

THE

Cape Connection



Annual Newsletter, 2025



President's Message

The approaching spring gets everyone anxious for warmer weather. Preparing the beach for the season, or getting your boat ready are all activities we start once the weather warms up. We would like to welcome any new member to our community and hope you get involved. Keep an eye out for announcements of the many activities.

The Directors are hoping to increase the involvement of our neighbors by creating new activities to go along with the old treasured events. We hope you participate in these activities. Becoming involved strengthens our community and ensures our success year after year. If you would like to volunteer, you are always welcome to assist in running these events. Check Facebook and our web page for information on how to help. Participating offers an opportunity to develop new relationships and a sense of family with members of the community, which has always been a hallmark of Cape Breton.

Check out the articles from the various committees to find out what is planned for the coming season. We look forward to another successful year here in the Cape, but this is only possible with the combined effort of every member of our community. Working together to continue the magic we have created makes Cape Breton a special place.

A calendar of events and a listing of the committee chairs is enclosed in the newsletter. We encourage you to contact them if you would like to help by serving on their committee or with any ideas or suggestions you might have for the upcoming year.

Ray Topoleski



Cape Breton Holding Company, Inc

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| Ray Topoleski President | Danny Vucolo Vice President | George McNamara Treasurer | Tiffany Tozer Secretary |
| Joe Abitante Director | Don Miller Director | Kenny Mirabelli Director | Cathy Peter Director |
| Tim Rudowski Director | Lenore Savino Director | Larry Sramowicz Director | Michael Tozer Director |
| | | Dean Weiss Director | |

Happy New Year and welcome to the 2025 season at Cape Breton! As we step into this new year, we do so with a sense of excitement, possibility, and gratitude for the wonderful community we share. Cape Breton has always been more than just a place—it is a home, a family, and a gathering of friends old and new.

This year, let's celebrate the spirit of togetherness that makes our community so special. Whether it's through shared experiences on the water, lively events that bring us together, or the simple moments of connection and camaraderie, every interaction strengthens the bonds that unite us.

We encourage everyone to embrace the new season with joy, optimism, and an open heart. Let's uplift one another, welcome new members with warmth, and continue to make Cape Breton a place where friendships flourish, laughter fills the air, and lifelong memories are made.

As we embark on another incredible year, we look forward to the many opportunities ahead—to grow, to celebrate, and to enjoy all that makes this community so remarkable. Thank you for being a part of Cape Breton; your presence, energy, and enthusiasm are what make this place truly special.

Wishing you a joyful, fulfilling, and wonderful 2025 season. We can't wait to see you all and share in the magic of another unforgettable year together!

Cape Breton Directors



Cape Breton Holding Co, Inc. website

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Committee REPORTS

Membership

As we embark on another exciting year, I would like to take this opportunity to introduce myself. My name is Cathy Peter, and I am honored to serve as the new Membership Chair. I look forward to working with both new and longtime members to ensure our community continues to grow and thrive.

At Cape Breton, we believe that membership is more than just an individual experience—it's a shared commitment to fostering a welcoming and vibrant community. In that spirit, I consider every member an extension of the Membership Committee. If you know someone who may be interested in joining Cape Breton or would like more information about membership, I would greatly appreciate your help in connecting them with me.

I am more than happy to follow up on any potential leads and answer any questions about what it means to be a part of this wonderful community. Please feel free to reach out to me at: Cathyp1212@msn.com with any inquiries or referrals.

I look forward to an amazing season ahead and to working together to strengthen and expand our Cape Breton family. Thank you for being a part of this special community.

I can't wait to see what 2025 has in store!

Cathy Peter

Dock

As we welcome spring and longer, sun-filled days, we want to recognize the dedication behind preparing the dock for the changing seasons. Our community thrives on those who contribute time, skills, and energy, ensuring a safe, well-maintained dock year after year. Your efforts do not go unnoticed, and we deeply appreciate the commitment that makes this possible.

Last fall, Stockholders and Associate Members completed key maintenance, replacing deck boards with fresh lumber and stainless steel screws. Their work strengthened the dock's foundation and kept it secure for all to enjoy. This teamwork, dedication, and investment make a real difference, and we are truly grateful for everyone's hard work and generosity.

Winter brought its usual challenges, though high tides spared the deck. The de-icers ran extensively—three times more than in recent years—but thanks to our dedicated volunteers, the dock was well-prepared. Your time, effort, and care ensured we weathered the season smoothly. We sincerely appreciate everyone who stepped up to help protect and maintain our shared space.

Now, with spring around the corner, excitement builds for another great season. Whether sailing, relaxing by the water, or gathering with loved ones, we hope this season brings you joy, peace, and lasting memories.

Thank you for being part of this amazing community. We can't wait to see you all soon!

See you on the dock!

Michael Tozer & Jan Topoleski

Committee REPORTS

Beach

Welcome spring!! It's time to think about warm breezes and sunny days!!! The beach is looking great for a new season of fun and relaxation for the 2025 season!! We are hoping to see everyone and their families enjoying the summer!



We have had success with the sand fences and wind barrier that we installed in the fall to help prevent sand loss .. the fire lane has been repaired and the community has saved thousands of dollars for the bulkhead... A huge thank you to Danny V, Larry S, and Joey A... the area is now safe and beautiful... these members really worked hard on this project..... we hope you enjoy sitting out there as it is one of the most beautiful views on the beach!! We are hoping to buy some heavy duty chairs to complete the spot! We will also complete the west side area to have all the entertainment and games in hopes of making everyone happy-The success of the Cape Breton Community has resulted from the many volunteers who give of their time and talents each year. We look forward to your continued commitment, support and enthusiastic participation. If you haven't volunteered before or for quite some time, try it, working together puts the "Unity in Community!"

Hope to see you all on the beach!

Lenore Savino



The Garden Club *A Fond Farewell*

Dear members we are happy to announce that our work refurbishing the landscaping in the community is finally done and now 100% in the hands of our landscaper to keep up the maintenance... We have worked tirelessly for the last 9 years.... We will however do occasional work at our nature preserve on the beach ...and will accept any volunteers who might want to help!! We would like to thank everyone who volunteered, donated and supported us thru the years as it was only thru this community effort that we were able to achieve this!! Lastly a deep heartfelt thanks you to all my garden club members and helpers ...past and present...Joann, Larry, Janet, Danielle, Maryellen, Rich, Pam, Lou, Tina, Pat, Cathy, Larry, Judy, Ray, Jason, Joey, Ray Top , Tom, Buddy, Danny and Chris, the landscaper, who is not even a member but donated many plants and put in our drip watering system for free! Yes it does take a village-I hope I'm not forgetting anyone!! Through their hard work and diligence, we were able to complete our journey here!! Much love to you all!

Lenore Savino

Committee REPORTS

Entertainment

The Cape Breton Entertainment Committee is thrilled to kick off another incredible season packed with a dynamic mix of fresh, new events and cherished traditions that bring our community together. This year, we're pulling out all the stops to create unforgettable experiences that celebrate the spirit of Cape Breton—whether it's lively Friday nights gatherings, fun-filled family gatherings, or exciting themed events that will have everyone talking.

Our goal is to “Put the Unity in Community,” fostering connections, laughter, and memories that will last a lifetime. From long-time favorites to brand-new surprises, there's something for everyone to enjoy.

We can't wait to see familiar faces and welcome new friends as we come together for an unforgettable 2025 season.

Get ready for a year of fun, excitement, and community spirit!

See you at the events!

Kenny Mirabelli



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| March | BINGO (March 22) |
| April | Art Exhibit (April 26) |
| May | Memorial Day party (May 24) |
| July | Independence Day party (July 5) Pancake Breakfast (July 27th) |
| August | Clambake "tentative" (August 9) Labor Day Bonfire (August 31) |

Clubhouse

Spring is just around the corner, and we've been hard at work preparing the Clubhouse! In the kitchen, exciting updates are on the way with the addition of new cabinets and storage racks. Some existing storage cabinets will be relocated to the second floor to help organize frequently used items. Upstairs, we're planning additional cleaning and organization, made easier by the newly installed lighting. Lastly, around the back of the Clubhouse, all external HVAC air ducting has been insulated and sealed to improve efficiency and help lower our electric bill.

Remember, whether you're hosting a birthday party, a family gathering, teaching a class, or simply seeking a quiet escape to enjoy your book, the Clubhouse is available for rent.

Rentals are \$125 for the facility and \$200 if the kitchen is needed. Many dates are still available. If you are thinking about renting, please contact Ray Danner at 732-581-1986 for information.

Tim Rudowski

