

June 16, 2025

Dear Casa del Mar Homeowner,

June has arrived and is finally bringing us some warmer temperatures, but we also know what lies ahead in July! We are thankful for the moisture we have received and are now enjoying steady Gulf breezes that make it so nice to be on the Island this time of the year.

I would first like to inform you that after 16 years of dedicated service, Marilyn Cooper, your General Manager, has resigned from Casa del Mar. This is very unfortunate for all of the Casa del Mar owners & staff, as she has been such a tremendous asset to the Casa team for so many years. She will be sorely missed by many of us. We wish her all the best as she navigates through this big life change. Therefore, as of June 9, 2025, I will be acting General Manager for Casa del Mar HOA and the Casa del Mar Rental Association.

As has been reported in previous newsletters, Resort Group's contract will terminate on October 31, 2025, and after 35+ years of serving Casa del Mar as the management company, we will not be seeking to extend beyond that date. The HOA Property Management Committee is currently vetting new property management companies to take over on November 1, 2025, and to that end, they are on schedule to have recommendations to the board by their target date of July 31, 2025. Over the next few weeks, they will be reviewing proposals and selecting 2 companies: one as a front runner and the second as a back-up. They have had 9 of the 15 companies contacted show interest in managing Casa del Mar. If you see any of these committee members, please thank them for their efforts and diligence.

As always, we are working hard to keep the hallways and common areas clean and looking pretty. We recently had all the bleach stains repaired again and the carpets commercially cleaned. Please remind the people taking care of your unit not to leave their supplies, linens and bags of trash in the hallways. Certain supplies have left unsightly bleach stains on the carpets and leaky trash leaves stains and odors. We also want to remind owners that white-backed curtains are required, and that no signs or decorations are allowed in the windows. Please check your unit and make sure you are compliant with the Association regulations.

As many of you are aware, June 1st is the beginning of storm season. We have updated our procedures now and will be as prepared as possible. However, we have learned no storm is the same and no amount of preparation covers everything that can happen. We will be business as usual until the city calls for evacuation. At that time, we will make every effort to update owners via Constant Contact prior to a storm. Updates will be sent after a storm as soon as we are back on property.

Enclosed you will find the fourth of your five \$680 insurance premium installments. This installment payment is due no later than July 1st. As a reminder, please be prepared to expect one more future invoice for \$680 which will be due September 1st. If you are still paying by check, please make a separate check/payment for insurance as these funds go into a separate account and please note the unit number on your check.

We hope you all have a great rest of June and a safe and wonderful Independence Day.

Sincerely,

Tom Simmins
Interim General Manager
Resort Group, Inc.