



Kings Gate

February 2026
VOLUME 4, ISSUE 2



ADMINISTRATIVE OFFICES

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

941-625-8245

Property Manager: Sarah Wood.....(941) 889-6613
s.wood@castlegroup.com

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

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

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

TownSq Portal: <https://app.townsq.io>

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

Golf Course Pro Shop:(941) 625-0680

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

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HOA Board of Directors



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Treasurer
Herschel Workman



Secretary
Kim Brock



Director
Jerry Iannace



Director
John Chiarelli

The new Board members could not be added to this newsletter edition. They will appear in the next edition.

Dear Cheryl O'Donnell and John Spradlin,

We want to take a moment to express our heartfelt gratitude for your dedicated service to our community.

Your commitment to Kings Gate has been truly remarkable. Throughout your tenure, you have brought wisdom, insight, and dedication to every decision and discussion. Your willingness to invest your time, energy, and expertise has made a meaningful difference in the lives of our residents and the future of our community.

We have been fortunate to benefit from your leadership, thoughtful perspective on important issues, and collaborative spirit. The impact of your service will continue to be felt long after your departure from the Board, as the decisions you helped shape and the initiatives you championed continue to strengthen our community.

Beyond your accomplishments, we will miss your presence at our meetings—your steady guidance, sense of humor, and ability to bring people together.

(Thank you to Cheryl and John continued on page 5)

Villa Board of Directors



President
Pamela Clement



Vice President
Dawn Kenney



Treasurer
Sharon Oliver



Secretary
Cheryl Carnevale



Director
David Moriarity

The Board of Directors for the HOA and the Villas are working volunteers. Please be respectful at all times whether or not you agree with their decisions. Many thanks for all their efforts!

Message from the Villa HOA President, February 2026

As we begin a new year, I want to thank all residents for your continued involvement and support of our Villa community. A strong HOA depends on engaged homeowners, and your participation truly makes a difference.

One important date to mark on your calendar is February 26, 2026, when we will hold our Board of Directors election. This year, there are two open Board positions, each serving a three-year term. The Board plays a vital role in guiding our community, overseeing association business, and helping maintain the quality and value of our neighborhood.

Serving on the Board is a meaningful way to contribute, share your perspective, and help shape the future of our Villas. Whether you choose to run for a position or simply take part by voting, your involvement is essential.

Additional details regarding the election process will be shared soon. We encourage all homeowners to participate and make their voices heard. If you are interested in running for a Board position or have questions about the process, please contact me or any of the current board members for preliminary information.

Thank you for being part of our community—enjoy Valentine's Day with your loved one.

Warm regards,
Pamela Clement
President of the Kings Gate Villas HOA
1779 Nottingham Trail
Pclement919@gmail.com
636-577-2069

Castle Management



Sarah Wood, Property Manager
s.wood@castlegroup.com 941-889-6613



Alicia Jolicoeur, Lifestyle Director
ajolicoeur@castlegroup.com 941-764-1282



Chevy Means, Receptionist
cmeans@castlegroup.com 941-625-8245



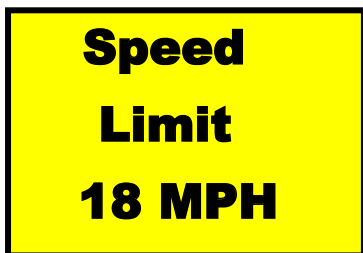
Joey Sanfelice, Maintenance Technician



Danielle Castelli, Janitorial

Helpful numbers

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



Lion's Den and Kings Gate Golf Course



Lea Warner, General Manager
lwarner@hampton.golf

941-625-0680 Ext. 852



Patrick Becker, Executive Chef
pbecker@hampton.golf



Nick Argentiero, Food & Beverage Manager

February has arrived, and with it comes some of the most beautiful weather of the season here in Florida. Our golf course is in excellent condition, the clubhouse is buzzing with activity, and we are excited to share what's ahead for the month.

On the Course

Peak season is in full swing, and we love seeing familiar faces along with new members and guests enjoying the course. Please remember to observe all course rules and etiquette to help maintain playing conditions for everyone. Be sure to check the golf shop for upcoming tournaments, leagues, and special events throughout the month. Whether you're chasing a personal best or simply enjoying a relaxed round with friends, February is the perfect time to be on the course.

Golf Events & Activities

This month features a variety of events designed for all levels of play. From fun formats to competitive rounds, there's something for everyone. Event details, sign-up sheets, and tee time information are available in the golf shop—spaces may be limited, so we encourage early registration.

From the Restaurant

Our restaurant continues to be a favorite gathering spot after a great round of golf. February brings seasonal specials inspired by fresh flavors and classic favorites. Join us for lunch, dinner, or a casual drink and enjoy the Florida sunshine along with friendly service. Keep an eye out for themed nights, chef specials, and featured beverages throughout the month.

(Continued under Lion's Den and Kings Gate Golf Course, page 5)

Did You Know

Kings Gate residents can log into our website at any time to access various articles, activities, documents, houses for rent, classified ads, a link to TownSquare, utility information, forms/documents plus additional information by using our website? Log in to www.everythingkingsgate.com. It is user friendly. When away from the community, log in to find our Kings Gate Newsletter so you have access to see what activities and events are taking place. Need assistance to navigate the site? Reach out to our website team at the contact page within the website or send an email to kingsgateweb@gmail.com. Our volunteers are eager to assist you. Please allow ample time for follow up.

Autopay Information

If you want to set up autopay for your HOA fees, you may go to Castlegroup.com/manage-autopay and click on "manage autopay". There you can enroll in autopay directly through Castle.

You may do a one-time payment via the same web site.

Another way to set up auto payments is through your own bank. Either way is efficient and a time saver, and you never have to worry about payments being late.

(Thank you Cheryl and John continued from page 3)

You have not just been a Board Member but a valued friend and trusted partner in our shared mission to serve this community.

While we are saddened to see you leave the Board, we understand and respect your decision. We hope you will take pride in all that you have accomplished and know that your contributions have been deeply appreciated by your fellow Board members and the residents we serve.

Thank you for your service, your dedication, and your friendship. We wish you all the best in your future endeavors, and we hope you will continue to be an active and engaged member of our community.

With sincere appreciation and warm regards,

Sarah Wood, Property Manager

(Lion's Den and Kings Gate Golf Course, continued from page 4)

Member Reminders

- Please arrive early for tee times during this busy season.
- Proper golf and clubhouse attire is required at all times.
- Reservations are encouraged for dining during peak hours and special events.

Looking Ahead

As we move closer to spring, we have even more exciting events, tournaments, and social gatherings planned. We appreciate your continued support and look forward to sharing another fantastic month with you.

Thank you for being part of our club community. We wish you a wonderful February filled with great golf, great food, and great company.

Warm regards,

The Management & Staff



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

Keep in mind the newsletter works ahead three weeks in advance, so if event days or times are revised, which sometimes happens due to scheduling conflicts, they are not going to be reflected after this publication has gone to the printer.

Alicia Jolicoeur will email and post any date/time changes on Town Square.

- Feb 3 Know Us Before You Need Us-Tidewell Hospice, Palace Theater, 1-30-2:30 pm
- Feb 9 Walk-A-Thon, Kings Gate Parking Lot, 7:45 am
- Feb 14 Senior Prom, Ballroom, 6:00-9:00 pm
- Feb 18 Fashion Show, Ballroom, 11:30 am
- Feb 20 Flamingo Races, Ballroom, 6:00 pm
- Feb 23 Lunch and Learn-Your Financial Goals: How to stay on Track, 12:00-1:00 pm
- Feb 25 Jimmy Mazz-Legends and Laughter, Ballroom, 7:00 pm

The Activities Event meetings take place the first Wednesday of each month at 2 p.m. in the Ballroom. All residents are invited to attend!

WCE 2026 CONCERT SERIES

\$30 PER CONCERT OR \$80 FOR ALL 3

Concert #1
The 77 Experience
January 22 at 7 PM
(doors open at 6 PM)

Concert #2
Sixtiesmania
February 11 at 7 PM
(doors open at 6 PM)

Concert #3
One Hit Wonders
March 26 at 7 PM
(doors open at 6 PM)

No outside alcohol permitted

Travel Club: KINGS GATE GLOBE TROTTERS TRAVEL CLUB EXCURSIONS



Evelyn Ruff at eviesgems@gmail.com
 Mary Williams at bnmwms1@gmail.com
 Kim Brock at kimbrock21423@gmail.com
 Kathy Molter at kmolter1@hotmail.com

- Feb 10 Raisin Cane Sugar Tour-sold out
Bus leaves parking lot at 7:15 am
- Feb 23 Kennedy Space Center with All Around Charters. Call direct, say you are from Kings Gate: (941) 488-9393. Cost \$136
- Feb 28, 2026 Broadway Palm Dinner Theater, "Cats"-carpooling \$80-Includes: lunch, show, tax and tips-Contact Evelyn Ruff
- Mar 1 Charlotte Chorale performance-\$25 Contact Kim Brock
- March 12 Solomons Castle/ Lipizzan Stallions-bus \$125 contact Kathy Molter
- Mar 19 Pop Golf Putting in Sarasota - like miniature golf. All day golf, car pool - \$20 Contact Maria Price
- March 25 Cabbage Key boat ride - lunch on your own- From Fisherman's Village-\$62 boat only - Contact Kim Brock
- April 15 Dinner picnic/Tiki boat-Approximately \$60.00- Contact Evelyn Ruff
- Oct 5-10 5 nights/six days with Diamond Tours - \$975 dbl occ/ \$1204 single-\$135 deposit to hold your spot-check payable to: Diamond Tours-Contact Evelyn Ruff
- Nov or Dec Bus overnight trip to Mt Dora-TBD

Priority is given to Kings Gate Travel Club members and then trips are open to the community, per availability.

Clubs and Activities



Book Club The Kings Gate Book Club invites you to join us for monthly book discussions. We meet every 3rd Monday of the month at 1:00 p.m. in the Palace Theater. All residents are welcome! The February book, *The Two-Family House* by Lynda Cohen is a warm, character-driven novel that captures the intimacy and tensions of multigenerational family life in mid-20th-century Brooklyn. With emotional depth and historical detail, it explores how love, secrets, and sacrifice shape families over time. For questions or more information contact Gail Mears: (603) 481-0877; gailmears1@gmail.com.

Please notify our Lifestyle Director, Alicia Jolicoeur, if you need to reserve a room or if there is a change in your group's schedule. She will update schedule changes monthly: ajolicoeur@castlegroup.com (941) 764-1282.

Attention NEW Kings Gate Residents!

New residents who have purchased a home or villa since September 2025 are cordially invited to our next Meet & Greet in the Imperial Room (clubhouse) on Thursday, February 12, from 6:00–8:00 p.m.

Meet fellow new neighbors and representatives from:

1. Board of Directors (home/villa)
2. Various committees and clubs
3. Lifestyle Social Director
4. Castle Management
5. EverythingKingsGate.com

Light appetizers and refreshing non-alcoholic drinks will be available. Invitations have been sent. Please RSVP by Thursday, February 5, so that we have an accurate count of attendees. Emails can be sent to KINGSGATEWEL-COME@GMAIL.COM.

If, for some unforeseen reason, you did not receive an invitation, please respond to the above email with your contact information (name, phone number, Kings Gate address).



Pickle Ball club members meet at the Kings Gate Pickleball courts on Sundays, Mondays, Wednesdays, and Saturdays 8:00 am-12:00 pm and Thursdays from 6:30-8:30 pm. Contact Dennis Gershkoff @ (401) 219-4100.



Happy New Year

**We rang in the New Year with style!!
Here's to 2026 Kings Gate!!**



Activities/Clubs at Kings Gate

Bid Euchre

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

Bible Study

Thursdays-12:50 in the Palace Theater-January 22nd-March 5th-November. Contact Beth Gaudio 786-564-6327

Billiards

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

Bocce League

Open Play, 6 p.m. Beginning Wednesday, 1/27 at 12:00 pm and Fridays, 1/23 at 9:00 . Contact Cheryl Drake 734-558-3735

Book Club

Third Monday at 1 p.m. Palace Theater. Contact Gail Mears 603-481-0877 gailmears1@gmail.com

Bingo

First and third Mondays 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

Chair Yoga

Mondays and Wednesdays, 12:00 pm-12:45, Palace Theater-no registration required

Crafting in the Kingdom-First Monday of the month. October-April, 1:00 pm Palace Theater-\$10.00/session-sign up in the HOA by the 15th of the month before class you plan to attend, all materials supplied.

Coffee Talk/Sips and Suggestion

First Monday of each month 10 a.m. Residents' Room

Corn Hole

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

Crafty Ladies

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

Dance Lessons and Coaching Wednesday 6:00-8:00 pm in thr Ballroom, \$10.00

Contact Jim and Andrea Carroll, 941-276-7412

Dominoes/Mexican Train

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

Euchre

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

Grief Support Group

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

Greeting Card Making Wednesdays at 9 a.m.—11 a.m, Residents' Room. \$5.00 for 4 cards. Contact Leslie Wright at 913-207-7746 or Cindy Strohl at 217-972-3414

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

Honor Flight

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

Horseshoe League Saturdays, 9:00 am. Contact Bob Spindle: captbob19@gmail.com, 781-483-8633 (text).

Kingo

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

Kings Gate Cruisers Second Monday of the month, 2:30 in the Palace Theater, Contact Mike Bierman, 941-286-8767

Lawn Bowling

Tuesdays and Thursday, 10 am, Show up by 9:45. League goes December-March. Must sign up. Contact Merv Ott at 905-327-4152 or mervandCheryl@aol.com

Left, Right, Center (Dice Game) 4th Friday of each month at 6:00pm in the Ballroom. Contact Denise Auguste at 908-601-9462

Line Dancing Mondays 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

Pickleball Club

Pickleball club members meet at the Kings Gate Pickleball courts on Sundays, Mondays, Wednesdays, & Saturdays 8 a.m.-12 p.m. Thursdays 6:30 –8:30 p.m. Contact Dennis Gershkoff at 401-219-4100

Ping Pong Mondays, Billard Room. 3 p.m.

Poker

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 and Thursdays, arrive by 12:45, play at 1 p.m. Residents' Room. Contact Irene Adam 941-380-4955

Shuffleboard Sundays & Tuesdays, Open Play at 6 p.m. Until October: Mondays (Start date Nov) at 2 p.m.

Contact Margie Robertson 269-719-5838

Singles Club If you're single and would like to meet new friends, join us every second Monday of each month at 6 p.m. in the Residents' Room. (October-May only) Contact Eileen Bott at 201-602-4285 or Carol Rogers at 941-626-4075.

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) 8:30 a.m. Ballroom
Contact Joyce Mignosa 941-979-9412

Sunday Scramblers 11 a.m. Residents' Room

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 Roxanne Pino at 609-685-6426

Travel Club: Kings Gate Globe Trotters Travel Club

Fourth Tuesday of each month, Palace Theater 1 p.m. Contact Evelyn Ruff 941-276-5146, Kim Brock 513-377-3669, or Mary Williams 941-376-0563

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 Theater. Contact Gloria Rancourt at 603-860-3723

Spotlight on Staff: Celebrating Alicia's 2-year Anniversary



Please congratulate **Alicia Jo-licouer, Kings Gate Lifestyle Director**, celebrating her 2-year anniversary with us! We are so fortunate to have her as part of our community.

Alicia, born and raised in Central Minnesota, moved to Florida with her husband Nathan and daughter Maya in 2023.

Working for Castle in Kings Gate is her first experience working for an HOA. Her prior professional experience was 10 years as a hair stylist and 10 years in direct marketing (serving as a liaison between the data processing and the sales division of the direct mail marketing company she worked for). Castle hired Alicia as the Administrative Assistant for our community, and a year ago she stepped in as the Lifestyle Director, a job she loves!!

Alicia has created positive relationships with Kings Gate residents and invited them to work with her in creating fun and affordable community events as evidenced by the New Year's Eve Party enjoyed by many! She brings many skills to this job, including being highly organized, an efficient multi-tasker, a positive communicator, and possessing well-developed people skills.

During her leisure time, she enjoys time with family, searching for sharks' teeth on Manasota Key, and crafting. As an ardent crafter, Alicia created Crafts in the Kingdom; a monthly workshop, where residents, for \$10.00, learn and make a craft of the month.

Alicia welcomes your help and input. Consider attending the monthly Activities Meeting she chairs on the first Wednesday of each month at 2 p.m. in the Ballroom. All residents are invited to attend!

She values open communication. If you have questions or concerns, please contact her directly. She works closely with the Board on all events (the Board signs off on all contracts), and major community events are scheduled for a year in advance. If you have ideas about community events, bring your suggestions to her as early as possible!

Many thanks to Alicia for her work to support the vibrant life of this community!

Beginning with the March 2026 issue, Alicia will be overseeing the Newsletter publication. She welcomes your help! Please let her know your ideas for stories, residents to feature, or community events to be celebrated. If you are interested in writing articles please let her know.

The Newsletter is a resource to help inform residents and to promote connections across the community- Alicia welcomes your input!

Please let Alicia know if there are any changes in activities schedules so she can update calendars.

Thank you!

VOLUNTEER



Spotlight: Meet New Neighbors



Kings Gate is excited to welcome new residents, Joe Pollari and Gail PolICASTRO, who joined our community as part-time residents in November 2025 after purchasing their home in November 2024. Both hail from New Jersey and bring vibrant experiences and interests to our community.

Joe graduated from St. John's University with a BS in accounting. Six years later he purchased a sporting

goods and awards business, becoming a sole proprietor. As he grew the business and staff, they serviced colleges, high schools, municipalities, youth leagues, and corporate customers providing uniforms, equipment and awards throughout New Jersey, New York State, and Long Island. He successfully ran the business for 37 years before he retired in 2025 – on his own terms!

Due to his love of sports, he was a volunteer coach for the Queen of Peace CYO program in North Arlington, NJ. Additionally, he was the director of the football and baseball programs along with coaching in the basketball program. He also volunteered with the Bill Tierney Foundation – which was in memory of one of his former players, who died tragically in 1996 after collapsing on the field at Fordham University during pregame warmups.

It will be of no surprise that Joe has been an avid sports fan for most of his life. He has attended multiple Super Bowls (New York Giants), a World Series Game 7 (Mets -Red Sox), a NCAA Final Four (St. John's), and multiple MLB All-Star Games. He also was a season ticket holder of the NY Giants for over 40 years before passing

on the tickets to his nephew this season (as Joe's own uncle did for him 40+ years ago).

Along with sports, Joe is a fan of Bruce Springsteen music, having seen countless concerts going back to the late 70's. Additionally, he has been to Springsteen's live concerts at the famed Stone Pony over 2 dozen times!

Gail started and successfully ran her own business for 18 years after earning her beautician's license, then transitioned to the residential mortgage field, ultimately working at Valley National Bank before retiring this year.

Gail is an avid traveler, having enjoyed over 100 cruises and looking forward to exploring more of Europe. She loves warm weather, shopping, decorating, card and board games, and puzzles.

She comes from a large family and always looks forward to getting together with them. She also has 2 stepdaughters and 2 grandsons.

Both Joe and Gail are eager to meet new people and become active in the community. They have already started attending daily events and look forward to connecting with fellow residents who share their interests. Please join us in welcoming them to Kings Gate!

Life is good at Kings Gate:

Live, Love, Laugh!

Spotlight-Veteran Salute: Interview with Paul Dickman



Paul Dickman joined the US Air Force with his parents' permission during the Korean Conflict. He served four years, June 1952-June 1956. The Air Force assigned him as a Flight Engineer for B-26 Bombers light bombers. He finished his basic training at Lackland AF Base, finishing in the top 10% of his class. Then he was shipped to Pusan, Korea.

As an Engineer, Paul calibrated the B-26 so the Pilot and Bombardier could drop bombs precisely on target while participating in 25 missions. Paul described his crew as tightknit and professional. Martin Aircraft designed the B-26 Marauder as a light bomber and ground attack aircraft. The crew, all on first name basis, had eight 50 calibers in the nose, two on the waist, and three on each wing to support Marines and Army units on the ground. Paul saw combat.

After 25 missions Paul rotated stateside before retirement. Although he was asked to stay in the Air Force, Sergeant Dickman chose to use his GI Bill and learned the Funeral Home Business. Paul later became a successful Funeral Home Owner, Director, and Community Leader.

Despite his success, he never forgot where he came from. In this role, during Viet Nam he arranged eleven (11) Memorial Services for fallen military members. For one member, a Congressional Medal of Honor recipient, Paul orchestrated a special service. He arranged for the Fort Knox Military Band to play and for a special 'Fly Over' by eleven (11) Cobra Helicopters. Not finished, Paul made sure the recipient's Congressional Award and Medal would be forever enshrined at the Town Hall.

Paul Dickman, patriot, family man, entrepreneur, and Air Force Sergeant served his country with fealty and honor. Mr. Dickman didn't forget his obligation to serve his nation. He never forgot service personnel's sacrifice. Later in retirement he provided exceptional Memorial Services to the next generation of America's fallen in Vietnam.

Respectfully,

Phil Chapman
Reporting

*Phil would like to interview willing Veterans for the newsletter. If you would like to participate, Please call him at (618)-402-6988 to arrange a date and time.



For Your Health: Heart Health Awareness



February Is Heart Health Month: Caring for Your Heart at Any Age

February is American Heart Month, a perfect time to focus on keeping your heart strong and healthy. Heart disease remains the leading cause of death for older adults in the United States, but the good news is that many heart problems can be prevented or managed with simple lifestyle choices (Centers for Disease Control and Prevention [CDC], 2023).

As we age, our risk for high blood pressure, high cholesterol, and heart disease increases. However, staying active is one of the most powerful tools for heart health. The American Heart Association recommends at least 150 minutes of moderate activity per week, such as walking, swimming, or light cycling—activities that are often safe and enjoyable for seniors (American Heart Association [AHA], 2024). Always check with your healthcare provider before starting something new.

Nutrition also plays a key role. A heart-healthy diet includes plenty of fruits, vegetables, whole grains, lean proteins, and healthy fats like olive oil and nuts. Reducing salt and processed foods can help control blood pressure and lower the risk of heart attack and stroke (National Institute on Aging [NIA], 2023).

Managing stress is just as important as diet and exercise. Chronic stress can raise blood pressure and strain the heart. Simple practices such as deep breathing, gentle stretching, prayer, meditation, or spending time with friends can make a meaningful differ-

Finally, don't skip regular checkups. Routine screenings for blood pressure, cholesterol, and diabetes help catch problems early, when they are easiest to treat. Taking medications exactly as prescribed is another key step in protecting your heart (CDC, 2023).

This February, take small steps toward a healthier heart. It's never too late to make choices that support a longer, more active life.

References

- American Heart Association. (2024). *American Heart Month and heart-healthy living*. American Heart Association.
- Centers for Disease Control and Prevention. (2023). *Heart disease facts*. U.S. Department of Health and Human Services.
- National Institute on Aging. (2023). *Heart health and aging*. U.S. Department of Health and Human Services.





Marianne Lilly, Realtor of the Year 2019

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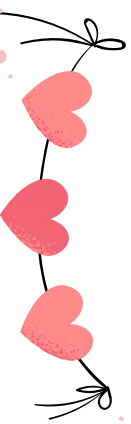
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Estimates**



**Ask about our York HVAC
equipment 10 year labor warranty.**





FEBRUARY 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
	Food Truck 4-6:30 PM (BR) Bingo 6 PM (BR)	ACC Mtg 9 AM (BO) Know Us Before You Need Us (Hospice Lecture) 1 PM (PT)	Activity Mtg 2 PM (BR) Villa Meet & Greet 6:30 PM (BR)	Crafted in the Kingdom 1 PM (PT)		
8	9	10	11	12	13	14
	Walk-A-Thon 9 AM (PL) Kings Gate Cruisers 2:30 PM (PT) Food Truck 4-6:30 PM (BR) Trivia 6 PM (BR)	OneBlood 9 AM-3 PM (PL)	Concert #2 7 PM (BR) - 60's Mania			Senior Prom Dance 6 PM (BR)
15	16	17	18	19	20	21
Card Elimination 6 PM (RR)	Book Club 1 PM (PT) Food Truck 4-6:30 PM (BR) Bingo 6 PM (BR)	ACC Mtg 9 AM (BO)	Fashion Show 11:30 AM (BR)		Flamingo Races 6 PM (BR)	
22	23	24	25	26	27	28
	Wealth Advisors Lunch & Learn 12 PM (PT) Food Truck 4-6:30 PM (BR) LRC 6 PM (BR)	Globe Trotters Travel Club 1 PM (PT)	Legends & Laughter 7 PM (BR) - Jimmy Mazz	Villa BOD Annual Mtg 2 PM (BR)		

All events are subject to change

- Room Codes**
- BR - Ballroom
 - BC - Bocce Court
 - BDR - Billiard Room
 - BO - Board Room
 - CR - Card Room
 - HP - Horseshoe Pits
 - IR - Imperial Room
 - LB - Lawn Bowling
 - PL - Parking Lot
 - PO - Pool
 - PT - Palace Theater
 - RR - Residents Room
 - TP - Tennis/Pickleball



REMOVABLE CALENDAR

REMOVABLE CALENDAR



WEEKLY CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>8 AM - 12 PM Pickleball Club (TP)</p> <p>11:00 AM Sunday Scramblers (RR)</p> <p>1:30 PM Water Volleyball (PO)</p>	<p>8 AM - 12 PM Pickleball Club (TP)</p> <p>8:30 AM Strength Training (BR)</p> <p>9:00 AM Water Aerobics (PO)</p> <p>10:00 AM Water Aerobics (PO)</p> <p>10:00 AM Water Aerobics (PO)</p> <p>10:00 AM Line Dancing (BR)</p> <p>10:00 AM Crafty Ladies (2nd, 3rd, 4th Mondays Only) (RR)</p> <p>11:30 AM Billiards (BDR)</p> <p>12:00 PM Chair Yoga (PT)</p> <p>12:50 PM Hand & Foot (CR)</p> <p>1:00 PM Texas Hold'em (RR)</p> <p>2:00 PM Shuffleboard (SB)</p> <p>3:00 PM Ping Pong (BDR)</p> <p>4:00 - 6:30 PM Food Truck (PL)</p> <p>6:30 PM Bid Euchre (CR)</p>	<p>8 AM - 12 PM Tennis (TP)</p> <p>9:00 AM Yoga (PT)</p> <p>9:00 AM Water Aerobics (PO)</p> <p>10:00 AM Water Aerobics (PO)</p> <p>10:00 AM Lawn Bowling (LB)</p> <p>10:00 AM Walking Aerobics (PT)</p> <p>11:00 AM Arthritis Exercise (PT)</p> <p>12:45 PM 7's From Hell (RR)</p> <p>1:00 PM Bridge (CR)</p> <p>1:00 PM Texas Hold'em (RR)</p> <p>6:30 PM Mahjong (CR)</p>	<p>8 AM - 12 PM Pickleball Club (TP)</p> <p>8AM-1PM - Farmers Market (PL)</p> <p>8:30 AM Strength Training (BR)</p> <p>9:00 AM Water Aerobics (PO)</p> <p>9:00 AM Greeting Card Class (RR)</p> <p>10:00 AM Water Aerobics (PO)</p> <p>12:00 PM Chair Yoga (PT)</p> <p>12:00 PM Bocce (BC)</p> <p>12:50 PM Mexican Train (CR)</p> <p>1:00 PM Poker (RR)</p> <p>1:00 PM Corn Hole (PT)</p> <p>6:30 PM Euchre (CR)</p> <p>7:00 PM Poker (RR)</p>	<p>8 AM - 12 PM Tennis (TP)</p> <p>9:00 AM Yoga (PT)</p> <p>9:00 AM Water Aerobics (PO)</p> <p>10:00 AM Water Aerobics (PO)</p> <p>10:00 AM Lawn Bowling (LB)</p> <p>10:00 AM Walking Aerobics (PT)</p> <p>11:00 AM Arthritis Exercise (PT)</p> <p>12:30 PM Mahjong (CR)</p> <p>12:45 PM 7's From Hell (RR)</p> <p>12:50 PM Bible Study (PT)</p> <p>1:00 PM Hand, Knee & Foot (RR)</p> <p>1:00 PM Hand, Knee, Foot & Toe (RR)</p> <p>1:30 PM Gentle Water Volleyball (PO)</p> <p>3:00 PM Advanced Water Volleyball (PO)</p> <p>6:00 PM Dance Lessons (BR)</p> <p>6:30 PM Texas Hold'em (RR)</p> <p>6:30-8:30 PM Pickleball (TP)</p>	<p>8 AM - 12 PM Tennis (TP)</p> <p>8:30 AM Circuit Training (BR)</p> <p>9:00 AM Water Aerobics (PO)</p> <p>9:00 AM Bocce (BC)</p> <p>9:00 AM Water Aerobics (PO)</p> <p>10:00 AM Water Aerobics (PO)</p> <p>11:30 AM Billiards (BDR)</p> <p>12:50 PM Hand & Foot (CR)</p> <p>1:00 PM Texas Hold'em (RR)</p> <p>6:30 PM Poker - Seasonal (RR)</p>	<p>8 AM - 12 PM Pickleball Club (TP)</p> <p>9 AM Horseshoes (HP)</p> <p>12:50 PM Mexican Train (CR)</p> <p>1:00 PM Texas Hold'em (RR)</p>

ALL EVENTS & TIMES ARE SUBJECT TO CHANGE



Room Codes

BR - Ballroom
BC - Bocce Court

BDR - Billiard Room
HP - Horseshoe Pits

BO - Board Room
CR - Card Room

IR - Imperial Room
LB - Lawn Bowling

PL - Parking Lot
PO - Pool

PT - Palace Theater
RR - Residents Room

TP - Tennis/Pickleball
SB - Shuffle Board Court



DON'T MISS YOUR CHANCE!

Inventory homes are **PRICED RIGHT** and selling fast! Don't miss your chance to move into a new home **THIS SEASON**. You already love the amazing amenities at Kings Gate so buying a new home now, built with the Neal quality assurance and new home warranty, is the right decision.

AUGUSTA

Homesite #4911
24732 Buckingham Way
Port Charlotte, FL 33980

PRICED AT \$288,000

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



CYPRESS

Homesite #5507
24755 Buckingham Way
Port Charlotte, FL 33980

PRICED AT \$300,003

2 BEDS, 2 BATHS, 2-CAR GARAGE
1-STORY, 1,395 SQ FT



CALL FOR MORE INFORMATION
941.499.8356

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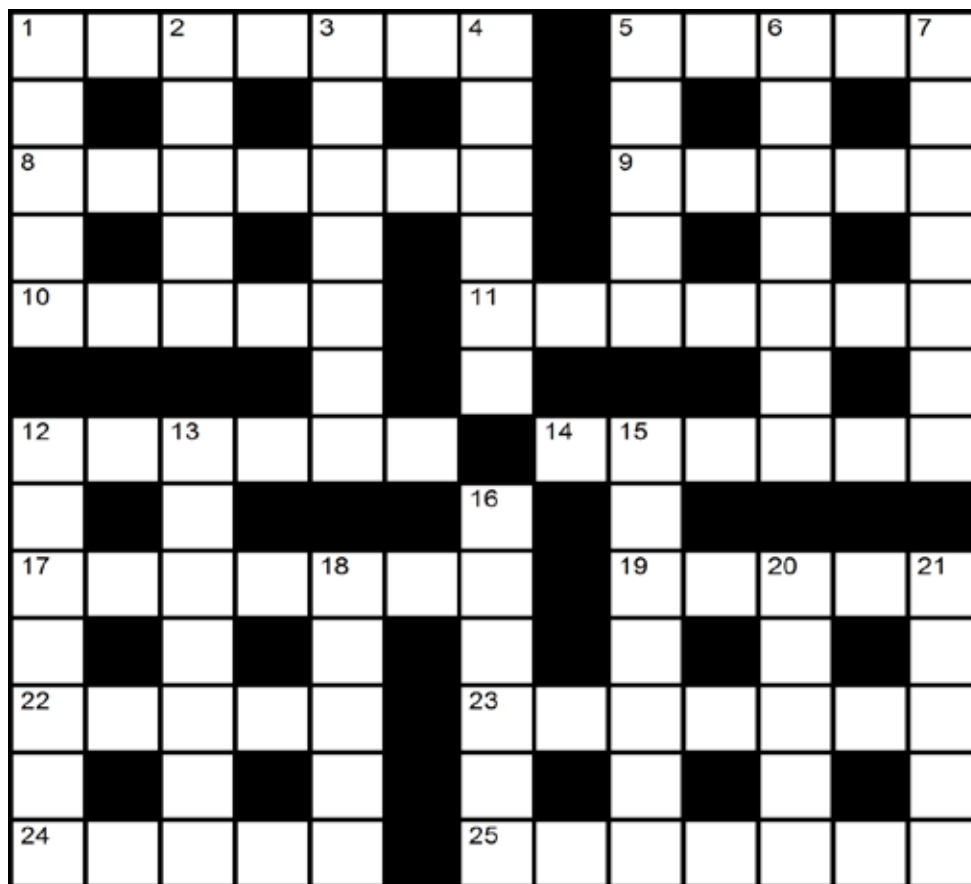
MODEL HOMES & WELCOME CENTER OPEN DAILY

MONDAY-SATURDAY: 10AM-6PM, SUNDAYS: 12PM-5PM · 1622 ROYAL COURT - PORT CHARLOTTE FL 33980

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CROSSWORD



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

Puzzle compiled by Bianca Morèl

Clues:

Across

- 1 In addition
- 5 Wait on
- 8 Iodine source
- 9 Absurd
- 10 Part of an act
- 11 Most simple
- 12 Stir up
- 14 Went by
- 17 Pipe & fixture tradesman
- 19 Edible molluscs
- 22 Snares
- 23 Looking for
- 24 Beginnings
- 25 Find questionable

Down

- 1 Strips of whalebone (for corsets)
- 2 Hue
- 3 Most abstruse
- 4 Without warning
- 5 Kind of cheese
- 6 Library patrons
- 7 Voted
- 12 Stimulus
- 13 Heroism
- 15 They use bows and arrows
- 16 Snacks
- 18 Foundation
- 20 Comment to the audience
- 21 Spectacle

(Solution on page 23)

Know Us Before You Need Us

Tidewell Hospice provides more than just services of care. As a member of South Health, Tidewell is pleased in engaging, providing services and the opportunity with **Health Check 101** for you to know us better you receive educational knowledge in person and everything necessary to be empowered to make the right decision for you. Join us as we share information about the Hospice Medicare benefit and the multitude of services Tidewell Hospice offers.

Tuesday, February 3 | 1:30 PM - 2:30 PM
Kings Gate The Palace

Speaker: **Chris Parent - Community Partnership Specialist**

TIDWELL HOSPICE
 TidewellHospice.org | (844) 884-1077

WALK A THON

LEAD BY HOWEVER NEED OCCASIONARY CONTACT ROWENA 202-902-5887

The walk-a-thon will be held on Buckingham loop. You can finish the loop or just walk to your home. We are asking that you bring a non-perishable item for our local food bank and/or our local animal shelter. Monetary donations will also be accepted. Please arrive at 7:45 AM. The walk will begin at 8:00 AM sharp. To register, sign up in the office.

MONDAY FEBRUARY 9 7:45 AM
 RAMPART PARKING LOT

Kings Gate

OLD NATIONAL WEALTH ADVISORS PRIVATE WEALTH MANAGEMENT

Lunch and Learn

Your Financial Goals: How to Stay on Track

February 25 | 12-1pm
 Palace Theatre in the Clubhouse

Financial Check Up For Retirees
 Wealth Advisor Gidget Rowe shares how to assess, preserve and manage your financial health in retirement, as well as the importance of having an up-to-date financial plan.

Don't miss this lunch and learn event!

Gidget Rowe, AIF®, CAC®
 Wealth Advisor, SVP
 T: 571-895-5242 | C: 572-301-3302
 gidget.rowe@oldnational.com

RSVP Now
 Simply use the sign up sheet to reserve your spot— or message Gidget directly using the contact information.

There are no refunds for this event and no cash back. All cancellations or no-shows will be charged. The presence of certain individuals may be required to attend certain events. Please contact the event coordinator for more information. Some events may require a pre-booking fee. Some events may require a pre-booking fee. Some events may require a pre-booking fee.

Some events may require a pre-booking fee. Some events may require a pre-booking fee. Some events may require a pre-booking fee.

WCE 2026 CONCERT SERIES

\$30 PER CONCERT OR \$80 FOR ALL 3

CONCERT #1
 The 77 Experience
 January 22 at 7 PM (doors open at 6 PM)

CONCERT #2
 Sixtiesmania
 February 11 at 7 PM (doors open at 6 PM)

CONCERT #3
 One Hit Wonders
 March 26 at 7 PM (doors open at 6 PM)

Done

No outside alcohol permitted

SENIOR PROM Dance

February 14
 6 PM - 9 PM

From King and Queen will be chosen by you — our fabulous Prom attendees! Get ready to salsa and groove the night's melody!

Featuring: **dj Tim Arbagy with Crazy Entertainment**

Ballroom

\$15 per ticket

No outside alcohol permitted

FASHION SHOW

JOIN US IN THE KINGDOM AS KING'S GATE, LEON'S DEN GOLF CLUB AND CHICO'S COME TOGETHER FOR A STYLISH BAN OF FASHION.

18 FEB 11:30 AM

\$20 PER TICKET

Seeking Models (register to model in Office)

Located in **Kings Gate Ballroom**

Tickets + cold salad + cold sandwiches
 Include + coffee + tea + water

A bar will be available for purchases - Monkeys & Bloody Marys will also be available.

FLAMINGO RACES

February 20 | 6 PM | Ballroom
 Happy hour 5:30 PM to 6 PM

55¢ per ticket **50¢ Minimum Bets**

Bring Quarters!

No outside alcohol permitted

JIMMY MAZZ Legends & Laughter

A musical journey hot off the Vegas Strip

February 25 7 PM
 Ballroom

\$15 per ticket

Happy hour 6-7 PM
 Stadium Seating

Vegas Baby!! is coming to Kings Gate

90 minutes of Legends & Laughter
 Catch Dean, Willie, Frank, Elton, Elvte, Neil, Garth, Stevie & many more all in one night. A night you won't soon forget.

Kings Gate

CHAIR Yoga Class

Take a break from the stress and bustle of daily life and join us for a rejuvenating chair yoga class.

12:00 PM - 12:45 PM
 Mondays & Wednesdays
 Palace Theater

Classes begin **January 19** and end on **March 30**.

If able, bring a mat, a strap, & a block.

***No registration needed**

Kings Gate

EVERY WEDNESDAY
8 AM TO 1 PM
BEGINNING NOVEMBER 5TH

Farmer's Market

Located in the Kings Gate Parking Lot

Kings Gate

CRAFTED IN THE KINGDOM

DIY WITH A ROYAL TWIST

JOIN US ON THE FIRST THURSDAY OF EACH MONTH AT 1 PM IN THE PALACE THEATER (OCTOBER-APRIL) FOR A CREATIVE ADVENTURE! WHETHER YOU'RE A SEASONED CRAFTER OR TRYING SOMETHING NEW, "CRAFTED IN THE KINGDOM" IS YOUR CHANCE TO CREATE BEAUTIFUL, HANDS-ON PROJECTS IN A FUN AND WELCOMING SPACE.

EACH MONTH FEATURES A NEW CRAFT — FROM WREATH-MAKING TO PAINTING, BEER CAP CRAFTS, SEASONAL DÉCOR, AND MORE!

ALL MATERIALS PROVIDED. JUST BRING YOUR CREATIVITY (AND MAKE A FRIEND!). TAKE HOME YOUR HANDMADE MASTERPIECE. LAUGHTER, LEARNING, AND LOVELY COMPANY GUARANTEED!

\$10 Per Crafter due at registration
Deadline to register: The 15th of the previous month

SIGN-UP IN THE HOA OFFICE
LET YOUR CREATIVITY REIGN AT KINGS GATE!

Kings Gate

WOMEN'S BIBLE STUDY

with **Seth & Hilda**

Join us for this 7-week session to challenge the way you read the accounts of Jesus through teaching videos that take you to the locations in Israel like Bethlehem, the Sea of Galilee, Gethsemane, Jerusalem, and the road to Emmaus.

EVERY THURSDAY
JANUARY 22 TO MARCH 5
12:30 PM PALACE THEATER

Contact Beth Caudin at 986-964-8327

Please purchase the book "Luke in the Land" before the first class on January 22.

Lifeway

Join AAASWFL for a Free Exercise Program

Open to Kings Gate Residents & the Public

Arthritis Foundation Exercise Program

January 13-April 22 | Tuesdays & Thursdays
11:00 a.m.-12:00 p.m.
Kings Gate Palace Theater

24000 Rampart Blvd, Port Charlotte, FL 33980

For People Living with Arthritis Pain and Stiffness

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

To preregister, email lois.kohler@aaaswfl.org or call 239-652-6954.

Arthritis Foundation | Elder Affairs FLORIDA

Kings Gate

GRAB YOUR FRIENDS, SKIP THE COOKING, AND TREAT YOURSELF TO GREAT FOOD, FUN VIBES, AND A PERFECT WAY TO KICK OFF THE WEEK.

EVERY MONDAY
1:00 - 6:30 PM
KINGS GATE PARKING LOT

FEBRUARY 2 - NEXT CHAMPIONS
FEBRUARY 9 - NICKEL CITY RED HOTS
FEBRUARY 16 - BIG CHEF AMERICAN
FEBRUARY 23 - BIG GEROY'S BBQ

MONDAY NIGHT FOOD TRUCKS AT KINGS GATE!

Don't miss out - Mondays have never tasted so good!

KINGO

A Kings Gate TWIST TO BINGO

\$1.00 per card per game

Bring your friends & neighbors
Bring single dollars if possible

The bigger the crowd, the bigger the payouts

EVERY 2ND & 4TH SUNDAY AT 6 PM
IN THE RESIDENTS ROOM

MUST BE OVER 18 TO PLAY

Kings Gate

CARD ELIMINATION

LET THE GAME BEGIN!

AN EXCITING CHANCE TO WIN MONEY, MEET YOUR NEIGHBORS & LEARN A FUN NEW GAME!

6-8 PM	3rd Sunday of each month	RESIDENTS ROOM
--------	--------------------------	----------------

4 people per group
bring 1 deck of cards per group
exact change required: 5 dimes, 6 quarters, 3 One-Dollar bills
Bring snacks for your table

Pre-register today to register
701-238-2464

Space limited, so register soon

Kings Gate

Lessons Return
October 1st

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 * Foxtrot

Singles can be partnered with another single or instructor.

\$10 per Person

DANCE LESSONS & COACHING

WEDNESDAYS | 6 PM - 8 PM | BALLROOM

JIM & ANDREA CARROLL
941-276-7412

Kings Gate

LINE DANCING

EVERY MONDAY
10 AM
BALLROOM

COST PER PERSON: \$5
(PAY AT EACH CLASS)

Kings Gate
XXX

TRIVIA Night

There will be a bar
Happy Hour 5:30-6:30 PM

Bring your friends and your brain power for an unforgettable night of trivia.

2nd Monday of each month
at 6PM in the Ballroom

Always 3 winners with prizes!

\$10 per ticket

Maximum of 10 people per team

No outside alcohol permitted

Kings Gate
presents

SIPS & SUGGESTIONS

With Management

WE WANT YOU TO STOP BY, ASK QUESTIONS, ENGAGE IN CONVERSATION, AND CONNECT WITH YOUR EARTLE MANAGEMENT TEAM

THE FIRST MONDAY OF EACH MONTH
AT 10 AM IN THE RESIDENT'S ROOM

Kings Gate

MARCH SAVE THE DATE

3	LAUGHTER YOGA -EMPATH HEALTH BALLROOM 6:00 PM	8:00 AM UP IN OFFICE
7	GARAGE SALES -COMMUNITY WIDE PARKING LOT 8:00-12:00 PM	8:00 AM UP IN OFFICE
12	COMEDY MAGICIAN -DEWAYNE HILL BALLROOM 8:00 PM	\$10 PER TICKET
17	ST. PATRICK'S DAY DANCE -MICHAEL WHITE BALLROOM 8:00 PM	\$10 PER TICKET
22	END OF SEASON PARTY -AMERICAN MADE BAND 2 PM-8 PM BALLROOM & POOL	FREE
26	CONCERT #3 -ONE HIT WONDERS BALLROOM 7:00 PM	\$10 PER TICKET

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

BINGO Night

Gather your family, friends, and fellow bingo enthusiasts for an evening of thrilling games, fabulous prizes, and unforgettable memories.

1st & 3rd Mondays 6:00 PM Ballroom

Kings Gate

No outside alcohol permitted

CHARLOTTE COUNTY
Public Safety

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Punta Gorda, FL 33982

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\$25.00
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City: _____ State: () Zip: _____
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Help emergency personnel locate YOU in an emergency!
Order your reflective address marker today!

NEWSLETTER TUBE

Newsletter Home Delivery

\$5

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

Kings Gate

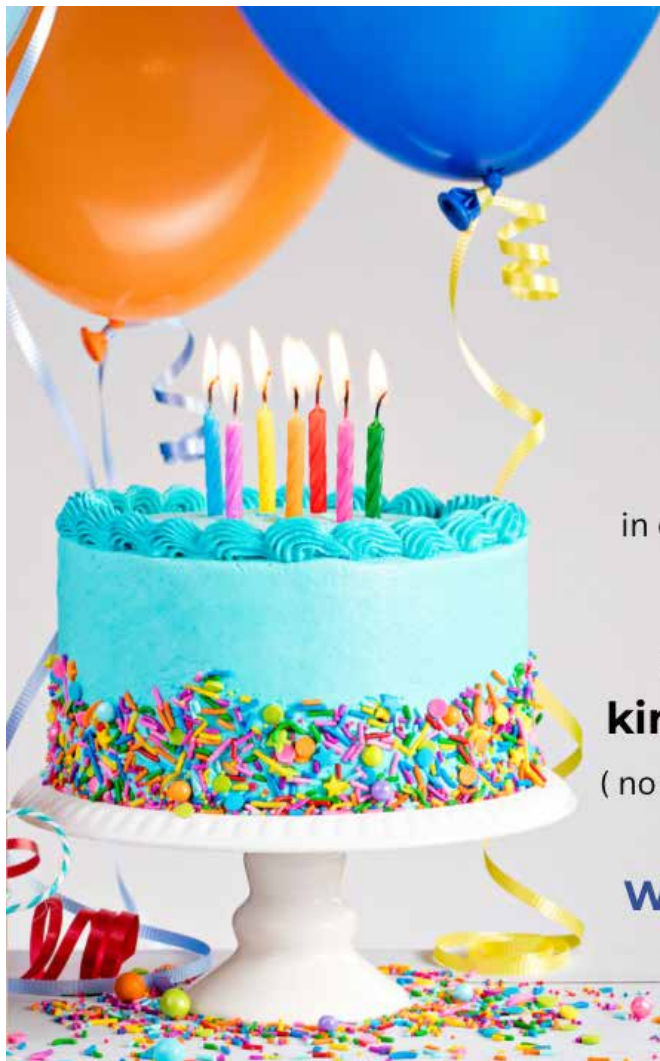
Shred-it

HAVE PAPERWORK / DOCUMENTS
NEED OF SHREDDING ?

Let's Recycle Now!

Save the Earth
Save the Environment

LOCATED IN THE
COMPUTER ROOM



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
kingsgateneewsletter@gmail.com
(no need to include year unless you want to share)

We hope to see your name in print



CROSSWORD SOLUTION

B	E	S	I	D	E	S		S	E	R	V	E		
U		H		E		U		W		E		L		
S	E	A	W	E	E	D		I	N	A	N	E		
K		D		P		D		S		D		C		
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U		G		I		P		R		D		H		
S	E	E	D	S				S	U	S	P	E	C	T

Are you looking for a new hobby that's fun and easy?

Why not gift yourself with the magic of music? Join our Beginners' class for 6 weeks of keyboard lessons taught by our talented instructor, Cary. You will be amazed at how fast you can learn to create songs.

Included with your lessons is an instruction book with 10 songs, the use of a keyboard, and invitations to various fun events: concerts, workshops, games and more. Some of these events even include lunch.

Give us a call and come in and see what we are all about.

Fletcher Music Centers 941.625.8820



We welcome you to join our family!





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Georgene & Steven Malovich
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Leslee Clemens, Travel Agent
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COMMUNITY RESOURCE GUIDE



HVAC Comfort Solutions

At Florida Comfort, we're dedicated to meeting all your home comfort needs. Whether it's Air Conditioning, Heating, Ductless Mini-Splits, Indoor Air Quality, or Insulation, our expert team is here to ensure your home stays comfortable and safe!



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

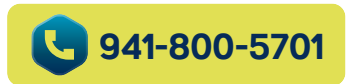


Why Choose Us?

At Florida Comfort, we're a local, family-owned business dedicated to providing the best service with professionally trained technicians. We guarantee our workmanship, ensuring reliable, high-quality service every time!

- ✓ Local HVAC Company
- ✓ Quality Guarantee
- ✓ Professional Technicians
- ✓ Personalized Solutions

Contact Us



- 📍 17194 Toledo Blade Blvd
- 🌐 FloridaComfortAC.com
- ✉ FloridaComfortAC@gmail.com



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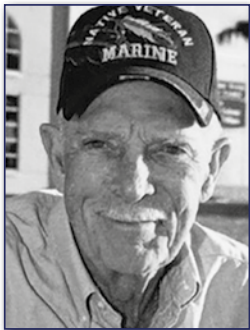


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INSURANCE
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at the corner of Pondella Rd. & Orange Grove Blvd.

Phone 239-995-0333

E-mail: mh@bassineinsurance.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...



COLDWELL BANKER
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19700 Cochran Blvd., Port Charlotte, FL 33948

Cell: **941-544-0991**

Office: **941-625-3653**

chuck.allen@cbsmfl.com

**Call anytime for FREE Comparative Market Analysis!
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Debra L. Willison
Realtor

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COMMUNITY RESOURCE GUIDE

BATLINER REPORT

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

RESALE HOMES/VILLAS IN KINGS GATE OVER THE LAST 5 YEARS

	2021	2022	2023	2024	2025
Q1	24	15	10	19	17
Q2	24	11	14	13	9
Q3	15	11	8	12	11
Q4	11	7	9	8	8
TOTAL	74	44	41	52	45

ALL DATA PER STELLAR MLS

While it looks like 2025 had a slight dip in sales, I would like to point out that as of January 5 – there were 11 homes pending sale.

Activity with the number of showings and offers happening have been the strongest we have seen in a number of years.

This does not appear to be unique to Kings Gate – the title companies and mortgage brokers we talk to in the area are all seeing strong growth in their businesses.


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