La Casa 'Family' to honor our fallen heros!





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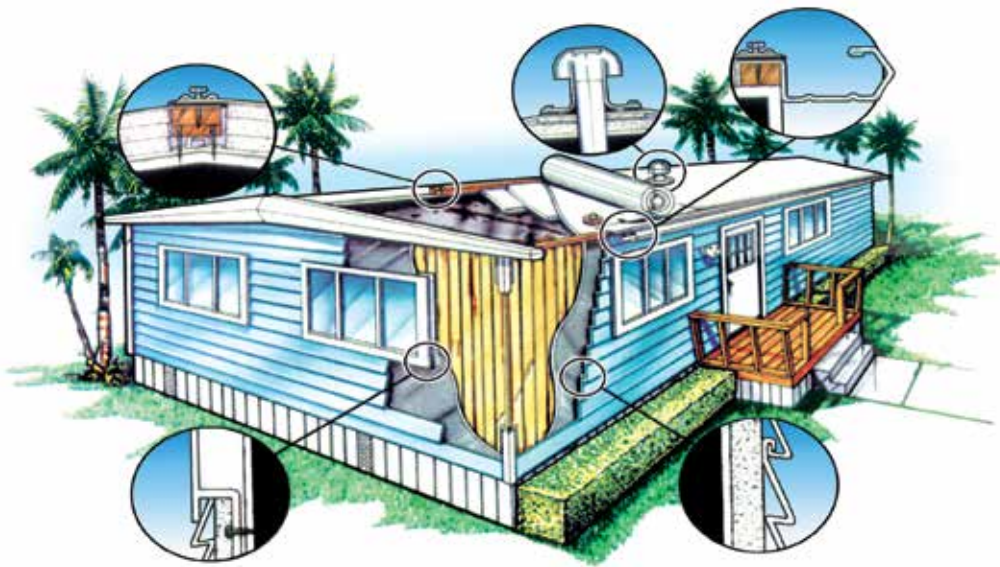


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Welcome to The Community



Jackie Rider lives at 501 Madonna. She comes here from Kimberling City, MO. Jackie will be here full-time. She is a retired school bus driver. She enjoys swimming, riding her new tricycle, and sewing. She is also a wine enthusiast. Jackie has family in the area.



Randy and Pam Stephens live at 517 La Playa. They are from Lawrenceburg, KY. When out visiting other parks, La Casa caught their eye and knew immediately this is where they wanted to winter. Randy is a retired toolmaker from Toyota. Pam retired after working for the state of KY in technology and communications. They are looking forward to enjoying the activities here, playing pickleball, going to the beach, and hopefully boating.

Thom Gray and Nancy Harms live at 252 Hibisco. They are from Woodland, MI. The Antwerps and Thompsons convinced them that LaCasa was the place for them! Thom and Nancy are newlyweds of 4 months, came here on their honeymoon and bought this place. Thom managed an Ace Hardware store and Nancy retired from Michigan State University Extension. She specialized in teaching computer software to farmers. She likes to do pine needle basket weaving. Thom enjoys pottery, antiques, and working with his hands.



Darel & Laurie Ford live at 725 Iglesia. They have been wintering in North Port since 2009. Home is Owosso, MI. Darel is a retired mechanical engineer. He enjoys antique cars and building race carts for his grandson. Laurie retired as an LPN for the American Red Cross. She enjoys the pool and biking.



Tom and Linda Schmidt live at 911 Iglesia. They are from Zeeland, MI. Tom is retired as a facilities project manager. Linda is a retired school bus driver. She remains very active as an official for swim meets and a judge for gymnastics. They both enjoy riding their bikes and camping. Tom is part of the Venice radio-controlled planes club.



Bill and Sarah Waterman live at 416 Bravado. They are from East Booth Bay Harbor, ME. They previously wintered here in North Port. Bill retired from the shipyard in Bath, ME as a pipefitter. Sarah retired from TD Bank. They have many varied interests: building homes; hunting for sea fossils; and travelling. They are looking forward to joining several of our activities and volunteering!

Dean and Yvonne Bundy live at 627 Los Altos. They are from Sebago Lake, ME. They previously lived in Holiday Park. Dean lived in LaCasa several years ago and is happy to return. He played tennis when he was here before. Yvonne is looking forward to playing cards and ceramics. Dean retired after 25 years owning a family restaurant in Maine. Yvonne retired after 33 years working in a nursing home.



(no picture available) **Kelli Miller** lives at 415 Tarde Logo. She is from the Toledo, OH area. She owns her own fireworks store and investment property business. Kelli has also been involved with the Broadway Theater of Ohio in the box office. She hopes to get settled in and next season become involved in several activities.



Stormwater Management System Study & Analysis Summary**March 20, 2026****Presented by John Cavoli, Cavoli Engineering, Inc.***244 Residents in attendance, 7 on Zoom*

Main Takeaway: La Casa's existing stormwater management system, designed to older standards, is deficient in handling a 100-year rain event (10 inches of rain) due to an insufficient number of inlets and undersized piping. While the lakes generally have adequate volume, water cannot reach them fast enough, leading to street flooding, especially on the south side of the park. Tidal surge events are beyond the system's control. Proposed solutions include creating a new retention pond/outfall in the 40-acre tract to alleviate stress on the existing system, which may be more cost-effective and less disruptive than replacing all undersized pipes. Any improvements require meeting current Sarasota County "level of service" criteria (≤ 12 inches of standing water in streets during a 100-year storm).

1. Introduction to the Study

- Purpose: Identify areas of concern and necessary improvements to protect the community, maintain infrastructure and preserve long-term value.
- Context: Not a formal HOA board meeting; for sharing results of Mr. Cavoli's study and analysis.
- Presenter: John Cavoli, Cavoli Engineering.
- Background: La Casa initiated a comprehensive study of its stormwater management system
- Context: Not a formal HOA board meeting; for sharing results of Mr. Cavoli's study and analysis.
- Presenter: John Cavoli, Cavoli Engineering.
- Background: La Casa initiated a comprehensive study of its stormwater management system

2. Existing Stormwater Management System Assessment

- System Components: Lakes, piping systems, and outfalls to a tidal canal system (Myakka River).
- Tidal Influence: Being against a tidal system, the tide (storm surge) significantly affects the park, and there's nothing the park can do to mitigate this.
- Normal Storm Events: The stormwater system (lakes, control structures, piping) governs what happens during rain events.
- Design Standards Comparison: Current Standard (100-year storm): 10-inch rain event. • Original Park Design (25-year storm): 8-inch rain event.
- The park's system was designed for a less intense rain event than today's standards.

2.1. Identified Deficiencies (Based on 100-year storm event analysis)

- Insufficient Inlets: Not enough inlets to collect runoff efficiently, leading to significant overland sheet flow (water running down streets/curbs).
- Undersized Piping System: Most pipes are too small to carry a 100-year storm event.
- Leads to street flooding, especially further upstream from the lakes.
- Pipes typically stay the same size throughout the community, rather than increasing in size downstream.
- Flat Topography: The community's flat terrain causes water to move very slowly, leading to higher staging (ponding) in streets.
- Level of Service Criteria (Sarasota County): The community does not meet current criteria, which allows for a maximum of 12 inches of standing water in streets during a 100-year storm.
- Geographic Vulnerability:
 - Southern Side of Park: Has the largest drainage area and most undersized pipes; majority flooding occurs here.
 - Northern Side of Park: Lake systems are generally more capable; pockets of undersized pipes can cause temporary flooding during intense (e.g., 4 inches/hour) rain events.
- Correction by Mr. Cavoli: Everything south of the 40-acre tract is more prone to flooding than everything north.

...continued on page 22

2.2. Advantages of the System

- Unlimited Discharge Rate: Due to discharging to tidal waters, the park is allowed an unlimited discharge rate.
- Control structures can be enlarged to allow water to run out at a higher rate.

3. Potential Solutions & Alternatives

3.1. 40-Acre Tract (Undeveloped Area)

- Potential Use: Not currently part of the design storm system but could help solve issues.
- Cost Prohibitive (Alternative): Ripping up all streets and replacing/upsizing pipes would be very expensive and disruptive.
- Proposed Solution: Create a new lake/retention pond within the 40 acres to provide more storage.
- Connectivity: Put connecting pipes from existing deficient systems to this new lake, diverting runoff.
- Outfall: Install a large control structure in the new lake for quick discharge into the Myakka River.
- Cost-Effectiveness: Moving dirt (digging a lake) is cheaper than buying/installing new large pipes (approx. \$4-7/cubic yard for dirt vs. expensive pipe).
- Location: Closer to the Myakka River is more cost-effective for piping.
- Size: A larger lake could allow for smaller connecting pipes, as it provides more equalization volume.
- Existing "Hole": An existing hole (old sewage treatment plant) on the 40 acres could potentially be converted into a retention pond, but it would require testing (e.g., fecal coliforms) and likely filling in parts and digging a new, proper pond. The dirt from a new lake could be used to fill the old pond.
- Elevation: Elevation is not an issue for underground pipes connecting to the 40-acre lake. Groundwater levels are higher farther from rivers/creeks. Ideally, a lake closer to the Myakka River would have a similar elevation to the river.

3.2. Other Considerations

- Dredging Existing Lakes: Not effective; lakes have adequate volume. The issue is conveyance to the lakes, not their depth. Making them deeper doesn't help when seasonal high water dictates the existing volume.
- Increasing Outflow at Existing Outfalls: Can be done by enlarging control structures but still needs to meet Level of Service criteria. This might not be enough to overcome the conveyance issues within the park's internal piping system.
- Pumping System: Generally discouraged due to cost, reliance on electricity (power loss during storms), and maintenance. Gravity-fed systems are preferred.
- Off-Site Flows: Considered, but not a major factor adversely affecting or benefiting the park.
- Changing Drainage Patterns: Not permitted by code; flow must continue to the same general discharge point.

3.3. Project Planning & Budget

- Budget-Driven Approach: Budget should drive project decisions, not the projects themselves.
- Phased Development (Example):
 - Phase 1: Dig the hole (lake) and ensure drainage works.
 - Phase 2: Add a walking path around the lake (40 acres ≈ 1 mile).
 - Phase 3: Community amenities (picnic areas, dog park, gazebo, firepit, etc).
- Cost Estimates
 - Minimum Fix: Adding one inlet with one pipe to improve one drainage basin: \$15,000 - \$20,000. Updating all of them would be millions of dollars.
 - Mid-Range Fix: Digging a lake and tying pipes into it: \$100,000+ range.
 - "Cadillac" Fix: Upsizing all community pipes to handle a 100-year storm: Millions of dollars.

4. Operational & Regulatory Aspects

- Permitting: Any significant improvements require permits from agencies, necessitating compliance with current codes and Level of Service criteria.



- Impervious Area Rule: Creating up to 2,000 square feet of impervious area might not require a county permit, but Sarasota County has indicated La Casa has reached its limit.
- Location of Improvements: Projects on the north side of the park (closer to Tamiami Trail) are more likely to meet Level of Service criteria and be permitted. Projects on the south/southwest side face more significant challenges.
- Tide Gates/Flat Gates: Not recommended. While they could prevent river water intrusion, they would also prevent park water from draining during rain events when the river is high, exacerbating internal flooding.
- Maintenance: Regular maintenance (clean pipes, stable lake banks, clear control structures) is crucial but even with perfect maintenance, the system is currently deficient.

5. Historical Context & Previous Studies

- Previous Hydraulic Studies: This is the first comprehensive hydraulic study assessing all drainage basins within the park.
- SWAMP Project (Zeller Engineering, Futures Committee): About two-thirds finished, involved replacing some pipes and pipelining. This project improved flooding conditions compared to 16 years ago.
- Budget Allocation: A hydraulic study has been in the Capital Assessment Fund (CAA) budget for at least 10 years, finally approved by the HOA board last year.

6. Resident Questions & Discussions

- Myakka River as Hostage: Concern about the Myakka's influence on drainage and the system's adequacy for a 100-year storm.
- "Moving Target of Costs": Inquiry about minimum vs. "Cadillac" costs for fixes.
- Outflow Locations: Two existing outflows into Myakka: one near La Costa (approx. 240 La Costa) and one at the end of Buenos and Sanchez (out of Lake 6 and Lake 1).
- Retention Pond vs. Pipe Fixes: Discussion on whether a new retention pond in the 40 acres is cheaper than fixing all existing pipes. A new pond is seen as a way to avoid ripping up streets.
- Board Intention to Share Report: Report was online and available at the front office; a link on the website exists.
- Weir Elevation: The elevation of a weir is set by a geotech based on seasonal high water. Closer to the Myakka, the weir's elevation would be similar to the river's mean high-water line. Inland, groundwater levels are higher, so the weir elevation would also be higher.
- Flooding vs. Property Damage: Discussion about the tolerance for street flooding if homes are not impacted. While inconvenient, if homes are safe, the impetus to undertake costly upgrades diminishes. However, existing code requirements for any future improvements must still be met.
- Personal Experiences: Residents shared experiences of water damage during hurricanes (Ian, Helene, Milton) despite no direct house flooding, incurring costs for repairs like ductwork.
- Debris in Pipes: Clean pipes reduce friction and increase efficiency. The study assumed a perfectly maintained system. Maintenance is crucial but insufficient on its own.
- "ChatGPT Math": A 7-acre, 8-foot-deep pond (average 4 feet) could hold 9.1 million gallons. This volume is significant, but connectivity to the deficient system is equally important.
- Inlets in the North Side: The northeast area, despite being generally better, has pockets that could be fixed by adding one or two inlets.
- Rain Level for 100-Year Storm: 10 inches. • 500-Year Rain Event: Mention of a previous 500-year rain event (not a tidal surge) where streets flooded but homes did not. This raises the question of the necessity of large expenses if homes are protected.

Respectfully submitted,
Robert McMillion, La Casa HOA Secretary

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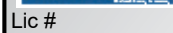
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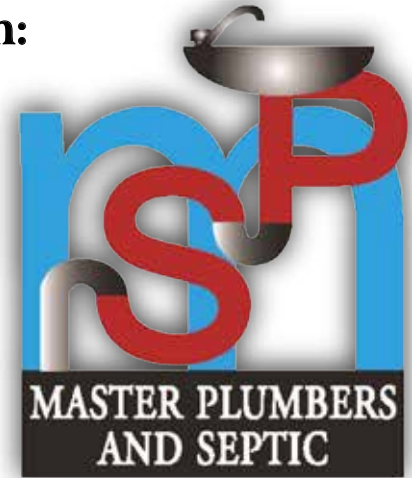
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