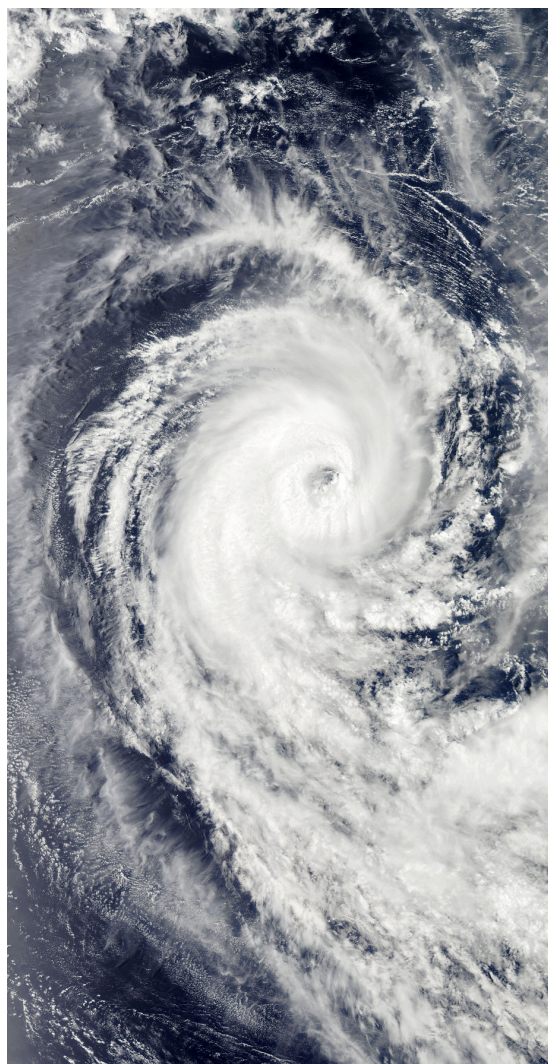
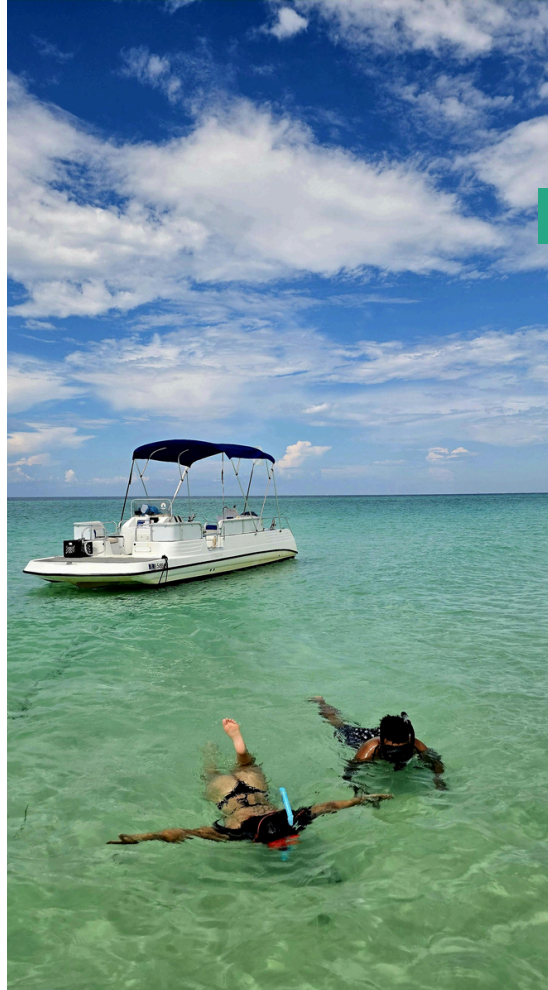


ON  
*island*

*with*  
STACI STEVENS  
AND THE CASTAWAYS TEAM

JUNE & JULY 2026





*on island*

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A Friend of the Flock

FROM PINE ISLAND TO BOCA GRANDE  
**FLORIDA'S RED SNAPPER SEASON**



Florida's Gulf Coast offers some of the most exciting red snapper fishing opportunities in the country, and nowhere is that more evident than along the waters surrounding Pine Island and the barrier islands of Boca Grande, Cabbage Key, and Cayo Costa.

Red snapper have become one of Florida's most sought-after game fish thanks to their hard-fighting nature, excellent table fare, and abundance on Gulf reefs and artificial structures. Florida officials announced an expanded 2026 Gulf recreational red snapper season, with opportunities stretching from late May through multiple summer and fall openings, creating one of the longest seasons in state history.

**PINE ISLAND: GATEWAY TO GULF WATERS**

Pine Island serves as a launching point for anglers seeking red snapper in the deeper waters of the Gulf of America. While the island itself is known for its backcountry fishing, mangrove shorelines, and tarpon-rich passes, offshore anglers can quickly access productive reef systems and artificial structures where red snapper congregate.

Local captains often run beyond the barrier islands into depths ranging from 60 to more than 150 feet, targeting hard-bottom habitat, wrecks, and ledges that attract large schools of snapper. During peak season, anglers can find limits of fish while also encountering grouper, amberjack and king mackerel.

## **CABBAGE KEY: OLD FLORIDA MEETS OFFSHORE FISHING**

Nestled within Pine Island Sound, Cabbage Key remains one of SWFL's most iconic destinations. Accessible only by boat, the island offers a glimpse into the region's historic fishing heritage. Surrounded by tropical vegetation and overlooking the water between Pine Island and Cayo Costa, the key serves as a favorite spot for boaters heading offshore or returning from a successful day on the Gulf.

## **BOCA GRANDE: THE OFFSHORE FISHING CAPITAL**

Few places in Florida carry the fishing reputation of Boca Grande. Famous worldwide for its tarpon fishery, Boca Grande also provides excellent access to offshore red snapper grounds. The deep water passes and nearby Gulf waters place anglers within reach of productive reef systems holding quality fish.

The area benefits from its proximity to numerous offshore ledges and artificial reefs. During red snapper season, charter captains and private boaters often make runs to federal waters where larger fish can be found with possibilities of trophy snapper.

## **CAYO COSTA: UNTOUCHED BEAUTY**

One of the most pristine barrier islands, Cayo Costa holds miles of undeveloped beaches, abundant wildlife and clear waters, offering a backdrop for any

fishing adventure.

Offshore from Cayo, the Gulf gradually transitions into deeper reef habitats. Anglers use the island as a navigational landmark while heading to offshore numbers. The surrounding waters are rich with baitfish, helping sustain healthy populations of reef fish and pelagic species.

## **PLANNING YOUR RED SNAPPER TROP**

A successful season usually requires a seaworthy vessel capable of reaching offshore waters, quality electronics for locating structures, and tackle designed to handle fish that can exceed 20 pounds. Live bait, cut bait, and vertical jigging techniques all produce results when fishing reefs, wrecks and hard-bottom habitat. Check out our local **Monroe Canal Marina** for boating supplies!

Before heading out, anglers should verify current regulations, season dates, bag limits, and size requirements, as rules can change based on state and federal management.

For those seeking a classic Florida fishing adventures, few experiences compare to watching a rod double over as a Gulf red snapper heads for the bottom while the barrier islands of Southwest Florida fade into the horizon.

# FEATURED LISTING



LISTED AT: \$2,400,000

3211 VACATION LANE  
ST. JAMES CITY, FL 33956

 \$772/SQ FT	 3,110 SQFT	 6 BEDS	 5 BATHS
----------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------

**Sandy Peculis** has a once in a lifetime opportunity to create your own dream home on Pine Island Sound! This 6 bedroom coastal estate is ready for your finishing touches. The estate features a new elevated custom pool and hot tub. The house includes new Anderson hurricane windows and doors.

LOOK WHAT  
RECENTLY SOLD



\$634,000



\$240,000



\$690,000



\$405,000



\$279,000



\$199,900



\$510,000

## FLORIDA'S HURRICANE SEASON

# WHAT ISLANDERS NEED TO KNOW

Island living comes with a responsibility that every resident and property owner must take seriously: hurricane preparedness



The Atlantic hurricane season officially runs from June 1st through Nov 30th, with peak activity typically occurring between August and October.

### LESSONS LEARNERED

We have experienced significant impacts from hurricanes in recent years, reminding residents that even-well prepared communities can face powerful storm surge, destructive winds, flooding and extended power outages.

Pine Island's unique geography makes it particularly vulnerable to storm surge. With only a few access routes connecting the island to the mainland, resid-

ents must understand that evacuation decisions should be made early.

### PREPARING YOUR HOME

We advise homeowners to review their insurance policies annually, ensuring they understand coverage limits and deductibles. Flood insurance should be considered separately, as standard homeowners policies typically do not cover flood damage.

\*Article continued on next page

## SUMMER MAINTANENCE

As summer settles in, June and July are the perfect months to refresh, maintain, and prepare your home for the seasonal heat.



### INDOOR

- Clean Ice Maker
- Check Garbage Disposal
- Check Smoke Detectors & CO2 Detectors
- Dust Bathroom Fans
- Organize Pantry



### OUTDOOR

- Clean outdoor furniture
- Lubricate Door Hinges
- Inspect trees & shrubs
- Clean Out & Organze Sheds and Garages
- Check Outdoor Lighting

### **Protect Windows & Doors**

Install hurricane shutters and maintain properly fitted storm panels for all windows and glass doors. Garage doors should be reinforced to withstand high winds.

### **Inspect Roofs and Structures**

Schedule annual roof inspections and repair loose shingles, flashing, or damaged areas. Secure sheds, carports, and outdoor structures that could become wind hazards.

### **Trim Trees & Landscaping**

Remove dead branches and trim trees away from structures. Secure outdoor furniture, decorative items, grills, and anything that could become airborne during strong winds.

### **Create Emergency Supply Kits**

Every household should maintain:

- Drinking water for at least seven days
- Non-perishable food
- Prescription medications
- First-Aid supplies
- Flashlights and batteries
- Portable phone chargers
- Important documents in waterproof containers
- Cash for emergencies
- Pet supplies and food

## **SPECIAL CONSIDERATIONS FOR BOAT OWNERS**

Boating is a way of life on Pine Island, but vessels can become major liabilities during hurricanes if not properly secured.

### **Develop A Boat Hurricane Plan**

Do not wait until a storm is approaching to decide what to do with your vessel. Every boat owner should have a plan that includes:

- Haul-Out Locations
- Marina Agreements
- Trailer Storage Options
- Emergency Contact Info

### **Remove Valuable Equipment**

Electronics, fishing gears, canvas covers, cushions, and loose equipment should be removed before a storm.

### **Double-Line Docked Vessels**

If a boat remains in the water, use additional dock lines, chage protection, and multiple tie-off points. Secure lines to strong pillars rather than docks whenever possible.

### **Trailerred Boats**

Trailerred boats should be moved inland whenever possible and secured with straps and anchors. Remove drain plugs and ensure proper drainage.

### **Leave Early**

Many marinas become overwhelmed before major storms. Boat owners who wait too long often find limited options available.

## **UNDERSTANDING PINE ISLAND EVACUATIONS**

One of the most important responsibilities of Pine Island residents is understanding evacuation procedures.

### **All of Pine Island is in a storm surge evacuation zone A.**

Pine Island's limited road access can quickly become congested resulting in lengthy delays and unsafe travel conditions.

### **Have Multiple Destinations**

- Friends or Family Inland
- Pet-Friendly Hotels
- Public Shelters
- Alternate Routes

## **WHAT SEASONAL RESIDENTS SHOULD KNOW**

- Establish relationships with local property owners
- Install storm monitoring systems
- Maintain updated insurance documentation
- Secure hurricane shutters before leaving or extended periods
- Create written storm preparation instructions for renters or caretakers.

## STAYING INFORMED DURING STORM SEASON

Reliable information is essential during hurricane season.

Residents should monitor:

- National Hurricane Forecasts
- Lee Counting Emergency Management Updates
- Local Weather Broadcasts
- Emergency Alert Systems
- Community Notifications

## AFTER THE STORM

Returning too quickly after a hurricane can create additional hazards. Be prepared for:

- Limited Access to the Island
- Downed Power Lines
- Flooded Roadways
- Fuel Shortages
- Debris Removal Operations
- Cell Phone Service Interruptions

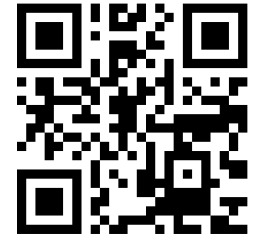
## A Community Built on Resilience

Pine Island has weathered countless storms throughout its history. While hurricanes remain a reality of life along Florida's Gulf Coast, preparation remains the most effective tool for protecting lives and property.

Whether you're a year-round resident, seasonal homeowner, boater, or business owner, taking time to prepare before a storm develops can make all the difference. Hurricane season may be unavoidable, but

the impacts of a storm can often be significantly reduced through planning, awareness, and community cooperation.

For Pine Islanders, resilience has always been part of island life-and hurricane preparedness is on the most important ways that tradition continues today.



Scan Code to sign up with **Alert Lee** for direct alerts for Lee County

### Emergency Services

- Emergency: 911
- Non-Emergency Lee County Sheriff's Office: (239) 477-1000
- Florida Highway Patrol: \*347 (FHP)

### Lee County Emergency Management

- Main Office: (239) 533-0622
- Website: Lee County Emergency Management
- Provides evacuation information, shelter locations, emergency alerts, and storm updates.

### Matlacha / Pine Island Fire Control District

- Main Office: (239) 283-0030
- Address: 5700 Pine Island Road, Bokeelia
- Local source for emergency information, evacuation resources, and community preparedness programs.

### Special Needs Assistance

Residents requiring medical support, transportation assistance, electricity-dependent medical equipment, or other special accommodations should register with Lee County's Special Needs Program before hurricane season begins. Registration information is available through Lee County Emergency Management.

Summer

# EVENT SCHEDULE

**JUN 6**

SAT @11:00AM-1:00PM

**FAMILY POOL PARTY**

Water Safety Demonstration  
Swimming / Stroke Demonstration  
by Pine Island Aquatics

Hosted by **Kiwanis of Greater Pine Island & Spyrnal Financial Group**.  
Pine Island Community Pool  
Phillips Park  
5675 Sesame Drive, Bokeelia

**JUN 9**

TUES @ 9:00AM

**KIDS ART CLASS**

A fun day of FREE art classes for kiddos of all ages at the Matlacha Park and Community Center.  
Hosted by **Pine Island Art Association**  
Matlacha Park & Community Center  
4577 Pine Island Rd



**JUN 12** ●

FRI @ 5:00PM-8:00PM

**ART WALK**

A vibrant night featuring over 30 regional vendors, live music, and local art galleries.

Hosted by the **St. James Civic Association**  
Downtown Matlacha

**JUN 20**

SAT @ 12:00PM

**WORKSHOP**

A day to create vertical oyster gardens!

Hosted by **Matlacha Civic Association**  
Matlacha Park & Community Center  
4577 Pine Island Rd

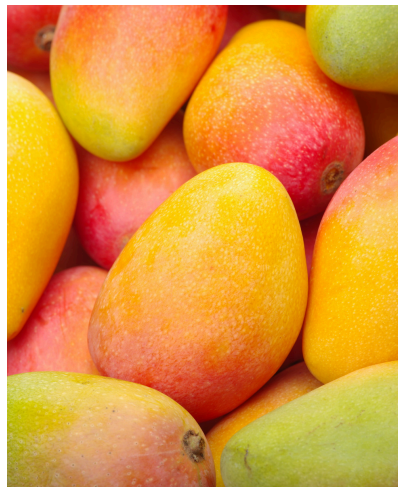
**JUL 4**

SATURDAY-TIMES VARY

**PARADE & FIREWORKS**

Wear your Red, White & Blue to celebrate the nations 250th Birthday!

Hosted by **American Legion Post 136** (more information to follow)



**JUL 10**

FRI @ 5:00PM-8:00PM

**ART WALK**

A vibrant night featuring over 30 regional vendors, live music, and local art galleries.

Hosted by the **St. James Civic Association**  
Downtown Matlacha

**JUL 11**

SAT @ 9:00AM-5:00PM

**MANGO MANIA**

The event features tropical fruit sales, expert seminars, arts and crafts, and the biggest mango contest.

Hosted by **The Greater Pine Island Chamber**  
Winn Dixie Plaza  
9940 Stringfellow Rd, St. James City, FL

WANT TO BE PART OF  
OUR FLOCK?

Contact [Montanna Wilson](#) at  
(239) 896-5521 or [flsailgirl@gmail.com](mailto:flsailgirl@gmail.com)  
to learn more about about vendor sponsorship opportunities, advertising  
with Castaways and other fun promotional events for Pine Island.

# Custom Welding & Metal Fabrication in Pine Island



*small business*

## SPOTLIGHT

5952 Porpoise Rd,  
Bokeelia, FL 33922  
Phone: (239) 922-8162  
[pineislandwelding.com](http://pineislandwelding.com)

### Marine Fabrication:

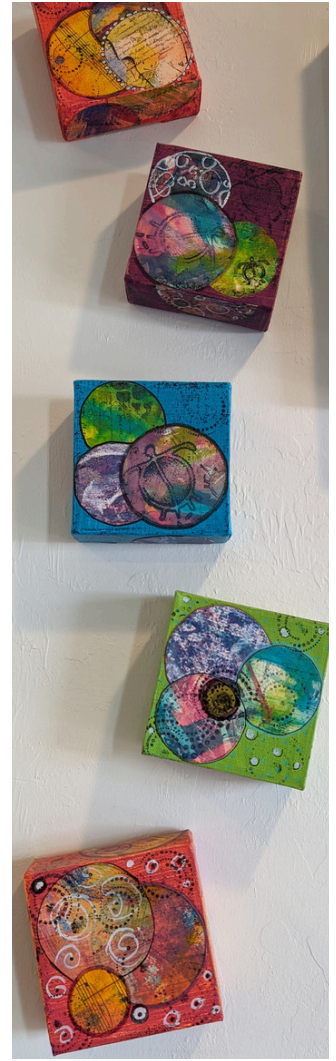
- T-Tops
- Half Towers
- Radar Arches
- Ski & Wakeboard Towers
- Leaning Posts
- Swivel Seats.



### OWNER

## TIM ANDERSON

**Pine Island Welding** brings 35 years of welding and fabrication to the island. Tim has had the opportunity to work on projects spanning from heavy equipment repair to natural gas pipeline to aluminum and stainless steel welding and fabrication. These experiences have offered him opportunity to expand his skills and polish his craft to bring you new and custom designs for your boating and fishing needs.



## A COMMUNITY OF ART PINE ISLAND'S CREATIVE SPIRIT SHINES

Pine Island's art community continues to flourish in 2026, proving once again that creativity remains one of the island's greatest strengths. From Matlacha's colorful galleries to Bokeelia's waterfront studios, local artists are helping shape a vibrant cultural scene that celebrates the natural beauty, history, and resilience of island life. The Pine Island Art Association offers classes, exhibitions, and opportunities for artists of all skill levels to showcase their work and inspire the next generation of creators.

Artists including Beth Blewett, Linnea Doden, Julie Carlson, Virginia Simms, Joyce Lake, and Shirley Glenn earned top honors for works ranging from watercolor to oil paintings.

The late Pine Island artist Mel Meo's artwork continues to be recognized for capturing the island's unique character through her colorful paintings, murals, and mixed-media creations inspired by local wildlife, fishing traditions, and coastal landscapes. Her work remains an important part of Pine Island's artistic identity.

The island's galleries also play a significant role in supporting the arts. The Bokeelia Art Gallery represents dozens of regional artists working in a variety of mediums, while Matlacha's galleries and monthly art events continue attracting visitors eager to experience Pine Island's creative culture firsthand.

The Greater Pine Island Chamber of Commerce's revitalized pole-painting program has inspired dozens of artists, organizations, students, and residents to contribute new designs, transforming ordinary utility poles into symbols of resilience and community pride. More than simple decorations, the poles tell stories about island life and celebrate the creativity that continues to define Pine Island.

As 2026 unfolds, Pine Island's artists continue to tell the story of the community through paint, sculpture, photography, and mixed media. Their work not only beautifies the island but also preserves its heritage, celebrates its natural environment, and strengthens the community connections that make Pine Island such a special place to call home.



# MEET THE TEAM



*Staci Stevens*  
(239) 728-1728  
BROKER

**“A highly regarded local Realtor & Broker**

Staci, originally hailing from Michigan, relocated to the Sunshine State over two decades ago.

Renowned for her expertise in waterfront properties. Her deep knowledge of the local market and her ability to connect buyers with their dream homes along the picturesque Pine Island shoreline have earned her a stellar reputation among both clients and peers.

Staci's ability to accurately price and strategically sell homes has consistently exceeded her client's expectations, making her a standout Realtor on Pine Island.

*let's connect*  
marinamamarealtor@gmail.com



*Sandy Peculis*  
(239) 699-4177  
BROKER ASSOCIATE

**From the “modest to the magnificent”**

Sandy has been a resident and active member of St. James City on Pine Island since 2001. Her journey in real estate sales and vacation rentals commenced in 2002, complemented by her lifelong experience in construction. Sandy has been honored with the **Five Star Professional Real Estate Agent** award for an impressive ten years, a recognition received by less than 2% of Real Estate Agents in Southwest Florida. In 2015, she achieved the status of Broker and previously served as the owner and broker of Castaways.

*let's connect*  
sandypeculisrealtor@yahoo.com



*Neill Fries*  
(239) 229-0437  
BROKER ASSOCIATE

**Pine Island resident since 2000, Best Realtor in 2010**

In the year 2010, Neill achieved the esteemed accolade of **“Best Realtor.”**

His vast areas of specialization encompass both residential and commercial waterfront properties, property management, and the intricacies of commercial real estate on Pine Island and the surrounding areas. Neill's unparalleled familiarity with Pine Island has made him an indispensable figure since Castaways' inception, and his substantial contributions have played a pivotal role in the company's current achievements.

*let's connect*  
neillfries@earthlink.net



*Patty Mattieson*  
(239) 314-8687  
REALTOR

**“Where the only time zone is Island Time”**

Patty has been a part of the greater Pine Island community since 2008, fully embracing the unique Island Time lifestyle. Her interests include boating, fishing, savoring the local cuisine at our restaurants, and her passion for classic cars. With a real estate license dating back to 1999, Patty initiated her exciting real estate career in Northern Georgia before realizing her dream of living in paradise in 2008. Over the years, she has assisted hundreds of individuals, just like you, in discovering their perfect piece of paradise.

*let's connect*  
pattymattieson@gmail.com

# MEET THE TEAM



*Joyce Ann Leeuw*  
(239) 410-3800  
REALTOR

**A revered source of real estate knowledge on the island**

Joyce hails from Ft. Wayne, Indiana. Since 1980, she has been a licensed Realtor in Indiana, Virginia, Maryland, D.C., and Florida, with expertise in general brokerage and shopping center management. She has called Pine Island home since the year 2000 and has become a revered source of real estate knowledge on the island.

*let's connect*  
leeuwann10@gmail.com



*Robert McCarthy*  
(239) 898-8249  
REALTOR

**He's well known as "Big Red" by the locals**

In 2012, Robby moved to Bokeelia, driven by his deep passion for fishing. Having spent 17 years as a lineman with Florida Power and Light, Robby embarked on a career transition into real estate sales. In addition to his real estate endeavors, he's a business owner and charter captain, actively involved in supporting the Pine Island community.

*let's connect*  
robertmccarthy@gmail.com



*Martha Cain*  
(727) 858-2030  
REALTOR

**Turning Vacation Dreams into Island Reality**

Martha made Pine Island her permanent home after many years of vacationing to the beautiful and tropical island. Her love of houses and design as well as wanting to know more about the history here steered her to become a full-time agent on the island. Martha strives to ensure that the home buying/selling or process is easy.

*let's connect*  
marcainrealtor@gmail.com



*Montanna Wilson*  
(239) 896-5521  
REALTOR

**Making Waves in Pine Island Real Estate**

Born & raised in Bokeelia, Montanna, is a true Pine Island native. With a specialty in real estate marketing and since becoming an agent, she has become a distinguished member of the Royal Palm Coast Realtors Association, and is dedicated to helping her clients make their "REEL" estate dreams come true!

*let's connect*  
flsailgirl@gmail.com

# MEET THE TEAM



*Rachel Branch*  
(239) 314-4353  
REALTOR

## Island Heart. Local Insight. Real Results.

Rachel moved to the area in 2022, her family has been long-time residents, giving her a rooted understanding of the local lifestyle and the people who shape it.

Rachel made a purposeful career shift from luxury hospitality to business ownership and real estate in order to be more present in her life and with her children.

*let's connect*  
rachelsellsfla@gmail.com



*Romana Gavviner*  
(239) 314-8687  
REALTOR

## From Czech Roots to Pine Island Living

Originally from Czech Republic, Romana made the move to the United States in 1986, settling on Pine Island in 1989 with her husband. With a background in the restaurant industry and as co-owner of Froggy's Bar for 23 years, she has had the pleasure of connecting with both locals and visitors who are drawn to the island's unique charm.

*let's connect*  
romygav62@gmail.com

# MARKET REPORT

2,392



NEW LISTINGS

1,853



SOLD LISTINGS

50



DAYS ON MARKET

\$435K



AVG. LIST PRICE

\$248



PRICE PER SQ FT

96%

%

SALE PRICE RATIO

Information is based on the Lee County Statistics provided by the Royal Palm Coast Realtors Association alongside the Florida Gulf Coast MLS

*on island*

## COMING UP IN THE NEXT ISSUE

### • The Return of Stone Crab

Local seafood traditions and the excitement surrounding stone crab harvest season beginning mid-October.

### • Market Update

Stay Informed on Recent Market Trends

### • Local Events

Explore Community Happenings

### • Fall Kayaking Routes

A beginner-friendly paddles guide for Pine Island and the Barrier Islands.

All of our newsletter editions can be found on our website: <https://castawaysrealty.com/news/>