FEBRUARY 2026

CASA COASTER

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Inaugural golf tourney to highlight season of events

The social committee had a busy January, planning both crowd favorites and first-time gatherings.

At its January 26 meeting, committee members touted the success of a bingo night that followed the association's annual meeting. Players there asked for more regular game nights, and the group planned one for March 30, at which three owners will serve the Jewish comfort food kugel as a pre-Passover enticement.

The committee scheduled an Italian movie night on the promenade featuring "Under the Tuscan Sun," a 2003 film starring Diane Lane about a brutal divorce and good pasta. They planned a spring cookout on the pool deck, trivia night at NYPD Pizza and a BYOB cocktail party in mid-February. The group decided to continue an informal "Mingle Around the Pool" series the last Thursday each month.

Over thirty residents signed up for the Casa Costa Classic, an inaugural golf scramble being formed.

With an annual budget of $1.49 per resident, the social committee sells tickets to cover its event costs. In the past, the group has used the funds sponsored by the board to buy an inflatable screen and barbecue grill. *CC*



PSST, YOU'RE ON MUTE: By an overwhelming margin, Casa Costa's owners reelected Jake Harrington and Susan St. John to the board at Casa Costa's Annual Meeting. New Florida laws require the association to record any meeting that includes a video conferencing option and then to post the file online. Shown above, the incumbents awaited the vote tally while Treasurer Ron Hirsch, center, enjoys the thrill of a condo election where he already knows he's safe for another year. At an organizational meeting that followed the election, the board appointed the same slate of officers that served last year.

Program launches to lend a hand

John Battista of the north tower got an idea after a January snowstorm left his Connecticut home in need of snow removal. He was in Florida and reached out to his homeowners association up north. They'd already found a volunteer to assist. He thought: why not here?

"I've found Casa Costa residents to be so generous," he said. "So if the social committee can be the go-between when someone needs help with a ride or moving furniture, I'm hopeful we can always find a helping hand." *CC*

Neighbors Helping Neighbors

INSIDE

BAKING A MASHUP
Mr. B follows his nose downstairs to meet the ladies mixing it up. **A6**

OPINION

Inspiration from the archive

BY J.T. HARRINGTON

At a recent board meeting, an owner wisely suggested that we look to the past for gardening and design inspiration to guide our new landscapers and the grounds committee. After all, for all the corners we're discovering that the builders cut, they poured millions into landscape architects, flora and fauna.

A tipster pointed the *Casa Coaster* to a series of YouTube videos that a realtor uploaded thirteen years ago to promote the property. These include a tour of the pool deck, shots from a high-floor terrace and a building model from the sales gallery.

The 2013 amenity deck shots show a lush greenscape surrounding the pools, hot tub and seating area outside the club room. Many of the trees the builder selected were attractive but misguided choices, as palm roots destroyed waterproofing and leaves from mahogany-type shade trees clogged pool filters. Poor decisions followed in subsequent years, as landscapers planted dense cocoplum hedges that provide no shade but its fruit is popular among iguanas.

Details of the architectural model are notable for what ended up being built and what is left out. We got a hulking gazebo but no fountain or seating by the pond.

These early images offer a template of desirable features – shaded areas and ample seating – while also reminding us that landscaping chosen to sell condos isn't always wise in the long run. *CC*



YOUTUBE @JOELGREENE5089

WELCOME TO THE JUNGLE:

In 2013, palm trees and mahogany-style shade trees hung over pool deck loungers from planter boxes on both sides of the lap pool. Some were replaced with cocoplum hedges after the original landscaping tore up the foundation and clogged the pool filters.

A lush assortment of greenery provided shade to seating outside of the club room.



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OPINION



A video shows an architectural model created to scale from foam board in Casa Costa's 2013 sales gallery. The original design included a meandering sidewalk connecting two decks with pondside seating and a fountain in the center. Then northeast area intended for tables and chairs is today littered with bulk trash. No gazebo was planned for the middle of the pool deck.



Thinking about a home improvement project?

But don't know what's involved or where to start? Maybe you already know what you want but are just dreading the process?

Consider hiring an independent project manager to handle the job for you. Why?

Good contractors are busy, which means they can pick and choose which jobs they take on.

Working in a large condo building adds a host of logistical issues to an already complicated process – parking, deliveries, elevators, limited work hours, building rules and much more.

These kinds of headaches often result in tradespeople adding a hidden charge to your bill (known in the industry as a PITA tax).

An on-site project manager solves these problems and makes the whole process easier for everyone, while limiting disruptions for other residents.

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As a homeowner, you need an advocate – a point person in between you and the GC, the architect, the subcontractors, the property manager, city hall and the building supply sales associates (who are trying to hit their quotas).

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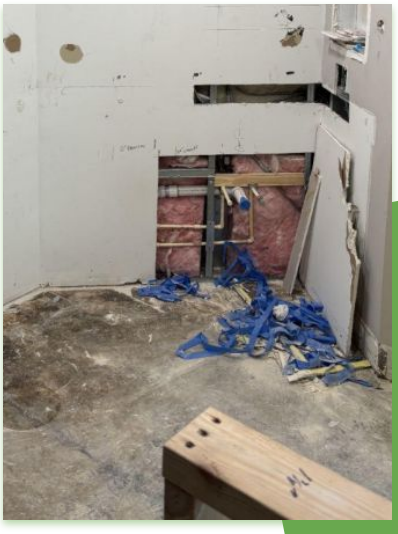

In 2025, a leaky shower in the south tower became a disaster – absconding contractors, permit violations, fines from the city and the loss of a primary bathroom for months.

Then the unit owner found CCBS, who helped them vet a qualified contractor, met with the city to expedite the permit process and appeal the violations, and oversaw every phase of construction to help turn a nightmare scenario into a dream bathroom.

Steven Mills, Principal
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MR. B'S NEIGHBORHOOD

A DELICIOUS BLEND OF CULTURES AND COMMUNITY

A fresh and welcoming spirit permeates The Mixer Cafe, now under the ownership of Ayşe Çenberci and Regina Taylan. The two women whose shared dream has transformed the space into a true neighborhood gathering place.



The Mixer Cafe is open Tuesday to Sunday from 7:30 a.m. to 3 p.m.

The bakery's new name reflects the duo's partnership and vision. "We wanted a name that shows who we are," Regina told me. "The Mixer Cafe represents the blend of cultures – Brazilian, Turkish and French – that inspire our food and our lives." That blend is evident throughout the menu, which offers breakfast and lunch dishes drawn from all three traditions, creating something both familiar and delightfully new.

For Ayşe, baking is deeply personal. Raised in Turkey, she spent years baking at home for family celebrations and everyday moments. "Baking has always been part of my life," she said. "What I made for my family, I now get to share with the community here." With a degree in economics and years of business experience, Ayse balances the warmth of the kitchen with the structure needed to keep the bakery running smoothly.

Regina, originally from Brazil, has lived in the United States for 27 years and worked in education while raising her two children. She met Ayşe through their kids' school. Owning a bakery, she says, has always been a dream. "When I want something – when I have a dream – I fight for it," Regina shared. "That's how this bakery was born." She loves talking with customers and believes strongly in creating a clean, comfortable environment where everyone feels at ease.



That vision came to life recently when a customer ordered a coffee and spent an hour at a table, working on her computer. "That moment made us so happy," Regina said. "We want people to feel comfortable staying – working, talking, or just relaxing with friends."

Looking ahead, the women are excited about what's next. New menu items are on the way, including beef and chicken empanadas and Coxinha, famous chicken balls inspired by Regina's Brazilian roots, along with healthier options and morning smoothies. They have also applied for a beer and wine permit and hope to introduce a happy hour with music, creating another opportunity for neighbors to gather and socialize.

The journey hasn't been without challenges. "At first it was hard, learning how to work together," Regina admitted. "But now there's a rhythm to our days, and we learn something new every day."

As Ayşe reflects on her journey, she shares a guiding belief that runs deep in her heart: "The most beautiful thing I've learned is no matter where we are or what kind of work we do, sincerity, effort and love speak the same language. I keep speaking that language and spreading that warmth."

With passion, perseverance and a shared belief in community, Ayşe and Regina are confident the bakery will thrive. Regina put it simply: "The Mixer Cafe will just keep getting better and better." CC

Under pressure: Owners support plumbing fixes

An email in late January invited owners to pay at least $1,000 each for a vendor to replace a piece of plumbing in their units that many were unaware existed. The email didn't include the link to opt-in to the program, and dozens of owners contacted KW on a Friday night to make sure they were included. At our press deadline, more than 100 had already signed up.

Pressure regulating valves designed to control water flow are placed throughout Casa Costa's interconnected system, including within most units. With some PRVs failing and most beyond their useful life, the board is considering options including mandatory inspections and coordinated replacements. *CC*

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Rhonda Gordon, Director of Volunteer and Outreach Services
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CASA COASTER

Volume V, Issue Two

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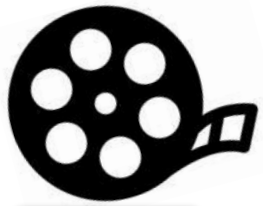
COCKTAIL PARTY
WED, FEB 11



TRIVIA & NYPD PIZZA
WED, FEB 18



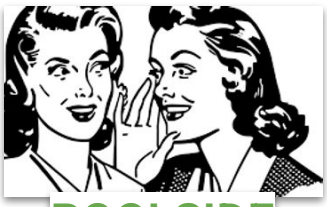
POOLSIDE MINGLE
THU, FEB 26



ITALIAN MOVIE NIGHT
SAT, MAR 7



SPRING BARBECUE
SUN, MAR 15



POOLSIDE MINGLE
THU, MAR 26

CASA COSTA CLASSIC 2026

DETAILS COMING SOON



KUGEL & BINGO
MON, MAR 30