



CASTLE GARDENS EXECUTIVE COUNCIL, INC.

NEWSLETTER

2	VICE PRESIDENT'S MESSAGE
3-4	ACTIVITIES REPORT
5	CLUBHOUSE EVENT FLYER
6-7	EVENT CALENDAR
8	BOARD REPRESENTATION REMINDER
9-11	CLASSIFIEDS ADVS
12	CLUBHOUSE CONTACTS
INSERTS	MEETING MINUTES



MEETINGS TO ATTEND

- EXECUTIVE BOARD MEETING 06/03/2026
- EXECUTIVE COUNCIL MEETING 06/09/2026

UPCOMING EVENTS

- WELLNESS MEETING 06/16/2026
- CLUBHOUSE EVENT 06/20/2026





THE VICE PRESIDENT'S MESSAGE JUNE 2026

MARY OWJI

VICE PRESIDENT OF THE CLUBHOUSE EXECUTIVE BOARD

Welcome to our Castle Gardens Community Newsletter for June 2026.

This month we celebrate with joy Juneteenth (a portmanteau of "June" and "nineteenth") is a federal holiday in the United States that commemorates the emancipation of enslaved African Americans. It marks the day in 1865 when Union soldiers arrived in Galveston, Texas, to enforce the Emancipation Proclamation and free the last enslaved people in the U.S.

History of the Day

The Emancipation Proclamation: President Abraham Lincoln issued the Emancipation Proclamation on January 1, 1863, declaring that all enslaved people in Confederate territory were free.

The Delay: Because of the ongoing Civil War and a lack of Union troops in the region, the proclamation was not immediately enforced in Texas.

June 19, 1865: Union Major General Gordon Granger landed in Galveston, Texas, and read General Order No. 3, which stated that all enslaved people in the state were free. This occurred over two years after Lincoln's initial proclamation.

Significance and Names: Also known as Freedom Day, Jubilee Day, and Black Independence Day, it is widely considered to be America's "second Independence Day". While it originated in Texas in 1866 as a grassroots celebration, it has grown into a nationwide observance.

President Joe Biden signed the Juneteenth National Independence Day Act into law on June 17, 2021, making it an official U.S. federal holiday.

How It Is Celebrated: Juneteenth is a time for both historical reflection and joyous celebration. Traditional activities and observances include:

Community Gatherings: Parades, historical readings, and educational events. Cookouts and Food

Traditions: Sharing special meals featuring traditional foods like red soda (e.g., strawberry soda), barbecue, and dishes with symbolic significance such as black-eyed peas and collard greens. Music and Arts: Gospel music, spirituals, and performances that honor African American culture, resilience, and progress.

How will you be celebrating?

Sending love and hugs



Mary



Happy Birthday - Winnifred De Costa, Solange, Dianna Colangelo, Patricia Reid Toban, Loraine Nembhard, Xinia Salas, and all others having birthday this month.

Wishing you all a Beautiful Celebration Month

CASTLE GARDENS EXECUTIVE COUNCIL, INC.

4850 NW 22nd Ct, Lauderhill, FL 33313

Phone: 954-733-6030



May 2026 Activities Report

Our community came together for an exquisite Mother's Day fashion show and party, filled with elegance, laughter, good music, and such exhilaration. Residents and guests enjoyed an evening celebrating the amazing mothers, grandmothers, and special women in their lives and left feeling absolutely thrilled by the experience.

The fashion show was the highlight of the evening, featuring stunning outfits and smiling faces lighting up the runway. The models showed confidence, grace, and personality while the audience cheered them on with enthusiastic applause. At one point the auditorium was filled with thunderous applause from the audience as the models strut their stuff. I am sorry for those who were not present to experience such profound joy.

The guests also enjoyed delicious food, refreshments, music, and door prizes. A special thank you to everyone who helped to organize, decorate, and support this beautiful event. Your hard work made the celebration truly special. Look out for our July event at the poolside # 2. Greatly appreciated.

Moving forward, Broward Health Point Mobile Unit was at the clubhouse on May 23, 2026, where residents got a chance to have free screenings along with information about available resources that they could use. The response was great and we look forward to future events.

In closing let us all honor all those who served, with special attention to their families on this Memorial Day 2026.

Thank you

Marva

Mother's Day Fashion Show Celebration Pics



CASTLE GARDENS CLUBHOUSE PRESENTS

JULY 4TH POOLSIDE PARTY

ITS A BLUE & WHITE COMMUNITY
INDEPENDENCE DAY PARTY BY POOL # 2
JOIN US FOR AN AFTERNOON OF FUN, FOOD,
MUSIC & CELEBRATION AS WE HONOR
INDEPENDENCE DAY TOGETHER

COME ON OUT AND ENJOY HOT DOGS &
HAMBURGER

MUSIC AND DANCE, SATURDAY JULY 04, 2026 @ 5 PM

MUSIC BY
DJ ALFRED

FOOD & DRINKS, MUSIC,
BYOB

Wear your Red, White & Blue
and come celebrate with us

RSVP. 954 - 733 - 6030

4850 NW 22 COURT
LAUDERHILL FL. 33313

Clubhouse
Week Day Hours
Mon - Fri
8 am - 10 pm



JUNE 2026

Clubhouse
Week End Hours
Sat 10 am - 10 pm
Sun 10 am - 8 pm

<i>sunday</i>	<i>monday</i>	<i>tuesday</i>	<i>wednesday</i>	<i>thursday</i>	<i>friday</i>	<i>saturday</i>
	1 Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	2 Publix @ 10 am	3 Executive Board Meeting @ 4 pm Games Night - Every Wednesday @ 4 - 7 pm	4 Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	5 Aldi / Walmart & Broward Meat @ 10 am Building # 5 Meeting - Queen's Rm @ 7pm	6 Building # 9 Meeting - Queen's Rm @ 2 pm
7 Reserved - Rm 2 & 3	8 Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	9 Publix @ 10 am Executive Council Meeting @ 7 pm	10 Games Night - Every Wednesday @ 4 - 7 pm	11 Walmart (Sunrise) @ 10 am Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	12 Lauderhill Fish & Meat @ 10 am	13 Rental - Auditorium
14 Reserved - Rm 2 & 3 Happy Father's Day	15 Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	16 Publix @ 10 am Wellness Meeting @ 2:30 pm	17 Games Night - Every Wednesday @ 4 - 7 pm	18 Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	19 Aldi / Walmart & Broward Meat @ 10 am	20
21 Reserved - Rm 2 & 3	22 Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	23 Publix @ 10 am	24 Games Night - Every Wednesday @ 4 - 7 pm	25 Walmart (Sunrise) @ 10 am Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	26 Lauderhill Fish & Meat @ 10 am	27 Rental - Rm 2 & 3 Rental - Auditorium
28 Reserved - Rm 2 & 3	29 Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	30 Publix @ 10 am				

Residents Must Inform The Clubhouse for Use of Pools & Picnic Area With Gathering of ten or More (10+)



BOARD REPRESENTATION AT COUNCIL MEETINGS

The Executive Council would like to remind all buildings of the importance of attending the monthly Council Meetings.

These meetings are an opportunity to stay informed on community matters, discuss updates, and ensure each building's voice is represented.

If a board member is unable to attend, please make arrangements to send a designated representative on behalf of your building.

Your participation and involvement are greatly appreciated and help support effective communication throughout the community.

Thank you!

The Board of Directors of Castle Gardens



CLASSIFIED ADS

These are paid advertisements, Castle Executive is not responsible for service.

One Furnished Bedroom for rent in Sunrise. For inquiries please call 954 - 588 - 7980 or 914 - 426 - 8672
(Exp. 06/2026)

Carla at building # 3, License CNA & Certified HHA seeking a job as a caregiver, companion and house cleaning. Please contact Carla at 347 - 759 - 8391
(Exp. 09/2026)

One Bedroom Condo for Sale, for inquiries please call: 754 - 252 - 1444. Price negotiable - \$95,000.00 or rent to own. (Exp. 06/2026)



954-693-9989

www.rmgsouthflorida.com

Email us at info@rmgsouthflorida.com

- Tenant Screening
- Rent Collection
- Tenant Placement
- Maintenance Coordination
- HOA/Condo Management - Licensed & Insured

Serving South Florida for over 25 years

(Exp.08/2026)

IF YOU WANT TO PUT YOUR CLASSIFIED AD IN THE NEWSLETTER, PLEASE VISIT THE CLUBHOUSE OR CALL 954-733-6030 OR EMAIL CASTLEEXECUTIVE@COMCAST.NET

CLASSIFIED ADS

These are paid advertisements, Castle Executive is not responsible for service.

For Sale one bedroom, one and a half bathroom (928 Sq. ft) Located at 4770 North East 21st Street, Lauderdale, Fl. 33313. Contact Elijah Sheppard @ 954 - 822 - 8652 (Exp. 06/2026)

Are you looking for a job? I can help, call Ivylin @ 754 - 252 - 1444. Online Experience would be a great asset. Website:isamuels.wearelegalshield.com. No experience needed; I will train you. Notary Service are also available, if you need your will done, we can help for a small fee. (Exp. 06/2026)

LOOKING TO SELL YOUR LAUDERHILL CONDO?

Before you sell, it is important to know how marketable your condo is to today's buyers.

I'm Sharon McLennon, a Lauderdale Real estate broker and CPA. I help condo sellers like you turn buyer interest into a strong financial return.



Sharon McLennon
754-246-6002

Start with my FREE Marketability Quiz to see how appealing your condo is in the current market.



- ✓ Find out how sellable your condo is right now
- ✓ Get instant, personalized insights
- ✓ Take the first step towards selling for maximum value.

▪ Scan the QR code above or visit <https://bit.ly/4nbpKHx>



(Exp.08/2026)

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Your Castle Gardens Real Estate Consultant—Here to Help!

As a long-time Castle Gardens resident and licensed Florida Realtor, I understand our community, our buildings, and our market. I am here to help you buy, sell, or invest with clarity and confidence. Buying or Selling in Castle Gardens? Let's Make It Happen.

The more you know - Condo Law Reforms effective January 1, 2026.

These Reforms protect owners, strengthen communities, and create a more transparent condominium market. I am here to help you understand what these changes mean for your building, your budget, and your long-term investment

- Requirements include:
 - Digital posting of meeting minutes and videos for associations with 25+ units.
 - Increased accountability for how boards spends owner money.
 - More visibility into fee increases and special assessments. Condo Records Transparency Requirement (Separate Provision), a separate law that took effect Jan 1, 2026, specifically targets records access for condominium residents statewide.
- What this means:
 - Associations must respond faster to records requests.
 - Penalties for non-compliance are strengthened.
 - Digital access is now the default expectation.

Located in the highly desired Building 12 • Unit 618, Spacious 2/2 in Castle Gardens — \$150K, negotiable.

For Sale 2 bed 2 bath Updated Condominium for Sale New Hurricane Impact Windows Bldg. 8 Unit 112 \$150, 000. List price open for negotiation.

"Thinking of buying or selling? Let's chat! Call or text me at 954 445-5127."

FL Real Estate Lic. #: 0702688

CASTLE GARDENS CLUBHOUSE CONTACTS

Address: 4850 NW 22nd Court
Lauderhill, FL33313

Email: castleexecutive@comcast.net

Phone: 954-733-6030

Fax: 954-733-6047

www.CastleGardensCommunity.com

Olivier Protection Services: To contact the on - duty
Surveillance patrol between the hours of 10 pm – 6 am (as of March 12, 2026)
Call 954-278-1676

If you are involved in an emergency, call 911

If you are not having an emergency, call the Lauderdale Police Department at
954-764-4357

THE EXECUTIVE BOARD OF DIRECTORS:

Executive President: Cherianna Brown Phillips

Email: president.cgfl@gmail.com

Executive Vice President Mary T. Owji

Email: vpresident.cgfl@gmail.com

Treasurer: Johanne Raymond

Email: finance2.cgfl@gmail.com

Secretary: Sharon Thompson

Email: secretary - analdea88@yahoo.ca or cgfl@gmail.com

Vice President of Activities:

Email: entertainment.cgfl@gmail.com

Marva Farquharson

Vice President of Maintenance:

Email: maintenance.cgfl@gmail.com

Michel Lacroix

Vice President of Security:

Email: protectioncgdirector@gmail.com

Camille Masse

For all your notary needs please contact Castleexecutive@comcast.net
or Telephone us at 954-733-6030

For classified ad in our newsletter

Please visit clubhouse or call 954-733-6030

Clubhouse phone: 954-733-6030

WWW.CASTLEGARDENSCOMMUNITY.COM

Castle Gardens Council – Meeting – Minutes

Date: April 7, 2026

Attendees: Cherianna Brown Phillips (President), Mary Owji (Vice President), Johanne Raymond (Treasurer), Sharon Thompson (Secretary), Michel Lacroix (Maintenance), Marva Farquharson (Activities), Camille Masse (Security), Trisha Soman (RMG)

Buildings: 1, 2, 3, 5, 6, 8, 14, 15

Absentees: N/A

Buildings: 4, 7, 9, 10, 11, 12, 16, 17

Recorder: Sharon Thompson

Agenda/Item	Issue	Discussion/Recommendation	Responsibility	By Date
Call to Order/Roll call		Meeting called to order @ 7:11 PM, quorum established	Chair	
President	Opening remarks	Cherianna introduced our 2 guest speakers: Ryan Lohnes Lauderhill Police Department 954-410-3766 rlohnes@lauderhill-fl.gov For one month there will be added police presence patrolling from 10 PM – 4 AM. New speed stops will	Cherianna	

Agenda/Item	Issue	Discussion/Recommendation	Responsibility	By Date
		<p>be added on 22nd corner and 21st Street. Individuals cell phone videos can be submitted as evidence. Offered overall, great advice to the group.</p> <p>Tamara Nembhard Olivier Security 954-278-1676 (Rover car) marc@olivierprotectionservices.com</p> <p>Tamara provided the latest update on community related issues. Posters will be created with all this info and placed on the bulletin boards of all buildings.</p>	Trisha	
Review of Minutes		Minutes approved, motioned by Harvey, seconded by Patrice	Sharon	
Treasurer's Report	Update	<p>Johanne provided her monthly update, however, did not have the March financials as of this meeting.</p> <p>TD Bank balance: \$91,963.97 - Checking: \$40,999.81 - Entertainment: \$14,039.73 - Reserve: \$10,445.74 - CD: \$26,478.69</p> <p>Truist Bank balance: \$7,207.52 - Checking: \$3,353.52 - Reserve: \$3,854.00 - Visa: \$739.99</p>	Johanne	

Agenda/Item	Issue	Discussion/Recommendation	Responsibility	By Date
		<p>Payments were received by all buildings except #10 # 5... \$42,432.00 in arrears # 9... \$39,528.00 in arrears # 10... \$26,608.00 in arrears</p> <p>Legal Update:</p> <p><u>Castle 5:</u> e-filed on 20.2.2026 - Building served on March 04, with 20 days response requirement - March 24th request for an extension by their lawyer Michael Gomez due to illness. Deadline extended to April 15th 2026.</p> <p><u>Castle 9:</u> e-filed on 22.1.2026 - Building served on March 06th with 20 days response requirement. Counsel Brian Maroto, Becker & Poliakoff. - They filed a motion to dismiss on March 26th, reply in opposition 27.3.2026 stating breach of contract (obligation to pay) and damages. Notice of hearing Wednesday April 15th @ 9 AM Judge Steven DeLuca, Johanne to attend via ZOOM</p> <p><u>Castle 10:</u> - Yet to be served</p> <p><u>House:</u> - There is a balance owed from July 23rd to present</p>		

Agenda/Item	Issue	Discussion/Recommendation	Responsibility	By Date
		<p><u>Water Leak:</u> Builders of America provided a quote for the upstairs washrooms, to replace the whole line \$13,500.00. Currently there is a temporary fix, so choosing to delay the permanent fix until the fall, due to the high costs of repair.</p> <p><u>AC Units:</u> 1st floor Gyms and lobby area will be fixed with the installation of the new panel. Hill York has identified issues with the chemical controls and the cooling tower.</p> <p>Mike suggests we sign the contract for our AC servicing needs, and they can then provide us with a list of all our outstanding issues.</p> <p><u>Upcoming major projects:</u></p> <ol style="list-style-type: none"> 1. Pool #1 has a slow leak and still needs resurfacing, approx. 30K, need a quote. Lauderhill East has an individual we could approach, Bruno. 2. Guardian to replace all the plastic caps at all 3 pools. 3. Suggested we store away the new sets of tables and chairs for the summer, as they are already showing signs of “bubbling”, due to the heat. Trisha to look into any warranty protection that we may have. 		

Agenda/Item	Issue	Discussion/Recommendation	Responsibility	By Date
		<p>4. Tarps, all the pools tarps are weakening and may not last until the next high windstorms. Trisha will look into whether they fall under any Clubhouse insurance coverage.</p> <p>5. PICNIC tables.... all the tables need to be replaced, cannot withstand any more repairs</p> <p>6. Asphalt repairs, several repairs are necessary in the various parking lots.</p> <p>Mike indicated that next year Valentine's Day and the Super Bowl are on the same day. Could be a conflict, some creative planning will be necessary.</p>	Trisha	
Activities Report	Update	<p>Easter party was a success</p> <p>Next event: May 09th , Mother's Day and Fashion Show</p>	Marva	
Security Report	Update	<ul style="list-style-type: none"> - New contract has been signed on March 12/2026 for one year. - Presentation from Olivier Security 	Cam	
RMG Report	Update	<ul style="list-style-type: none"> - Elevator Door Locking System back on - February financials are available, and future financials will be posted in the monthly Newsletter going forward - Working on March financials - Recommended that we create a website for the Castle Gardens Clubhouse - AC Service Contract to be signed - Pool contract has been signed 	Trisha	

Agenda/Item	Issue	Discussion/Recommendation	Responsibility	By Date
		- Trisha thanked the Canadians and in particular Mike for all his efforts throughout the season.		
New Business		N/A		
Questions from the Floor				
Adjournment Next Meeting		Meeting adjourned @ 8:30 PM Motioned by Patrice and seconded by Terry	All	