

Coco Wood Lakes

N E W S L E T T E R

WATCH FOR UPCOMING EVENTS AND ACTIVITIES ON CHANNEL 63



**February 2023
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CWL ANNUAL MEETING

The Annual Meeting will be held on Wednesday, February 8th at 7:00pm. The meeting will be held both in-person and on Zoom. We will start validating envelopes at 3:00 PM.

Zoom information: <https://us02web.zoom.us/j/85175807148> Passcode: 634318

Meeting ID# 851 7580 7148

Please remember that voting certificates are required if your home has more than one owner or is under a trust or corporation. Only the appointed voting member will be able to cast a vote. So make sure we have yours.

Ballots must be received before the Annual Meeting will begin. If you do not attend the meeting in person, you may hand deliver the ballot or send them via first class mail to the management office. - **HAND DELIVERY SUGGESTED**

Please refer to the Second Notice of Annual Meeting and Organizational Meeting of the Board for instructions on how to properly submit your vote. If they are not submitted correctly, they cannot be counted

If you have any questions regarding the meeting or how to cast your vote, please contact the management office via email (CocoWoodMgr@FSResidential.com) or by phone 561-495-1133.

MEET THE CANDIDATES

The Coco Wood Lakes Members will be voting to elect six board members. There are 14 candidates running for the board. In alphabetical order they are: David Alper, Lorrie Alper, Anita Brown, Mike Dorman, Idany's Foster, Jon Gutmacher, Jean LeGrys, Danette Nanez, Jo-Ann Orlando, Marianne Regan, Bruce Richard, Deborah Ulrich, Jim Young and Mary Young.



Automatic and mandatory homeowners associations are part of an overall concept of residential property ownership. Purchase of the home or lot brings with it membership in the association which provides the structure for operation and management of the residential community concept. Membership includes certain mandatory obligations, financial responsibilities and rules of the association.” —THE HOMEOWNERS ASSOCIATION MANUAL, BY PETER M. DUNBAR, ESQ., AND MARC DUNBAR “

By purchasing into a community association, be it a condominium unit, townhome, or single family home, the owner agrees to abide by the community’s pre-established guidelines. The owner will often live close to his or her neighbors, share common facilities, and voluntarily sacrifice certain freedoms, all for the cause of protecting communal property values and reducing nuisances. Reasonable restrictions, consistently enforced over time, will preserve the net value of the community and maintain a high quality of life for residents.

DEFINITION OF A COMMUNITY ASSOCIATION

A community association provides a communal basis for preserving, maintaining, and enhancing homes and property. All community associations have three basic, defining characteristics:

- Membership in the community association is mandatory and automatic for all owners. This is unlike other associations whose membership is voluntary.
- Certain documents bind all owners to be governed by the community association. These documents require mutual obligations to be performed by the individual owner and the community.
- Mandatory lien-based economic charges or assessments are levied on each owner in order to operate and maintain the community association.

“[the community association] gives continuity to the community, it preserves the architectural integrity and it maintains the common properties. Properly run, it promotes the community concept and protects the community’s property values.” —THE HOMEOWNERS ASSOCIATION MANUAL, BY PETER M. DUNBAR, ESQ., AND MARC DUNBAR

PURPOSE OF A COMMUNITY ASSOCIATION People choose to live in community associations for numerous reasons. Many association owners value the inherent benefits offered by community association living. Community associations are designed to:

- Manage common areas of the property
- Manage property interests of owners
- Provide services for owners
- Develop a sense of community through social activities and/or amenities

NOMENCLATURE

Depending upon the specific organization or U.S. state, community associations are referred to differently. Following are common terms typically used to describe community associations:

- Community association: This term is used by Community Associations Institute and by the Bureau of Condominiums of Florida.
- Common-interest community (CIC): This term is used by the National Conference of Commissioners on Uniform State Laws.
- Common interest realty association (CIRA): This term is used by the American Institute of Certified Public Accountants (AICPA).
- Common interest development (CID): This term is used by the California Department of Real Estate (DRE).

CAI RESOURCES The Essentials of Community Association Volunteer Leadership, by Katharine Rosenberry, ESQ. The Homeowners Association Manual, Fifth Edition, by Peter M. Dunbar, ESQ., and Marc Dunbar



President's Message

For the month of February, our luncheon meeting will be at Jack's Italian Restaurant & Pizzeria, 14856 S. Military Trail, Delray Beach. The date is Wednesday, February 15, at 12:30. Everyone will pay for their own meal. If you would like to join us, please call me so I can include you in our reservation.

Bingo will be Sunday, February 5. Doors open at 12:30 and the game starts at 1 pm. Bring your friends and neighbors for a fun filled afternoon.

Future meetings are the third Wednesdays of the month; March 15, April 19 and May 17 at 12:30. Put these dates on your calendar so you can join us.

Hope to see you February 15.

Sandy Steinberg
561-699-3491



SUNDAY FUNDAY



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SUNDAY, FEBRUARY 5

Doors open 12:30

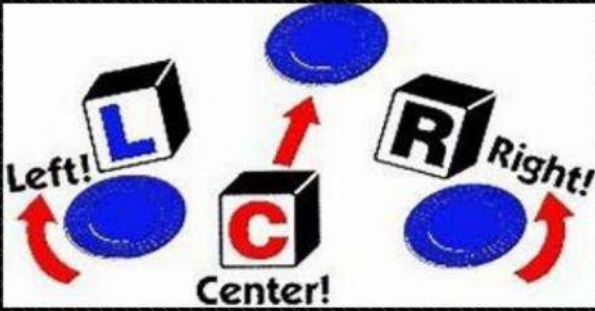
Play starts around 1:00



More players mean bigger jackpots. Come and bring your friends and neighbors. Entry fee is \$2 and gives you one play board. Extra boards are only 50 cents each. If you want to participate in the door prizes and Chuck-a-Buck, that's one dollar. Two special cover-all games with higher prizes are also played, and each 3-part strip (only have to cover 1 part) is \$1. Small bills please, like \$1's and \$5's.

Refreshments are served halfway through play. Decaf coffee, decaf iced tea, cookies or cake, and sugar-free is available. No charge for the refreshments! So, for only \$5, you can participate in everything, have refreshments, and visit with friends and neighbors. Hope to see you there!

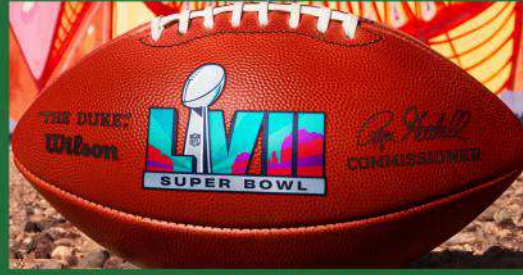
Call Jan Novy if you have questions. 561-703-9455.



LCR & HH

What could go better together?
\$2.00 buy in per game
Bring your Quarters (\$.25)
&
A Little Luck!

THURSDAY, FEB. 2, 2023
5:30PM
AT THE CLUBHOUSE



CWL ENTERTAINMENT COMMITTEE PRESENTS SUPER BOWL PARTY



February 12, 2023
DOORS OPEN | 06.00 PM
KICK OFF | 06.30 PM
BRING A COVERED DISH TO SHARE.
SIGN-UP SHEET LOCATED AT THE CLUBHOUSE OR
PAY \$10.00 AT THE DOOR
QUESTIONS? EMAIL
LJD69@COMCAST.NET

CWL Entertainment Committee
Presents

MAGIC RANDY THE MAGICIAN



31 Dinner @ 6pm
Magic Show @ 7pm MAR

This is a catered event & BYOB.
Tickets must be purchased in advance.
\$25 pp includes dinner & show.
50 tickets available
Doors open @ 5:30pm
Dates & Times will be made available to purchase tickets at clubhouse.

*DINNER CONSISTS OF:
CRUDITE/CHEESE/CRACKERS
SALAD & ROLLS
CHICKEN MARSALA
BAKED PENNE
COOKIES & COFFEE



50'S 60'S 70'S DANCE PARTY

25th February	CWL Clubhouse	6:30-9pm
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BYOB & BYO-FOOD
*just an event to get together & get groovy!

PALM BEACH COUNTY
SHERIFF'S OFFICE
SPECIAL BULLETIN
SHERIFF RIC BRADSHAW
CATALYTIC CONVERTER THEFT
BE ALERT - DO NOT BECOME A VICTIM

CATALYTIC CONVERTER THEFTS ARE ON THE RISE ACROSS THE NATION, INCLUDING PALM BEACH COUNTY. INSURANCE MAY NOT COVER THE COST OF REPAIR (THOUSANDS OF DOLLARS).

PREVENTION TIPS:

- 1** Park vehicle in a secured garage, driveway or fenced in lot
- 2** Make sure there is adequate lighting in the driveway or parking lot with a motion sensor (replace high-pressure sodium lights with LED fixtures)
- 3** Have your VIN or license plate number etched or engraved on the converter or use high temp paint to mark it.



Use anti-theft devices:

- Vehicle alarm with vibration and tilt motion alert
- Etch your DL or VIN # on it
- Cut resistant protective shield or cable
- Spray with high temp color paint



SEE SOMETHING SUSPICIOUS? CALL 911 FOR EMERGENCIES, OR FOR NON-EMERGENCY CALL 561-688-3400

EMERGENCY PHONE NUMBERS	
Emergencies	911
Senior Helpline	211
Abuse (Elder) Hotline	(800) 962-2873
AMR - American Medical Response	(888) 624-1900
Crime Stoppers	(800) 458-8477
Hurricane Info/Emergency Operation Center	(561) 712-6400
Palm Beach County Courthouse (Delray Beach)	(561) 274-1400
Palm Beach County Courthouse (WPB)	(561) 355-2040
Palm Beach Fire & Rescue (non-emergency)	(561) 616-7000
Palm Beach Sheriff's Office (non-emergency)	(561) 688-3400
Poison Information - Florida	(800) 282-3171
Suicide Hotline/Veterans Crisis Line	(800) 273-TALK

Beginning Jan. 1, the **property tax exemption for widows and widowers** was raised from \$500 to \$5,000, increasing tax savings from an estimated \$10 a year to \$100. Those who have already qualified for the widow/widower exemption do not need to take any action. The increase in savings will be automatically applied to their 2023 assessment.

To file, visit pbcgov.org/PAPA, call 561-355-2866.

Wellness Tip: When you laugh, it not only lightens your mental load but also causes positive physical changes in your body. Laughter fires up and then cools down your stress response. So read some jokes, tell some jokes, watch a comedy, or hang out with your funny friends.



Like to play pinball—Check this out.....
Silverball Museum

Featuring more than 150 video games and pinball machines dating as far back as the 1930s, this museum brings a bit of nostalgia to visitors, evoking childhood memories for adults while creating memories for younger generations. The 9,000-square-foot museum offers classic video games such as Ms. Pac-Man, two floors of pinball machines, arcade games and even the original skeeball alleys from New York’s Coney Island – Eldorado Arcade. The best part about it is that all the games are set to free play, which means unlimited plays are included in your admission.
19 NW 3rd Avenue, Delray Beach

Green Smoothie For Vitamin C

Recipe serves 2:

- 1 peeled orange
- 2 chopped kiwi
- 1 cored pear
- 2 cups chopped leafy greens (kale, spinach or chard)
- 4 to 6 oz filtered water



Living in an Coco Wood Lakes has many perks including attractive amenities, convenient services, and high property values. To enjoy these, though, the association must be able to maintain structure, order, and peace. This is where the board of directors comes in. If you want to understand the value they provide, here is a list of some of the HOA board member responsibilities.

1. Ensure Compliance to Laws and Governing Documents

One of the main duties of HOA board members is to ensure that their association complies with federal, state, and local laws. Likewise, an HOA board must make sure that the community is following its governing documents.

2. Enforce HOA Rules and Regulations

It is the board's duty to ensure that each and every member of the community abide by the HOA rules & regulations. HOA board members must follow the provisions of their governing documents when dealing with homeowners who violate the community's rules and regulations.

3. Manage HOA Finances

A successful HOA community is one that is financially stable. Thus, HOA board members are responsible for managing the finances of the association.

Board members have a fiduciary duty to the HOA. This means that they must legally act in the best interests of the community.

Here are the three fiduciary duties of the HOA board:

1. Duty of Care

The HOA board is legally obliged to make informed decisions. Board members must do the research — utilizing all the information that is available to them — before making a decision or voting on a certain matter.

2. Duty of Loyalty

HOA board members must act in good faith and for the benefit of the entire community. Their decisions must not be based on personal interests. They also cannot use their position as board members for private gains.

3. Duty to Act Within the Scope of Authority

HOA board members should act within the scope of their authority. They cannot use their position, or exercise their power, on matters that are outside their duties and responsibilities.



FREE VISUAL INSPECTION
561-674-2332



FLOODED?

IICRC CERTIFIED WATER DAMAGE FIRM

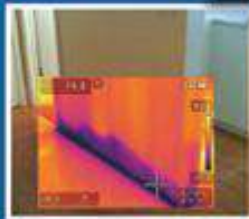
Water Damage?
Where experience counts *the most!*



Structural Drying



Water Extraction



Moisture/Leak
Detection



Roof Leaks

You Pay
\$0*
*We Bill Insurance
Directly

MOLD DAMAGE?

STATE LICENSED MOLD REM. LIC #MRSR: 1791 & MRSA: 2582

Concerned about mold?
Talk to the experts with over
10+ years of experience.



Mold Removal



Mold Testing



Toxic Black Mold
Removal

OUR CLIENTS SAY IT BEST ★★★★★

"J & R can't be beat. These guys did a perfect job, were priced reasonably and were total pros. The results were excellent."

- Gerry T.

"J & R and his team were complete professionals. From day one they were easy to communicate with and their follow up was impeccable."

- Thomas F.

"J & R Restoration is truly a company you can trust. They did a fantastic renovation to our home. Their crew consist of highly skilled and respectable professionals."

- Janice T.



CALL: 561-674-2332

24/7 EMERGENCY RESPONSE

Jnrrestoration.com

37TH



ANNUAL AGREEMENT RENEWALS

IN PERSON AT THE CLUBHOUSE

SATURDAY 9:30 AM – 1:00 PM
3:00 PM – 5:00 PM
FEB. 11, 2023

Join and be worry free

Richard Sussman • 718-570-9230 • rsuss2@gmail.com

Ina Huth • 504-289-8227 • a2fay2@gmail.com

Chuck David • 561-498-3542 • chuckdavid6390@yahoo.com

Lenny Feld • 516-317-5416 • lfeld1951@gmail.com



To our neighbors who do not know about one of the best benefits living in Coco Woods offers. When it comes to home warranty plans, we are the real deal.

Since 1986, we have had a community contract with Broward Factory Service that costs far less than any individual contract.

As a volunteer community service with minimal expenses, we make no profit. That's why we have the same coverage that would cost hundreds more if you go it alone.

Air Conditioning, Plumbing and Electric repairs, major appliances, either fixed or generously allotted for replacement. All your house problems solved with only one phone call.

Join and give yourself one less thing to worry about.

Owned and operated by fire fighters
FULLY INVOLVED PRESSURE CLEANING

We clean

Sidewalks, Driveways, Pool Decks,
Exterior House Cleaning, Gutters,
Fencing, Patios and more

Call or Text today: 561-629-6207

www.FullyInvolvedPressureCleaning.com

Before

After





February 2023



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <p>CWL Elections and Annual Meeting is Wednesday February 8, at 7pm</p>			1	 <p>LCR & HH 5:30p</p>	3	4
5	6	7	8	9	10	11
<p>Doors open 12:30 Starts at 1:00</p> 			 <p>CWL Elections</p>			<p>Appliance Service Contract Renewals</p> <p>9:30a - 1:00p 3:00 - 5:00p</p>
12	13	14	15	16	17	18
 <p>Super Bowl Party 6PM</p>		<p><i>Happy Valentine's Day</i></p>		 <p>POOL/PIZZA PARTY 5p</p>		
19	20	21	22	23	24	25
	 					 <p>DANCE PARTY 6p</p>
26	27	28				



JILL & PERRY'S COCO WOOD LAKES MARKET ACTIVITY

Status	Address	Price	SqFt - Total	Days On Market
Closed	14555 Sunny Waters Lane	\$480,000	2,231	18
Closed	14899 Fairwind Lane	\$450,000	2,093	15
Closed	6347 Timberlakes Way	\$450,000	2,032	85
* Closed	6313 Timberlakes Way	\$432,500	2,612	2
* Closed	6348 Whispering Wind Way	\$423,000	2,025	9

Status	Address	Price	SqFt - Total	Days On Market
* Pending	14748 Hideaway Lake Lane	\$399,000	2,612	52
Active	6407 Hitchin Post Way	\$364,000	2,250	14
* Closed	14609 Sunny Waters Lane	\$360,000	2,025	1
* Closed	6347 Winding Brooke Way	\$350,000	2,250	4
* Closed	6395 Winding Brooke Way	\$334,000	2,025	18
Closed	6348 Sleepy Willow RENTAL	\$4,250	2,229	37

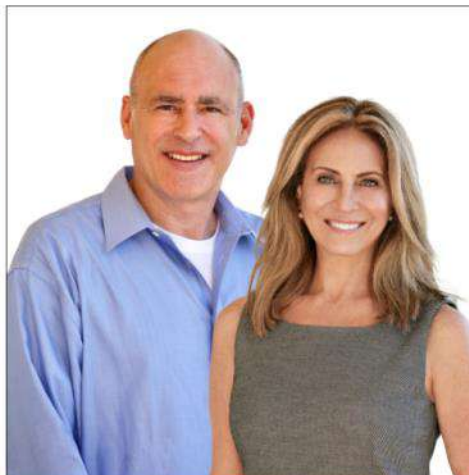
*** SOLD FOR OVER-ASKING PRICE!**

CONSIDERING A MOVE?

As we look ahead in 2023, The TARLOW FREEDMAN TEAM of LANG REALTY, the preferred realtors of Coco Wood Lakes, would like to take this opportunity to Thank All Of Our Cherished Clients and Friends for entrusting us with the sale of their homes and moving them in the right direction.

Before you make a move, CALL US FOR A FREE HOME EVALUATION. We'll go over the strategies we use to sell your home for the most amount of money, with the least amount of stress on you and your family.

THE TARLOW FREEDMAN TEAM COCO WOOD LAKES REAL ESTATE EXPERTS SINCE 2014



TARLOW FREEDMAN TEAM

PERRY FREEDMAN

561.704.3851

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JILL TARLOW

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LANG REALTY *local *trusted *proven

900 E Atlantic Ave., Delray Beach, FL 33483