



**CASTLE GARDENS
EXECUTIVE COUNCIL, INC.**

NEWSLETTER

**JULY 2026
VOLUME 7**

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MEETINGS TO ATTEND

- | | |
|-----------------------------|-------------------|
| • EXECUTIVE BOARD MEETING | 07/08/2026 |
| • EXECUTIVE COUNCIL MEETING | 07/14/2026 |

UPCOMING EVENTS

- | | |
|----------------------------|-------------------|
| • CLUBHOUSE POOLSIDE PARTY | 07/04/2026 |
| • BHP MOBILE UNIT | 07/11/2026 |
| • TRANSAMERICA EVENT | 07/16/2026 |

THE PRESIDENT'S MESSAGE JULY 2026



CHERIANNA BROWN EXECUTIVE PRESIDENT OF THE CLUBHOUSE BOARD OF DIRECTORS

Hello Neighbors,

July is here – a month of long, sun drenched days and front porch moments. While the world keeps spinning fast, this is a gentle reminder to slow down and tend to what matters most: your peace, your rhythm, your comfort.

Life doesn't have to be loud to be full. You have already learned the quiet truths, that independence is not about doing everything alone, but about knowing what you need and honoring it. Whether it is enjoying a still morning with your favorite mug, those are, act of strength.

Let this month be a soft reset. Reconnect with small joys, a garden in bloom, a well-loved book, a phone call with someone who just gets it. You have earned the right to live on your terms – calmly, comfortably and with grace.

Here's to staying rooted, even when the wind picks up speed. Wishing you a July filled with light, laughter, and the kind of comfort that comes from within. No matter what is happening around us, we carry our own calm, and together, even in quiet ways, we keep building a community where everyone feels at home.

We are celebrating together this year with our annual July 4th, 2026, barbeque – a chance to share stories, savor tasty food, and enjoy each other's company in the summer. Yes, our very own DJ Alfred will be spinning some classic tunes to keep the mood light and the memories flowing on July 4th, 2026 @ 5:00 Pm – Poolside # 2. Come on out and share in the good vibes.

It is more than a cookout; it is a reminder that while we value independence, we also cherish this community we have built. Hope you will join us for some easy laughter, music, and even better company. Hoping that you have already reserved your space. See you there!

Stay well, stay strong and above all – stay you.

With warmth

Peace & Love

Cherianna



Happy Birthday - Yolande C., Shelia Gordon, Esther Burgos and all others having birthday this month. Wishing you all a Beautiful Celebration Month

CASTLE GARDENS EXECUTIVE COUNCIL, INC.

4850 NW 22nd Ct, Lauderdale, FL 33313

Phone: 954-733-6030



JUNE 2026 ACTIVITIES PICTURE





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

Broward HealthPoint



Our mobile health units travel throughout our community to deliver preventive healthcare services to easily accessible locations.

OUR MOBILE HEALTH UNIT SERVICES INCLUDE:

- Primary Care
- Health Screenings
- HIV Prevention and Education
- Medical Care
- Referrals
- Resources and Health Information

**BRINGING QUALITY
MEDICAL CARE TO YOU!**

Saturday, July 11th | 8:30AM - 2:30PM

Castle Gardens

4881 N.W. 22nd Street, Lauderdale, Florida 33313



BrowardHealthPoint.org

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



JULY 2026



Clubhouse
Weekend Hours
Sat 10am-10pm
Sun 10am-8pm

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Games Night - Every Wednesday @ 4 - 7 pm	2 Aldi / Walmart & Broward Meat @ 10 am Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	3 Independence Day (Observed)	4 Independence Day Clubhouse Event - Poolside Party @ 5 pm
5 Reserved - Rm 2 & 3	6 Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	7 Publix @ 10 am	8 Executive Board Meeting @ 4 pm Games Night - Every Wednesday @ 4 - 7 pm	9 Walmart (Sunrise) @ 10 am Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	10 Lauderhill Fish & Meat @ 10 am	11 Broward Health P. Mobile Unit @ 8:30 am to 2:30 pm Rental - Auditorium
12 Reserved - Rm 2 & 3	13 Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	14 Publix @ 10 am Executive Council Meeting @ 7 pm	15 Games Night - Every Wednesday @ 4 - 7 pm	16 Transamerica Insurance Lecture @ 2:30 pm Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	17 Aldi / Walmart & Broward Meat @ 10 am	18 Rental - Auditorium
19 Reserved - Rm 2 & 3	20 Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	21 Publix @ 10 am	22 Games Night - Every Wednesday @ 4 - 7 pm	23 Walmart (Sunrise) @ 10 am Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	24 Lauderhill Fish & Meat @ 10 am	25
26 Reserved - Rm 2 & 3	27 Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	28 Publix @ 10 am	29 Games Night - Every Wednesday @ 4 - 7 pm	30 Get Active - Gym Style @ 4 pm & Bowling @ 5 pm	31 Aldi / Walmart & Broward Meat @ 10 am	

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

YOU PLAN FOR EVERYTHING.

Let's plan for peace of mind. ♡

FREE INFORMATIONAL PRESENTATION

FINAL EXPENSE LIFE INSURANCE

Learn how life insurance can help protect your loved ones and help cover final expenses.



DATE:
**JULY 16,
2026**



TIME:
2:30 PM

PRESENTED BY:

Sade Ffrench

LIFE INSURANCE SPECIALIST



TRANSAMERICA

Let's Connect!



954-649-6676



sade.ffmpeg@transamerica.com



LICENSE NUMBER
P211336

This Presentation Will Cover:

- ✓ What is Final Expense Insurance?
- ✓ How to protect your family from funeral and burial costs
- ✓ Options available for seniors, including IUL with Living Benefits
- ✓ Questions and Answers



Come learn about affordable options that can help provide peace of mind for you and your loved ones.

Everyone is Welcome!

JOIN US AT



CASTLE GARDENS CLUBHOUSE

4850 NW 22nd Court, Lauderdale, FL 33313



WE LOOK FORWARD TO SEEING YOU THERE!

CLASSIFIED ADS

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

FOR SALE: Spacious Furnished 1 bedroom, 1.5 bathroom with gorgeous LAKEVIEW in Building 11. New tankless heater. \$94,900. For inquiries call: 954-600-9801 (Exp. 07/2026)

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. 07/2026)

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 Lauderhill 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>



COLDWELL BANKER
SPLendor REALTY

(Exp.08/2026)

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. 07/2026)

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. 07/2026)



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

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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 spend 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 Lauderhill 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: May 12, 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: 1,2,3,5,6,10,12,14,15

Absentees: N/A

Buildings: 4,7,8,9,11,16,17

Recorder: Sharon Thompson

Agenda/Item	Issue	Discussion/Recommendation	Responsibility	By Date
Call to Order/Roll call		Meeting called to order @ 7:03 PM, quorum established	Chair	
President	Opening remarks	Nothing to report	Cherianna	
Review of Minutes		Minutes approved, motioned by Diane, seconded by Patrice	Sharon	

Agenda/Item	Issue	Discussion/Recommendation	Responsibility	By Date
		<u>Arrears and legal update:</u> Building 9 - paid \$9,000 towards arrears since September 2025. The case was referred to mediation by judge de Luca on April 15th, 2026, to attempt to resolve the situation outside of the courtroom. Both parties attended mediation on May 11th, 2026. The outcome is a solid repayment agreement agreed to by both parties. Building 5 - paid \$8,508 towards arrears since September 2025. The case is also referred to mediation and is scheduled for June 17th at 1:30 pm. Building 10 - paid \$15,000 in maintenance since September 2025 (3 checks of \$5,000) They owed \$17,024 for that period so nothing has been applied against arrears... Increase of \$2,000 to the arrears. They did not respond to the lawsuit served on April 17th within the 20-day timeline. Default against building 10 entered by our lawyer on May 11, 2026. Notice of hearing has been scheduled for May 20th at 11am with Judge de Luca. House on 47th Terrace - no update - Renaissance Property Management agreed to send a follow-up letter. They owe \$2,292.00, no legal follow-up will happen, however will need to discuss relinquishing their privileges. Decision motioned by Shelley and seconded by Terry.	Trisha to F/U	

Agenda/Item	Issue	Discussion/Recommendation	Responsibility	By Date
Response Maintenance Report	Update	AC Units: Hill York serviced all AC units and several issues were found. Mike to review the report and decide on which issues to repair. Pool # 2 leaks... Guardian are going to determine how severe the leaks are and attempt to repair. These costs will be considerably less than the previously quoted Red Rino at 11K. These leaks are also costing us more in chemicals. Elevator Door Lock System is still outstanding Electrical: Garnett replaced a breaker for the AC unit on the first floor Replacing the lights in the various parking lots and pools.	Mike Trisha Staff	
Activities Report	Update	-Mother's Day event was a great success -Weak Internet is causing many issues for Clubhouse activities -Suggested purchasing a dishwasher for the Clubhouse kitchen and 2 new coolers. Coolers approved. -Request for BINGO to return, Marva, Terry and Diane to meet and discuss further.	Marva	
Security Report	Update	-No new incidents to report -Speed cameras were installed but no feedback has been provided. -No indications of improvements, Cam encouraged owners to observe and give feedback.	Cam	

Agenda/Item	Issue	Discussion/Recommendation	Responsibility	By Date
		-Reported an issue with checking the “side” doors of all the buildings, front entrances are being checked. -Cam is going to request that all of Olivier’s staff scan in and out of their shifts at the Clubhouse. -also requesting a “detailed report” of any and all incidents.		
RMG Report	Update	-Web site demo shown to Council. Future Newsletters will be posted on websites, social activities, as well as messaging to owners about Council meeting times and dates. -Follow up on the House owing fees -Review of the AC report -Coordinate the Elevator Door Lock -Coordinate with an accountant for our financials	Trisha Trisha Trisha	ASAP ASAP
New Business		N/A		
Questions from the Floor		Complaint from the audience... Owners more and more are concerned about the irresponsibility of our pet owners not picking up after their dogs. Please people be more diligent.	All	
Adjournment Next Meeting		Meeting adjourned @ 8:11 PM Motioned by Diane, seconded by Patrice Next Council meeting is June 9 th @ 7:00 PM	All	