



# Kings Gate

February 2025  
VOLUME 3, ISSUE 2



## ADMINISTRATIVE OFFICES

Monday - Friday 9:00 a.m. - 4:30 p.m.

(Closed for lunch 12:00-12:30)

941-625-8245

**Property Manager:** Naoma Bush ..... (941) 889-6613  
nbush@castlegroup.com

**Lifestyle Director:** Alicia Jolicoeur ..... (941) 764-1282  
ajolicoeur@castlegroup.com

**Receptionist:** Chevy Means ..... (941) 625-8245  
cmeans@castlegroup.com

**Covenants Coordinator:** Ashley Greek ..... (941) 210-6301  
ashley.greek@castlegroup.com

**Maintenance Technician:** Juston Markham ..... (941) 210-6301  
jmarkham@castlegroup.com

**Billing Inquiries - Castle Group Mngt:** ..... (800) 337-5850

**Town Square Portal:** <https://app.townsq.io>

**The Lion's Den Restaurant:** ..... (941) 625-0680

**Golf Course Pro Shop:** ..... (941) 625-0680

**After Hours and Billing Inquiries:** ..... (800) 337-5850

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## Board of Directors for Homes



John Spradlin



Kim Brock



Frank Bednaz



Steve Sloan

### Message from your HOA president, Cheryl O'Donnell



Cheryl O'Donnell

It is always exciting to anticipate what the New Year may bring. Our HOA Board will now include seven members. This will be an opportunity to diversify responsibilities while keeping ahead of the many challenges of maintaining our community and infrastructure.

TownSq, our Kings Gate newsletter, and Kings Gate Korner are doing a great job of keeping the residents informed of current and new activities, as well as covering interesting events in the area. The Communication Team volunteered to develop and write the monthly newsletter. The HOA Board agreed to this decision. Our new Lifestyle Director, Alicia Jolicoeur, works with the team and provides a list of events that are coming up along with any other pertinent information which should be included.

The newsletter includes information about HOA activities, group activities and the Lion's Den. The team works hard to keep the newsletter interesting and up to date. Like anything else in life, sometimes errors can occur. The newsletter must be finalized by the 10<sup>th</sup> of the preceding month, and sometimes dates or events may change.

The team is always looking for assistance in writing articles. If you are involved in an activity or volunteer work which you think other residents might enjoy, please call either Mary Williams (941-376-0563) or Evelyn Ruff (941-276-5146).

*(Continued on page 4 ... see O'Donnell)*

## Villas Board of Directors



Pam Clement



Marge Ellwein



Dawn Kenney

### Villa Board President's Message, Pamela Clement

Dear Kings Gate Villa Neighbors,

I hope this message finds you well. As we move into 2025, I wanted to take a moment and provide you with some updates and reminders about our community.

**1. Well and Pump Project:** The well and pump project is finally completed, and you may have noticed if you live near the ponds on hole ten, they are now full! Good news, the project was less than originally anticipated, and Benderson Development will be paying half of the 23K bid, which is in accordance to our CCR's on pages 18 and 19 of our documents.

**2. Special Assessment Refund:** All owners who paid the Special Assessment due to the hurricane will be getting the last of their refund of \$996.00. This money will be placed into your account and can be used for future assessments, or you can contact the office staff and let them know to cut you a check. The original amount was \$4,996.00, which was earmarked for deductibles, and since we did not need to tap into that fund, it is going back to the ones who paid.

**3. Mulch and power washing:** We will start the bid process for our mulch and power washing. Once the vendor is chosen, we will let everyone know the schedule. Keep in mind, if you painted your driveway you will not be included in the power washing.

**4. Feedback and Communication:** We value your input and welcome any suggestions you may have. Please reach out to me at the email below or Vice President/Treasurer, Dawn Kenney at [joandjett@comcast.com](mailto:joandjett@comcast.com) or Vice President/Secretary, Marge Ellwein at [margeellwein1@verizon.net](mailto:margeellwein1@verizon.net).

**5. ACC Approval:** Please submit requests for any yard ornaments, lighting, plant replacements, patio installation, etc. and submit it to the Architectural Control Committee for approval. Including plot plans, photos or drawings will help. Keep in mind, without the needed documentation it could delay your permit. Thank you for your continued cooperation in making our community a wonderful place to live. Together we can maintain the beauty and harmony of Kings Gate. Warm regards,

Pamela Clement [Pclement919@gmail.com](mailto:Pclement919@gmail.com) 636-577-2069

(O'Donnell ..... from page 3)

The team does their best to include all groups featuring different organizations each month. It is the responsibility of the group leader to notify either Alicia, Mary or Evelyn if your group information has changed or is incorrect.

Please reach out and thank our volunteers who dedicate many hours to improving communication and help to make Kings Gate a great place to live.

The safety of our residents and guests is a primary concern for all of us. Please adhere to all traffic signage, including making a complete stop at all stop signs, obeying the speed limit of 18 mph, and watching out for walkers, cyclists and golf carts. According to Florida law only licensed drivers, 16 or older, can drive a golf cart. The golf course cart paths are only for registered golfers.

Please park your vehicles in your driveway or garage if possible. It is imperative that there is always room for emergency vehicles to travel down our roads. Do not park on the road directly across from another vehicle, leaving only a narrow passageway. Instruct any outside companies working on your property accordingly.

Looking forward to a safe, fun-filled and fulfilling New Year. Be kind to each other.

Cheryl O'Donnell

**Teamwork makes things  
happen!**

### Helpful numbers

Envera..... (877) 936-8372  
GAEA Landscape..... (941) 916-0903  
Waste Management..... (941) 629-1106  
Comcast .....(800) 266-2278  
Charlotte County Utilit....(941) 764-4300  
Emergency After Hours...(800) 337-5850

### Board Certification is Required to hold HOA office



Did you know your board of directors is required to complete a state training to become "board certified"? Florida Statutes provides that newly-elected directors must complete a four-hour state-approved educational curriculum within 90 days of election or appointment. Existing directors must complete

education requirements by June 30, 2025 if not already certified. Directors are required to complete at least four hours of continuing education training annually.

The purpose of the classes is to provide directors a solid foundation in HOA governance rather than offer an extensive coverage of all aspects of board of directors duties.

In addition to the training, according to Pro License Florida, "New directors must also certify in writing he or she has read the governing documents, that he or she will advocate the rules and policies, and he or she will faithfully honor his or her fiduciary responsibilities."

Some areas that are covered in the training include community operations, budget and reserves, records access, bids and contracts, financial literacy, transparency and reporting, levying of fines, elections, problem solving and dispute resolution, among other topics.

In addition, according to flsenate.gov, "... community association managers are required to annually complete at least 10 hours of continuing education and biannually complete at least five hours of continuing education that pertains to homeowners' associations, three hours of which must relate to record keeping."

Regarding official records, as of January 1, 2025, associations with 100 or more parcels must maintain a digital copy of specified official records for download on the association's website or through an application on a mobile device. The Communication Team's Kings Gate website, which is in process, will include those documents.

Regarding assessments, the law permits only simple interest, not compound interest, to accrue on assessments and installments on assessments that are not paid when due. Full details of HOA laws and requirements can be found under Florida Statutes 720 or on one of the sites listed below.

*The above information was taken from the Florida State Government website (MyFloridaHouse.gov) regarding Statute 720 Homeowners Associations and/or from the Pro License Florida website.*



## Castle Management



**Naoma Bush, LCAM Property Manager**  
[Nbush@castlegroup.com](mailto:Nbush@castlegroup.com)  
941-889-6613



**Alicia Jolicoeur, Lifestyle Director**  
[ajolicoeur@castlegroup.com](mailto:ajolicoeur@castlegroup.com)  
941-764-1282



**Chevy Means, Receptionist**  
[cmeans@castlegroup.com](mailto:cmeans@castlegroup.com)  
941-625-8245



**Ashley Greek, Covenants Coordinator**  
[Ashley.greek@castlegroup.com](mailto:Ashley.greek@castlegroup.com)  
941-210-6301



**Danielle Castella, Janitorial**



**Juston Markham Maintenance Tech.**  
[jmarkham@castlegroup.com](mailto:jmarkham@castlegroup.com)  
941-210-6301

### Happy Valentine's Day from us to YOU

As we approach Valentine's Day, allow us, your Castle Group staff, to extend a very Happy Valentine's Day to you and your family. Go have fun, do something exciting on this day and enjoy yourself.

Did you know, St. Valentine's Day is an annual festival to celebrate love, friendship and admiration? Every year on February 14 people celebrate this day by sending messages of love and affection, not only to partners, but to family and friends.

And speaking of February, did you know...February is the only month that can pass without a single full moon?

**Happy February!**

**Naoma Bush, LCAM Property Manager**

## Lion's Den and Kings Gate Golf Club



**Lea Warner, General Manager**  
[lwarn@hampton.golf](mailto:lwarn@hampton.golf)  
941-625-0680 Ext. 852



**Patrick Becker, Executive Chef**  
[pbecker@hampton.golf](mailto:pbecker@hampton.golf)



**Nick Argentiero, Food & Beverage Manager**

### Save the Date!

**CAN-AM**

SATURDAY, MARCH 8  
2PM SHOTGUN START

Join fellow Members for our CAN-AM golf event!

18-Hole  
Awards and goodies for everyone.

DINNER TO FOLLOW  
GARDEN SALAD AND ASSORTED DRESSINGS  
CARVED TURKEY BREAST | MASHED POTATOES & GRAVY  
STUFFING | MAPLE ROSEMARY PORK LOIN  
BROWN SUGAR-MAPLE BRUSSELS SPROUTS  
CUPCAKES

**\$5 ENTRY FEE  
AND \$20 FOOD**  
\$20 food is inclusive.

*Kings Gate GOLF CLUB*

Please register in the golf shop: 941-625-6680  
[kingsgategolfclub.com](http://kingsgategolfclub.com) | 24000 Hampton Blvd | Port Charlotte, FL 33980

*The Lion's Den and Kings Gate Golf Course are operated under the Hampton Golf Corporation based in Jacksonville, FL. Hampton Golf's Corporate Team has managed more than 50 golf courses.*

# Financials

## Message from the KGHOA Treasurer



This article on our finances may be helpful to Kings Gate residents.

### Just a brief status report this month

For the month ending 11/30/24 report, our cash position declined from \$705K the prior month end to \$553K. This is slightly less than the cash level at the end of September. So you can see that fluctuations occur and are expected. What we constantly monitor is the reason for those changes and that they are correct. Remember, this is a picture on the last day of the fiscal month.

This month’s change was primarily due to timing and taxes. We still have exceptional expenses that need to be paid. The final payment for the replacement of the two pool heaters is \$40K. The final payment on the three AHUs that were replaced is \$20K. Both of these were paid in fiscal December so are not represented in these numbers.

We discussed in the budgeting process and last month that there was a property tax bill that was not budgeted in 2024. We do have it in the 2025 budget. That tax was paid in fiscal November, \$71K.

The cash balance and other metrics alone are not the complete picture. Each month, and almost every day, the treasurer, the Board, Castle, and the finance advisors work to be sure that our finances are “in order.”

Assets		Liabilities	
Cash	\$553,498	Short Term	\$299,668
Reserves	\$827,521	Reserves and Interest	\$827,521
AR	\$129,615	Equity	\$345,249
Other	\$106,243	Other	\$144,439
Total	\$1,616,877	Total	\$1,616,877

Numbers are rounded. Additional details are always available on Townsq under Tools/documents/financials.

John Spradlin, KGHOA Treasurer



# Clubs and Activities

## We Always Welcome New Members From Our Community.

Traced to England in the 13<sup>th</sup> Century, “bowls,” the term for “wooden balls,” is primarily played on grass, although other surfaces are sometimes used. The patenting of the first lawnmower in 1830 in Britain allowed for modern style greens which are often referred to as pitches or grass courts. We are fortunate to have one of a very few grass “pitches” in Southwest Florida.

Modern rules soon developed for the game of Bowls, and the bowling green was divided into parallel playing strips called rinks. In competition, a mat is set and opponents roll their bowls to get close to the Jack, a small white ball that had been rolled to the other end of the rink. The term “Head” is used to describe the area around the Jack. As in other games such as bocce and curling, points are given to the bowls closest to the Jack.

The greatest fun of the game is determining where the bowls will stop. They are not spherical and do not roll straight to their destination!

We encourage you to come to our Bowling Green and watch as our members play on our rinks. Better yet, come and give it a try!



We play Tuesdays and Thursdays at 10 o'clock through the season. You may on Mondays see members playing a game called “Crown.” Team play is reserved for Tuesdays in January to the end of March. Tournaments, lessons and informal practice take place on Thursdays.

Our League colors are gold and white, and you may see jerseys sporting red or blue on our rinks when other clubs, such as Maple Leaf and Sarasota, join us for tournaments.

If you are curious and interested in the game or want to make new friends, our members would be happy to introduce you to Bowls or Lawn Bowling. If you are interested, contact a member or Merv Ott at 905-327-4152.

## Book Club for February



The Kings Gate Book Club welcomes any interested residents to join us on the third Monday of the month from 1:00-2:00 in the Palace Theatre. All you need to do to join is to come to a meeting.

“**The Magnificent Lives of Marjorie Post**,” by Allison Pataki, will be discussed in February. This historical fiction follows the bigger than life journey of cereal heiress and wealthiest woman in America, Marjorie Merriweather Post. A hostess to the rich and famous, her story is full of adventure, philanthropy, advocacy and marked marital challenges.

March's book, “**Here One Moment**” by Liane Moriarty, explores how passengers on an Australian domestic flight deal with in-flight predictions on when and how they will die. Questions such as “can fate be changed?” are central to this book.

If you have questions or would like more information, contact Gail Mears, (603) 481-0877; [gailmears1@gmail.com](mailto:gailmears1@gmail.com).

Happy Reading!

# Clubs and Activities (Continued)

## Line Dancing and Cruising!



The line dancing group headed by Connie Clarner is hosting a **line dance cruise** from November 8-16, 2025. Join Connie and her “Steppin’ Out with Connie” group on the Princess “Majestic” ship and dance

your heart away or just lounge in the ambiance of the ship. No dancing is required—unless you want to! This is the second line dance cruise Connie has coordinated for Kings Gate and friends. You do not have to be a line dancer to get the special discounted group rate. To get more information, see Connie during one of the Monday, 10 a.m. line dance classes in the ballroom or contact her at: cclarner47@hotmail.com or text 815-751-8306.

## Crafty Ladies



Do you enjoy creating arts and crafts for your family, friends, neighbors and yourself? Then Crafty Ladies would like to invite you to come spend time with this

welcoming group. Our group enjoys a variety of projects such as knitting, crocheting, quilting, sewing, diamond dots, cross stitch and many art and craft projects. We love sharing ideas and the completed works with the group. It is rewarding and inspiring to see the beautiful finished results of our efforts!

Bring your projects and creative ideas to share. If you don’t have an arts and craft project started, come and get inspired to start a project, learn a new hobby, get help with an existing project, and make some new friends. Crafty Ladies meet every Monday with the exception of the first Monday of the month between 10:00 a.m. and 12 noon in the Residents’ Room.

For more information, you can contact: **Linda Ashley** at 508-287-0289 or **Gail Edmonds** at 828-553-9684.

## Yoga is Good for the Body and Mind



Yoga is a great exercise for mental and physical benefits for folks of all ages. Yoga is offered in the Palace Theatre on Tuesdays and Thursdays at 9 a.m. It is facilitated by **Gloria Rancourt** who utilizes a video which hosts a professional yoga instructor. According to the Mayo Clinic,

“Yoga offers a range of physical and mental health benefits, including improved flexibility, strength, balance and better posture. And, if you’re going through an illness, recovering from surgery or living with a chronic condition, yoga can become an integral part of your treatment and potentially hasten healing.” Of course, always check with your doctor before starting any new exercise program.

Gloria says, “The body benefits from movement and the mind benefits from stillness. Repetition and holding poses will increase strength.” The Mayo Clinic lists some health issues yoga can help with such as relieving back pain, easing of arthritis symptoms and improved heart health along with providing many additional benefits as well.

Most of the poses can be done standing or sitting in a chair. Yoga can be adapted to suit everyone, making it beneficial for people of all ages and fitness levels. You just have to listen to your body. Gloria emphasizes each person works at a level that is comfortable for them. More information can be obtained by contacting Gloria at 603-860-3723.

## Looking for Writers/Information Gatherers

Do you have a yearning to meet people and learn about your neighbors? We are looking for people who might be interested in writing or gathering information about new residents moving into our community, people who are deserving in the spotlight serving others out in the community, or who can share more information about clubs or activities to which they belong or even have a story of their own to share. If you can help, contact:



**Evelyn Ruff** (eviesgems@gmail.com)

**Mary Williams** (bnmwms1@gmail.com)

**Kim Brock** (Kimbrock21423@gmail.com)



## Kings Gate Resident Volunteer Spotlight



This month's spotlight is on **Matt Ellis**. Matt and his wife have lived in Kings Gate since 2013.

Matt is involved in the "Tunnel to Towers" charity. He collects beer/soda cans (clean ones), so if you

see that big red truck around, throw him a few clean empty cans. He takes them to the scrap yard periodically and donates all proceeds to the charity. Also, he says to check out his back yard during golfing tournaments and have a beer/soda, with proceeds going to Tunnel to Towers.

Tunnel to Towers was created in memory of Stephen Siller, a fireman, who lost his life on 9/11 while helping to save others. Stephen rushed to Ground Zero, running through the Brooklyn-Battery Tunnel, the longest continuous underwater tunnel in the country at more than 1.7 miles, on foot, carrying 60 pounds of firefighting gear, thus the name "Tunnel to Towers." His family wanted to honor him, and they created the non-profit charity of "Tunnel to Towers."

One of the missions of the charity is to eradicate homelessness among our veteran population. Another is to help pay off mortgages of fallen veterans, first responders, police officers and other fallen heroes in the line of duty.

A Village exists in Land O Lakes, FL. called "Let Us Do Good Village." It is a community of mortgage-free homes specifically built with the unique needs of our Fallen First Responder Families, Gold Star Families, military soldiers and other fallen hero families. Also, homes are built to accommodate those who have specific disabilities. In June of 2024 ground was broken in Bradenton, FL. to build a state-of-the-art Veterans Village, which will feature an 84-unit complex along with an additional community of 38 Comfort Homes.

During a recent local incident, Charlotte County Sheriff's Deputy, Sgt. Elio Diaz, was killed in Charlotte County during a routine traffic stop. His family has been referred to Tunnel to Towers to be considered for financial assistance. (Please see related story on how Kings Gate is helping the local family.)

Stephen Siller never showed up for his golf game with his brothers on 9/11, but his family created something positive out of the tragedy of his loss, and they continue to honor him and other fallen heroes.

Tunnel to Towers has a 4-star rating with a charity score of 97% from Charity Navigator, America's largest independent charity evaluator.

If you want to help support this charity, come to the Flamingo Races on Feb 26 and buy some 50/50 tickets to support "Tunnel to Towers." You can also donate direct or give your tax deductible gift to Matt Ellis.



## Donations to Diaz Family

The End of Year dance at Kings Gate with **Tracy Hunter** as the team leader for the event was electric with energy and dance moves. But there was also a mission to help a local fallen hero, Sgt. Elio Diaz, and the event included something far more profound: community and compassion.

The Diaz family recently faced a devastating loss when Sgt. Diaz was shot and killed in the line of duty during a routine traffic stop. The Kings Gate residents decided to rally around the family. They sold raffle tickets, not only at the dance but during a Sunday afternoon football game at the Lion's Den. Combined they raised \$1,600 (\$700 dance and \$900 football Sunday) for the family. During a golf member appreciation Eggnog event, funds were also collected for the family. **Tracy Hunter**, representing Kings Gate, and **Matt Ellis**, who works with the non-profit organization, Tunnel for Towers, presented the check to the Sheriff's Department.

The outpouring of love and support from the Kings Gate community is a testament to the human spirit's capacity for kindness and compassion. It showed that even in the face of tremendous loss, hope and compassion can shine through.

## Welcome New Neighbors



Hi neighbors, our names are **Rob & Deb McLeLand**. We moved into 24184 Buckingham Way in July. We are from the Hoosier State and are looking forward to getting away from the snow and cold by being snow birds to start with.

Deb is a retired labor & delivery registered nurse. Rob still works from home in sales and has been in manufacturing his entire career.

We have three sons and four wonderful grandsons. Rob enjoys handyman work and watching sports. We have an HD tri glide and love to ride. Deb loves to travel, shop and do crafts.

We look forward to meeting everyone and making new friends here at Kings Gate!

### THE WELCOME TEAM....



Welcomes you to the Kingdom! Our group of eager volunteers are ready to welcome you to our community with a welcome bag and to let you know where to turn to find fun and answers. As many homeowners return to the kingdom, we welcome all back and hope you had an enjoyable summer. No more hurricanes please! Should you have any questions about the ACC requirements, warranties, or even what's going on in the Kingdom, just ask us! If you'd like to join our team, free feel to reach out to [welcometokingsgate@gmail.com](mailto:welcometokingsgate@gmail.com), or **Sharon Oliver** at 843-209-3717 (texts happily accepted). See you out there!

*Did you know.....*

The **average temperature** in February is 68F

The **population** of Charlotte County in the 2023 census was 202,233

The **median age** in 33980 is 63.4 years old

There are **twelve (12) parks** nearby

There are over **600 hospital beds** in PC

We are located in **Evacuation Zone C** Yellow

**Four public airports** nearby, Punta Gorda 6.5 miles, Fort Myers 37 miles, Sarasota 41 miles, and Tampa 73 miles/St Pete 74 miles

**Charlotte Harbor** is the second largest natural estuary in Florida



Please let me introduce ourselves. We are **Steve and Liz Shataka**, and we purchased our home at 1808 Nottingham Trail in April, 2024. We both grew up on Long Island (New York). Growing up on an island we both love swimming, boating and fishing, and it was important to us to remain near water in our retirement. We chose Port Charlotte due to this as well as having friends in the area. We especially chose Kings Gate for its location, beautiful grounds and sense of community.

Steve and I are married just two years, having found love again after both being widowed. Steve has two sons and four wonderful grandchildren, and I have one daughter and one son.

You may have seen us riding around Kings Gate on our Harley trike. Please smile and wave, and we promise to do the same!

### Where to find "Stuff to Do!"

There are almost 40 clubs or activities that occur in Kings Gate on a regular basis. The section of the newsletter, "Activities/ Clubs at King Gate," lists days, times and contact persons for each event. TownSq also posts upcoming and re-occurring events. For many activities, one can just show up, and for others, registration may be required. Additional specialty types of groups or clubs, such as Bunco or cards that can only accommodate a certain number of people, occur in individuals' homes.

Another way to stay abreast of events is to see the "Save the Date" section in this newsletter, which is designed to offer a broader calendar for getting things posted on individual calendars. Also see Kings Gate Korner's Facebook page.

And, finally, there is a display of flyers in the clubhouse foyer of upcoming events. So... happy searching for the activities that fit your interests and style. There is something for you for sure!

*Life is good at Kings Gate*

# Activities/Clubs at Kings Gate

## **Bible Study**

A book review of the bible! Bring a bible, notebook, and pencil. Tuesday evenings from 6:30 p.m.-8 p.m. in the Residents' Room. Contact Art Licursi at 941-627-6703

## **Bid Euchre**

Mondays at 6:30 p.m. in the card room. Classes available to learn. Contact Cheryl Drake at 734-558-3735

## **Billiards**

Mondays and Fridays at 11:30 a.m. Contact Dan Strange 812-455-4226

**Bocce League** (Cycles three times a year) League #1 Wednesdays 12:30 p.m., League #2 Fridays 9:30 a.m., Bocce Court  
Contact Cheryl Drake 734-558-3735

## **Book Club**

Third Monday at 1 p.m. Palace Theatre. Contact Gail Mears (603) 481-0877, [gailmears1@gmail.com](mailto:gailmears1@gmail.com)

## **Bingo**

First and third Monday of each month. 6 p.m. Ballroom Contact Barbara McClure 716-465-4692

## **Bridge**

Tuesdays at 1 p.m. in the card room. Contact Phyllis Dahn at 302-270-8004

## **Coffee Time**

First Monday of each month 9 a.m. Residents' Room

## **Corn Hole**

Wednesdays at 1 p.m. in Palace Theatre. Contact Patty Laffertry 708-625-5196

## **Crafty Ladies**

Mondays (except first Monday) in the Residents' Room 10:00 a.m. Contact Linda Ashley at 508-287-0289 or Gail Edmonds at 828-553-9684.

## **Dominoes/Mexican Train**

Wednesdays and Saturdays in the Card Room 12:50. Contact Judy Przybysz at 443 350-5321 or [judy.przybysz@gmail.com](mailto:judy.przybysz@gmail.com)

## **Euchre**

Wednesdays at 6:30 p.m. in the card room. Contact Mary & Karl Ebert at 585-298-1012

**Globe Trotters Travel Club.** Meets the fourth Tuesday of the month, Palace Theatre. Contact Evelyn Ruff 941-276-5146, Kim Brock 513-377-3669, or Mary Williams 941-376-0563

## **Grief Support Group**

Meets every two to four weeks. Location varies each time. To attend, please contact Carol Butera 941-391-5883

**Greeting Card Making** Wednesdays at 9 a.m.—11:a.m. Residents' Room Beth Fuller 218-590-2253 (Seasonal) Fee applies

## **Hand & Foot**

Mondays & Fridays at 1 p.m. in the card room, arrive 10 minutes early at 12:50 p.m. Contact Judy Przybysz at 443-350-5321

## **Hand, Knee, & Foot**

Thursdays at 1 p.m. in the Residents' Room. Contact Nan Cole at 941-786-8848

## **Hand, Knee, Foot, Toe**

All are welcome, beginners & experienced. Thursdays at 1p.m. in the Residents' Room. Contact Nan Cole at 941-786-8848

## **Honor Flight**

Fourth Wednesday of each month at 7 p.m. in the Palace Theatre. Contact Charlie McClure 716-465-4472

## **Kingo**

Second and Fourth Sunday at 6 p.m. in the Residents' Room. Contact Paul Brock at 239-994-9038



**Lawn Bowling**

Tuesdays and Thursdays, 10 a.m. Show up by 9:45. League goes December-March, welcome anytime but must sign up. Contact Merv Ott at 905-327-4152 or mervandCheryl@aol.com

**Line Dancing**

Every Monday at 10 a.m. in the Ballroom. Suggested donation of at least \$3.00

**Mahjong**

Tuesdays 6:30 p.m. & Thursdays 12:30 p.m. in the Card Room. Contact Pat Phillips 856-285-6238

**Men's Horseshoe League**

Practice is from Nov-Dec; League play is from Jan-Apr. Contact Robert Spindler at 617-957-7385 or captainbob19@gmail.com

**Neighbors Helping Neighbors**

Last Friday of the Month 11 a.m. Card Room Contact Cheryl Drake 734-558-3735

**Pickleball Club**

Pickleball club members meet at the Kings Gate Pickleball courts on Mondays, Wednesdays, & Saturdays 8 a.m.-12 p.m. Contact Dennis Gershoff at 401-219-4100

**Poker**

October through April - Fridays from 6:30 p.m.-8:30 p.m. in the Residents' Room. (nickel & dime)

Contact Pauline or Cliff at 941-456-7915

**Poker**

Wednesdays from 1 p.m.-4 p.m. & 7 p.m.-10 p.m. in the Residents' Room. Contact Ray Arcovio at 941-626-6193

**Potluck** First Sunday of the month, 4:30 p.m. to 6:30 p.m. Residents' Room Contact Gloria Rancourt at 603-860-3723

**Sevens From Hell** card game

Tuesdays, Arrive by 12:45, play at 1 p.m. Residents' Room. Contact Irene Adam (941) 380-4955

**Shuffleboard**

Mondays at 2 p.m. Contact Margie Robertson 269-719-5838. No league, just show up to play

**Singles Club** If you're single and would like to meet new friends, join us every second Monday of each month at 7 p.m. in the Residents' Room. (October-May only) Contact Eileen Bott at 201-602-4285

**Social Dancing for Couples**

Thursdays 6-8 Ballroom \$10 fee. Jim & Andrea Carroll 941-276-7412

**Strength Training with Joyce**

Mondays (bands and free weights), Wednesdays (strength training, free weights), Fridays (stations/advanced) Ballroom 8:30 a.m.

Contact Joyce Mignosa 941-979-9412

**Tennis Club**

Tuesdays, Thursdays, & Fridays from 8 a.m. -12 p.m. Meet at the Kings Gate Tennis Courts

**Texas Hold' em**

Thursdays at 6:30 p.m. in the Residents' Room. Contact Roxanne Pino at 609-685-6426

Mondays, Tuesdays, Fridays, & Saturdays at 1 p.m. in the Residents' Room. Contact Everett Wilson at 941-625-0504

**Trivia** Meets second Monday 6 p.m. Ballroom. Contact Rowena Reed 262-902-5889

**Walk Aerobics**

Tuesdays, Thursdays (with stretch bands) both at 10 a.m. Palace Theatre Contact Gloria Rancourt 603-860-3723

**Water Aerobics**

Every Monday - Friday at 9 a.m. year around and 10 a.m./seasonal) pool Jean Sutton 864-420-3146

for seasonal information contact Ann Allen 941-286-2633

**Water Volleyball** Thursdays at 1:30 Gentle, 3 p.m. Advanced. Sundays at 1:30 pool

**Yoga** Tuesdays and Thursdays 9 a.m. Palace Theatre Contact Gloria Rancourt at 603-860-3723

**Note:** If a group to which you belong is missing from this list or you see incorrect information, please contact: Mary Williams at bnmwms1@gmail.com. Heading should state "newsletter activities assistance please." For additional information or to see updated events be sure and check out TownSq for up to date news.

# Save the date: Mark your calendars for upcoming special or one-time events

*(Starred events (\*) are through the **Lion's Den**)*

**Feb 4 CPR Training – Palace Theatre – 1 p.m. – FREE - sign up in office**

**Feb 5 Probate & Estate planning – Palace Theatre – 1 p.m. FREE – sign up in office**

**Feb 6 \*Bargo**

**Feb 9 \*Super Bowl Party**

**Feb 10 Walkathon -sign in at office, meet at clubhouse 7:45 a.m.**

**Feb 14 Valentine's Dance – DJ Vic - \$15  
Dinner available at Lion's Den: 941-625-0680**

**Feb 19 Concert Series (Sounds of Soul) \$33 for individual/ \$80 for all 3.**

**Feb 20 Frankie Valley (Jersey Boy Show) \$15.00**

**Feb 22 \*Nine and Dine**

**Feb 26 Flamingo Races \$3.00**

**Mar 7 Concert Series (Seven Bridges)**

**Mar 8 \*CanAm Golf**

**Mar 15 Community Garage Sales – FREE - sign up in office**

**Mar 15 \*Irish Open**

**Mar 17 St. Patrick's Day Event – DJ Lee - \$15**

**Mar 23 \*Happy Hour Putting**

**Mar 26 Name That Tune - \$10**

**Mar 29 OnSpot Dermatology**

**April 5 \*Nine and Dine**

**April 7 End of Season Party with American Made 2 p.m.—5 p.m. FREE**

**May 3 \*Nine and Dine/Kentucky Derby**

NOTE: Some activities or programs are cycled or are seasonal. This page is intended to help residents plan for upcoming special, or one-time events throughout the year so they do not double-book events in which they are interested. If one is a coordinator of events, this will help to see what is planned in advance. Efforts are made to prevent duplicate dates for events.

Please see calendars or Town Sq for changes. There are additional calendars in the newsletter that more specifically indicate weekly events. Understand changes can occur.

(All dates and events are correct as of this writing but are subject to change.)

## SINGLES CLUB ACTIVITY CALENDAR

**Feb 8** Chi Town Transit (Chicago Tribute band) at Charlotte Performing Art Center

**Mar 2** "My Fair Lady" at Venice Theatre Dinner to follow at local restaurant

**June 5** "Legally Blonde" at Broadway Palm Dinner Theatre

The group gets together each month at a local restaurant. Contact Eileen Bott 201-602-4285 or Carole Rodgers 941-626-4075

## KINGS GATE GLOBE TROTTERS TRAVEL CLUB EXCURSIONS

**2/23/25** Charlotte Chorale – "Do You Remember" \$25

**3/6/25** Strawberry Festival –featuring "The Oak Ridge Boys" \$110 (Bus/admission only \$65)

**3/22/25** Whimzeyland by bus \$95 Bus, tour – lunch on own

**Apr TBD** Annual Globe Trotters Picnic on the water \$2

**4/12/25** Charlotte Chorale – "Around the World in 80 Days" \$25

**May TBD** Rum Bay for lunch (on your own) \$6 water taxi

**Sept 26-Oct 3** Biltmore Estates bus trip \$848 double

Contact Evelyn Ruff (941-276-5146)

## NEW WEBSITE

We are excited to announce that the launch of our new website "www.everythingkingsgate" will be ready for you to utilize the middle of February! Our Communication (Website) Team has been working around the clock for the last several months to deliver an excellent website so you can enjoy the best possible user experience. This website promotes Kings Gate Community - A place to Live, Laugh & Enjoy Life, its 35 plus activities and events, beautiful photos, the Kings Gate Golf Club and our very own Lion's Den Restaurant.



As a resident of Kings Gate, you will have access to upcoming events, local utilities and services, HOA & Board of Directors information, governing documents, various forms and documents, BOD meeting minutes, things to know, newsletters and other community information. Coming soon you will experience a few new features and options.



The communication team, as always, will be searching for ways to enhance your experience with our new website and are open to receiving your feedback on what you like and where you'd like to see improvements.

For all of our tech savvy residents, we have a QR Code that you can scan for easy website access. Just point your camera to the QR Code and with an easy click of a button, it will take you directly to our website - [www.everythingkingsgate](http://www.everythingkingsgate). Just click on the QR code below to get started.



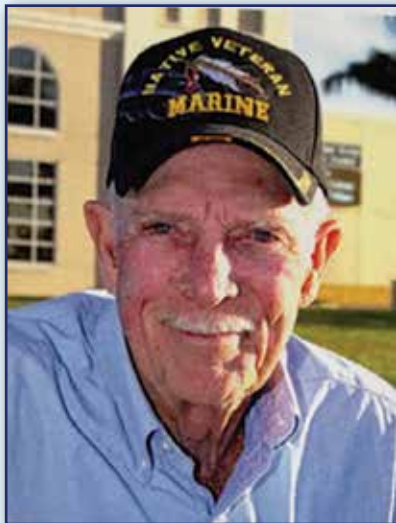
## Resident Suggestions



We are looking for suggestions from residents on what they would like to see in our newsletter

Email suggestions to: [kingsgatenewsletter@gmail.com](mailto:kingsgatenewsletter@gmail.com)





**Chuck Allen**

*Thank you Kings Gate residents for your business for the past 12 years living and working here---GREAT...*

**I am an experienced realtor with 20 years working in Sarasota and Charlotte Counties.**

**SELLING OR BUYING:**

*I am an experienced agent for both sellers and buyers.*

**OBJECTIVE:** *to make your experience as enjoyable and stress free while negotiating the best deal for you. It's all about you...*



**Cell: 941-544-0991**  
**Office: 941-625-3653**  
**chuck.allen@cbsmfl.com**



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Port Charlotte, FL 33948

*Call anytime for FREE Comparative Market Analysis!  
I have competitive commission rates and am anxious to work for you.*

Monthly Calendar

FEBRUARY

2025

SUN	MON	TUE	WED	THUR	FRI	SAT
						1
2	3	4	5	6	7	8
4:30 PM Residents' Potluck (RR)	9:00 AM Coffee Time (RR) 6:00 PM Bingo (BR)	1:00 PM CPR Training - Sign up in Office - FREE Class (PT)	1:00 PM Probate & Estate Planning - Sign up in Office - FREE session (PT) 2:00 PM Activity Meeting (BR)			
9	10	11	12	13	14	15
6:00 PM Kingo (Bingo) (RR)	7:45 AM Walkathon - Sign up in office, meet at Clubhouse 6:00 PM Trivia (BR) 7:00 PM Singles Club (RR)				6:00 PM Valentine Dance - with DJ Vic (BR)	
16	17	18	19	20	21	22
	1:00 PM Book Club (PT) 6:00 PM Bingo (BR)		6:00 PM Concert Series - Sounds of Soul (BR)	7:00 PM Frankie Valley - Jersey Boy Show (BR)		
23	24	25	26	27	28	
6:00 PM Kingo (Bingo) (RR)		1:00 PM Globe Trotters Travel Club (PT)	6:00 PM Flamingo Races (BR) 7:00 PM Honor Flight (PT)		11:00 AM (NHN) Neighbors Helping Neighbors (CR)	
ROOM CODES	BR - Ballroom BC - Bocce Court	CR - Card Room IR - Imperial Room	PT - Palace Theatre PL - Parking Lot	RR - Residents' Room PO - Pool	BDR - Billiard Room TPC - Tennis/Pickleball Courts	HP - Horseshoe Pits LBF - Lawn Bowling Field

NOTE: IF AN EVENT IS NOT LISTED CORRECTLY, PLEASE EMAIL THE CORRECT INFORMATION TO - [bnmmws1@gmail.com](mailto:bnmmws1@gmail.com)

REMOVABLE CALENDAR

# RANDALL ELBAOWER

## Weekly Activity Calendar

# FEBRUARY

# 2025

SUN	MON	TUE	WED	THUR	FRI	SAT
11:00 AM Sunday Scramblers (RR) 1:30 PM Water Volleyball (PO)	8:00 AM-12 PM Pickleball Club (TPC) 8:30 AM Free Weight/Band Class (BR) 9:00 AM Water Aerobics (PO) 10:00 AM Water Aerobics - Seasonal (PO) 10:00 AM Line Dancing (BR) 10:00 AM Arthritis Exercise (PT) 10:00 AM Crafty Ladies- 2nd, 3rd, 4th Mondays only - (RR) 11:30 AM Billiards (BDR) 12:50 PM Hand & Foot (CR) 1:00 PM Texas Holdem (RR) 2:00 PM Shuffleboard (SB) 4:00 - 6:30 PM Food Truck (PL) 6:30 PM Bid Euchre (CR)	8:00 AM -1:00 PM Farm's Market (PL) 8:00 AM -12 PM Tennis Club (TPC) 9:00 AM Water Aerobics (PO) 9:00 AM Yoga (PT) 9:45 AM Lawn Bowling (LBF) 10:00 AM Water Aerobics - Seasonal (PO) 10:00 AM Walk Aerobics (PT) 12:45 PM 7's From Hell (RR) 1:00 PM Bridge (CR) 1:00 PM Texas Holdem (RR) 6:30 PM Bible Study (RR) 6:30 PM Mahjong (CR)	8:00 AM-12 PM Pickleball Club (TPC) 8:30 AM Free Weight Class (BR). 9:00 AM Greeting Card Class (RR) 9:00 AM Water Aerobics (PO) 10:00 AM Water Aerobics - Seasonal (PO) 12:30 PM Bocce League #1 (BC) 12:50 PM Mexican Train (CR) 1:00 PM Corn Hole (PT) 1:00 PM Poker (RR) 6:30 PM Euchre (CR) 7:00 PM Poker (RR)	8:00 AM-12 PM Tennis Club (TPC) 9:00 AM Water Aerobics (PO) 9:00 AM Yoga (PT) 9:45 AM Lawn Bowling (LBF) 10:00 AM Water Aerobics - Seasonal (PO) 10:00 AM Walk Aerobics (PT) 11:00 AM Arthritis Exercise (PT) 12:30 PM Mahjong (CR) 1:00 PM Hand, Knee & Foot (RR) 1:00 PM Hand, Knee, Foot & Toe (RR) 1:30 PM Gentle Water Volleyball (PO) 3:00 PM Advanced Water Volleyball (PO) 6:00 PM Dance Lessons (BR) 6:30 PM Texas Holdem (RR)	8:00 AM -12 PM Tennis Club (TPC) 8:30 AM Circuit Class (BR) 9:00 AM Water Aerobics (PO) 9:30 AM Bocce - League #2 (BC) 10:00 AM Water Aerobics - Seasonal (PO) 11:30 AM Billiards (BDR) 12:50 Hand & Foot (CR) 1:00 PM Texas Holdem (RR) 6:30 PM Poker - Seasonal (RR)	8:00 AM-12 PM Pickleball Club (TPC) 12:50 PM Mexican Train (CR) 1:00 PM Texas Holdem (RR)
ROOM CODES	BR - Ballroom BC - Bocce Court SB - Shuffleboard	CR - Card Room IR - Imperial Room	PT - Palace Theatre PL - Parking Lot	RR - Residents Room PO - Pool	BDR - Billiard Room TPC - Tennis/Pickleball Courts	HP - Horseshoe Pits LBF - Lawn Bowling Field

NOTE: IF AN EVENT IS NOT LISTED CORRECTLY, PLEASE EMAIL THE CORRECT INFORMATION TO - [bmmwm1@gmail.com](mailto:bmmwm1@gmail.com)





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## AUGUSTA

Homesite #4911  
24732 Buckingham Way  
Port Charlotte, FL 33980  
**PRICED AT \$289,000**

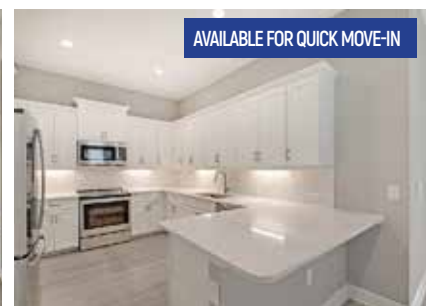
2 BEDS, 2 BATHS, 2-CAR GARAGE  
1-STORY, 1,443 SQ FT



## DORAL

Homesite #5506  
24751 Buckingham Way  
Port Charlotte, FL 33980  
**PRICED AT \$311,140**

2 BEDS, 2 BATHS, 2-CAR GARAGE  
1-STORY, 1,506 SQ FT



CALL FOR MORE INFORMATION  
**941.499.8356**

VIEW FLOORPLANS, DETAILS AND MORE AT:  
**LIVEATKINGSGATE.COM**

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## In House Upcoming and Ongoing Activity Flyers



## Annual Event



## March Events



*Be sure and get your tickets early. You don't want to get left out of fun events! A full display of flyers is located in the entryway of the clubhouse. Also see Kings Gate Korner for daily and upcoming events. The office handles the ticket sales.*



## UPCOMING EVENTS

*Kings Gate*

ESSENTIAL

### FIRST AID TRAINING

#### TRAINING INCLUDES:

- CPR (Cardiopulmonary Resuscitation)
- Choking Relief
- AED training

DATE: TUESDAY, FEBRUARY 4TH  
TIME: 1 PM  
LOCATION: PALACE THEATRE

**SIGN UP IN THE  
HOA OFFICE**



## IN HOUSE EVENT FLYERS

**Happy Birthday To You**

With your permission, we will include your birthday information in our Kings Gate newsletter during our monthly publication for the month you were born. If you would like a "Birthday Shout Out" please email your name, month and day to [kingsgatenevletter@gmail.com](mailto:kingsgatenevletter@gmail.com) (no need to include year unless you want to share)

**We hope to see your name in print**

**Probate & Estate Planning**  
with Attorney, Jessica Close

**When: February 5, 2025**  
**Where: Palace Theatre**  
**Time: 1:00 PM**

● Sign up in the office ●

We are discussing probate & estate planning | Wills, Advanced Directives, Durable Power of Attorney, Health Care Proxies & Medical Planning plus the 5 most common issues for seniors.

*Kings Gate*

**Mondays FOOD TRUCK**  
**FEBRUARY 2025**

4:00 - 6:30 PM

Grovesquadeze  
Feb 3rd Outside the Lunchbox  
Feb 10th Pryceless Island Grill  
Feb 17th chel R71  
Feb 24th

**Join AAASWFL for a Free Exercise Program**

**Arthritis Foundation Exercise Program**

January 13 - March 6, 2025  
Mondays | 10:00 a.m. - 11:00 a.m.  
Thursdays | 11:00 a.m. - 12:00 p.m.  
**Kings Gate (The Palace Theatre)**  
24000 Rongor Blvd., Fort Charlotte, FL 33900

**For People Living with Arthritis Stiffness and Pain**

AFEP classes are designed for adults age 60 and over to reduce arthritis pain and stiffness, build muscle around your joints, increase your energy, and prevent other health problems. These gentle exercises can be done either sitting or standing.

To sign up, email [Lois.Kahier@aaaswfl.org](mailto:Lois.Kahier@aaaswfl.org) or call 239-652-6954.

**Elder Affairs** **Area Agency on Aging**



*Kings Gate*

# CONCERT SERIES



January 16th, 2025



February 19th, 2025

**\$80 per ticket for all 3 events**

**\$33 per ticket for individual**



March 7th, 2025

THE WORLD'S GREATEST EAGLES TRIBUTE BAND

EVERY TUESDAY FROM 8 AM-1 PM  
NOVEMBER TO APRIL

## farmer's Market



Located in the Kings Gate Parking Lot

# Kingo

A Kings Gate twist to BINGO




Every 2nd and 4th Sunday  
In the Residents Room

**\$1.00 per card / per game**

- Open to all BYOB and Snacks
- Bring your friends and neighbors
- Bring single dollars if possible
- The larger the crowd the larger payouts each game

**Must be 18 and over to play**

## Dance Lessons & Coaching

**Thursday's at Kings Gate**  
**6 PM - 8 PM in the ballroom**

24000 Rampart Blvd  
Enter from Rampart. Use the gate on the right.



Basic to Intermediate  
Dance Fundamentals (frame & steps)

- \*Country 2 Step \* Night Club 2 Step
- \*East Coast Swing \*West Coast Swing
- \*Cha Cha \*Waltz \*Rumba

**\$10 per person**

Singles can be partnered with another single or an instructor.

**Jim & Andrea Carroll**  
**941-276-7412**



**CHARLOTTE COUNTY**  
 Public Safety



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 Phone # \_\_\_\_\_

Help emergency personnel locate YOU in an emergency!  
**Order your reflective address marker today!**




MISSING SOMETHING...

# LOST & FOUND

CHECK WITH THE  
KINGS GATE HOA OFFICE  
M-F 9 AM- 4 PM

There is also a community lost  
and found by the ice machine  
near the Pool.

Call 941-625-8245 or email  
cmeans@castlegroup.com

*Kings Gate*



## Newsletter Home Delivery



If interested in having the monthly  
newsletter delivered to your  
home, bring \$5 cash to the office,  
along with your name & address.

*Kings Gate*



## HAVE PAPERWORK / DOCUMENTS NEED OF SHREDDING ?

Let's Recycle Now!

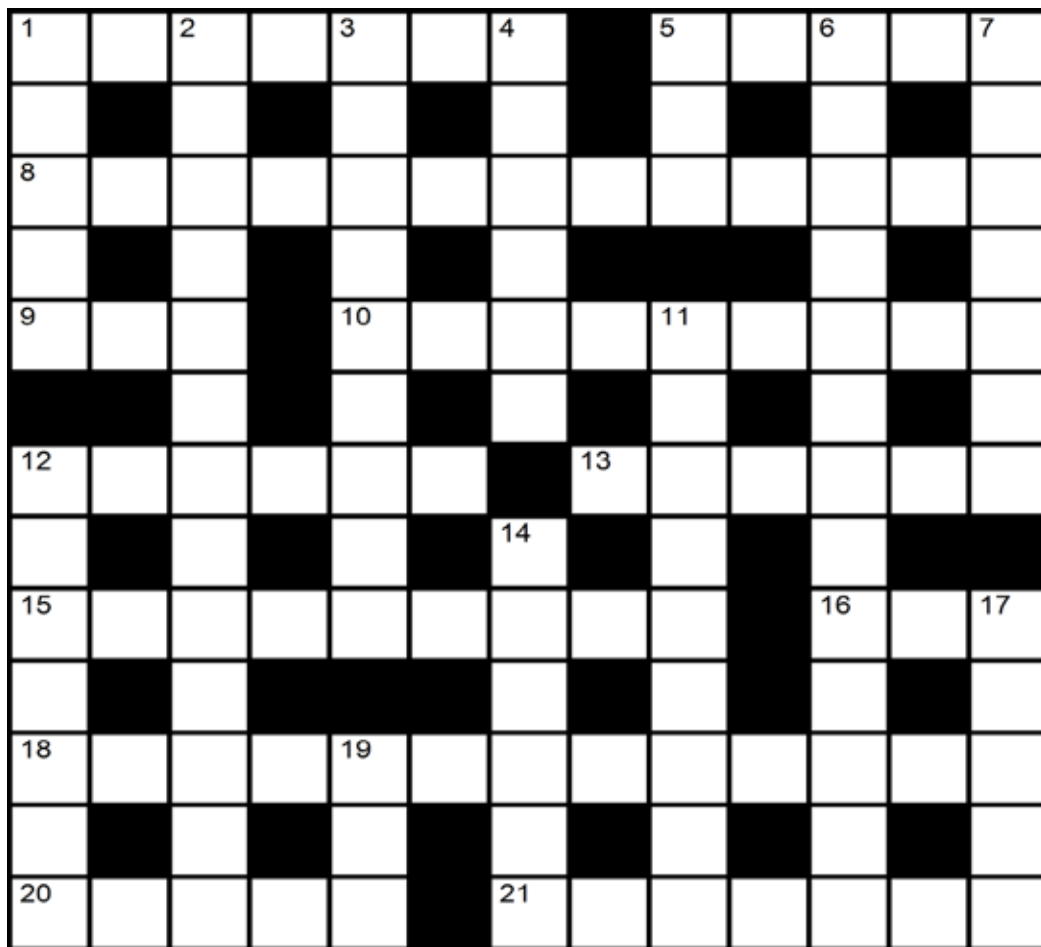
Save the Earth  
Save the Environment

**LOCATED IN THE  
COMPUTER ROOM**





# CROSSWORD



(Solution on page 25)

Puzzle compiled by Bianca Morèl

Puzzle from <https://www.printable-puzzles.com/>

## Clues:

### Across

- 1 Fireworks, e.g.
- 5 Facades
- 8 Circle measurement
- 9 Former French coin
- 10 Dispossession
- 12 Merry
- 13 Epistle
- 15 Flat
- 16 Part of a play
- 18 Factual books
- 20 Assumption
- 21 Lengthens

### Down

- 1 Loose scrums
- 2 Situations
- 3 Lavish
- 4 Feel pain
- 5 Coniferous tree
- 6 Full attention
- 7 Jersey
- 11 Handling
- 12 Sudden outburst
- 14 Previously
- 17 Lab work
- 19 Bunk

# WORD SEARCH

G U M R A L A I R S T E I D  
E H P U H T E L L A M M S R  
N C E T S E I C U A S U B U  
T N E S H T N I N D H L R D  
R E L G U B S G R A S P E D  
Y T S M A N H O O D C U H Y  
Y S W B I K C L I N G I N G  
S T P A R S A T U R A T E L  
F E I I I I L E A G L E S A  
F M D D T T S E L T S I H W  
I R Z O I M R K D E T O O F  
L U I S R P S E X E N N A U  
C O P E S E A H S A H E R L  
H G T D S T A R E S R A P V

Alarm

Annexes

Argue

Brisk

Bugler

Cancel

Cliffs

Clinging

Copes

Diets

Discords

Dosed

Eagles

Erodes

Filch

Footed

Fries

Gentry

Gourmet

Herbs

Lairs

Lawful

Leakage

Logic

Mallet

Manhood

Misled

Musts

Ninths

Parser

Plume

Rapidity

Rasped

Rehash

Ruddy

Saturate

Sauciest

Sleep

Stares

Stench

Terms

Tipsy

Waitress

Whistles



# CROSSWORD

## SOLUTION

R	O	C	K	E	T	S		F	A	C	E	S
U		I		X		U		I		O		W
C	I	R	C	U	M	F	E	R	E	N	C	E
K		C		B		F				C		A
S	O	U		E	J	E	C	T	M	E	N	T
		M		R		R		R		N		E
F	E	S	T	A	L		L	E	T	T	E	R
L		T		N		B		A		R		
A	P	A	R	T	M	E	N	T		A	C	T
R		N				F		M		T		E
E	N	C	Y	C	L	O	P	E	D	I	A	S
U		E		O		R		N		O		T
P	O	S	I	T		E	X	T	E	N	D	S

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## Our Services



### Air Conditioning

Installation  
Repair  
Maintenance Plans  
Ductless Mini Splits



### Heating

Installation  
Repair  
Maintenance Plans  
Multiple Heating Options



### Indoor Air Quality

UV Lights  
Oxidizers for Odor Removal  
Filtration  
Ventilation



### Insulation

Increase Attic R-Value  
Increase Roof Strength  
Blown-In Insulation  
Spray Foam



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- ✓ Quality Guarantee
- ✓ Professional Technicians
- ✓ Personalized Solutions

Contact Us

**941-800-5701**



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 FloridaComfortAC@gmail.com






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**585-645-5331**  
**941-889-7654 Office**

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KNOW AND LOVE THE COMMUNITY**

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YOUR DREAM HOME!**

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from Family, Friends, and Satisfied Clients.*

<https://videotool.remaxhustle.com/custom/share/f97e1260-0dc9-478d-da07-c6451f41e381>

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**Phone 239-995-0333**  
**E-mail: [mh@bassineinsurance.com](mailto:mh@bassineinsurance.com)**

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**(941) 875-1943**  
**[valhallaplumbing.com](http://valhallaplumbing.com)**

Licensed & Insured CGC1432429

  
**Valhalla Plumbing**  
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[conciergescruises.biz](http://conciergescruises.biz)



**Georgene Malovich, Travel Agent & Owner**  
**239-772-1840**

**Leslee Clemens, Travel Agent**  
**Lynnette Lydic, Travel Agent**  
**239-810-0095**

# FLO-TECH SERVICES

## Plumbing and Air Conditioning

### AIR CONDITIONING

- Servicing All Brands
- Emergency Service
- Maintenance Agreements Available
- Licenced Technicians



### PLUMBING

- Emergency Service
- Remodeling Bath & Kitchen Fixtures
- REPIPE PRO'S
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FEBRUARY 2025

# BATLINER REPORT

WE LIVE IN KINGS GATE • WE PLAY IN KINGS GATE • WE KNOW HOW TO SELL KINGS GATE!

## HELLO KINGS GATE

We thought you might like to see sales of ONLY resale homes in Kings Gate over the past 4 years. 2021 was quite the year! 2022 and 2023 were disrupted by the storm. Historically Kings Gate sells between 50 and 60 resales a year. So from that perspective 2024 was a return to normal – though you could obviously see Q4 was disrupted. We would also like to point out that if we included the sales of NEW villas in the numbers below – they would be significantly higher. At some point in the future, Neal will be completed with what they are building/ selling – and then we will only be dealing with resales.

	2021	2022	2023	2024
Q1	24	15	10	19
Q2	24	11	14	13
Q3	15	11	8	12
Q4	11	7	9	8
TOTAL	74	44	41	52

ALL DATA PER STELLAR MLS

As mentioned in previous months, Kings Gate has an enhanced number of local Florida people looking to move here as we are NOT in a flood zone and have never been under an evacuation order (zone D). Those same facts are attracting the local Florida buyers, but are also facts that the northern buyers are looking into as well.

We often get asked – what's most important to buyers. It's hard to put a ranking on all the factors – but these 5 characteristics make most of the lists:

- Price
- View
- Is home move-in-ready
- Size of lanai and/or size of garage
- Is home fully furnished

We always say that every home has a buyer – we just don't know if that buyer is going to show up on the first showing or the 20th showing. As always, Cindy and I love talking real estate – reach out at any time with any questions.

  
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