

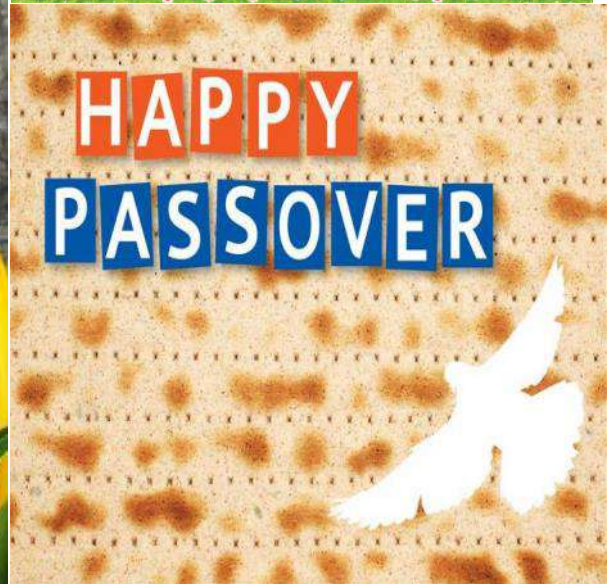
# COCO WOOD LAKES

WATCH FOR UPCOMING EVENTS AND ACTIVITIES ON CHANNEL 63



April 2023  
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For those of you who did not attend the March 21st Board Meeting, we had two different Electronic Voting companies share information with us on how the process works and what they had to offer. The Board tabled passing the resolution so they could do further research on this topic.

Although there are many benefits to electronic voting, homeowners are **not required** to use the system. You still have the choice to opt in or opt out. Of course we want you to use the system because the real benefit for Coco Wood Lakes will only come if the majority opt in.

Here are some of the benefits to using electronic voting:

- ◆ We will save money on paper and mailing of the notices. The 2022 Election cost totaled at \$5,350.00. (The more homeowners we have who opt in, the less we will have to mail out).
- ◆ Yes, you can change your mind! Homeowners can opt in or out at anytime.
- ◆ The results are quick and reliable. It eliminates invalid ballots, choosing too many candidates, accidentally submitting two ballots, or not being

the designated voting member.

- ◆ Each resident will have their own access so they will be able to vote and receive a confirmation that their vote counted.

**Here is a little clip of some information read on an E-Voting site:**

**Why consider electronic voting at all? Shouldn't you worry about security? How can any software handle secret elections? Isn't it more work? What benefits can you derive from electronic voting? It's just too new; you don't want to be the guinea pig!**

**Here's some good news - the technology issues of e-commerce have been resolved for decades and you aren't the first user of secure internet filing (in fact, Florida is not the first state to use electronic voting)!**

**The IRS settled the issues of secure income tax return filing years ago and even allows a taxpayer to sign with a PIN (Personal Identification Number). Today more than 90% of individual income tax returns are filed using safe, secure IRS eFile.**

**ACT NOW—Don't wait for a violation letter**

**Do you have a dirty roof, driveway or sidewalk? Clean it.**

**Is the paint on your home faded, stained or dirty? Paint it.**

**Letters are going to be sent out for these types of violations. Before you get one, please make arrangements to have these general maintenance items taken cared of. Lets keep our community beautiful!!**

## COMMITTEES AND CLUBS

**ARC COMMITTEE**

Anita Brown, Chair  
Sandy Steinberg  
Lenny Feld

**LADIES CLUB**

Sandy Steinberg,  
President

**Entertainment Committee**

JoAnn Orlando, Chair  
Lynda Swanhart  
Linda Richard  
Pat Gorski  
Mary Wilson  
Mary Bowers  
Susan Feld  
Camille Gilardi

**Lighting Committee**

Jess Kaufman, Chair  
Mike Dorman  
  
**Bulk Media Technology**  
Jess Kaufman, Chair  
Mike Dorman  
Mark Kantrowitz  
Nelson Arroyo

**Enforcement Committee**

Phil Amico  
Frances Holden  
Open

Dear Neighbors,

On behalf of the Board and the CWL community, a special thank you to Joanne Orlando and the members of the Entertainment Committee for hosting the memorial service reception for Laura Chontos, who was a longtime committee member and the unofficial greeter for the Coco Wood Lakes community.

Thanks to everyone who attended our board meeting in person and via Zoom to see the presentations on E-Voting. We hope you found them informative. After the presentations, we discussed the resolution and the next steps on how to proceed with electronic voting.

We adopted a few new policies arising out of the 2022 audit in order to finalize the audit and release it to the community.

*Jean LeGrys*

**Treasurer's Report - March 21, 2023**

**For the period ending February 28, 2023**

Information from February 2023 Financial

**CASH ON HAND**

\$228,573.07 Operating Account, includes prepays of \$45,749.63  
 \$187,566.27 Reserve Account **Monthly allocation is \$1667.00**

**ACCOUNTS RECEIVABLE** (Maintenance fees owed, more commonly known as DELINQUENCIES)

\$13,560.03 Total Delinquencies **Decrease of \$9840.02**  
 \$2,383.09 At attorney collections (+ than 90 days)  
 \$9,072.12 Late letters issued  
 \$2,104.82 Small balances owed by **52 members have outstanding balances**

**EXPENSES**

\$56,731 Budgeted Expenses per month  
 \$61,363 Actual Expenses for February 2023  
**(\$4,632) Expenses over budget** through February, 2023

**Line Items Running Over Budget - YTD**

Budgeted	Actual Cost	Variance		
\$3,333	\$3,037	<b>\$296</b>	Electric – Clubhouse	
\$4,167	\$4,207	<b>(\$40)</b>	Electric – Street Lights	
\$1,167	\$1,402	<b>(\$235)</b>	Water & Sewer	<b>Leak in pool area</b>
\$417	\$738	<b>(\$321)</b>	Common Area Supplies	Parking lights, BBQ parts, faucet
\$2,917	\$2,039	<b>\$878</b>	R&M Pool Repairs	Wait until March!
\$1,433	\$2,950	<b>(\$1,517)</b>	R&M Bldg Repairs	<b>Sauna repairs</b>
\$333	\$1,700	<b>(\$1,367)</b>	Postage, mailing of document updates, annual mtg for 2023	
\$6,500	\$5,327	<b>\$1,173</b>	Election Monitoring	<b>No 2nd election needed</b>
\$15,833	\$18,707	<b>(\$2,874)</b>	Insurance Actual cost = \$106,085 vs. Budgeted \$95,000	
<b>\$36,100</b>	<b>\$40,107</b>	<b>(\$4,007)</b>	<b>TOTAL DEFICIT Y-T-D</b>	
<b>\$680,772</b>	<b>\$691,128</b>	<b>-\$10,356</b>	<b>EXPENSES vs. BUDGET ANNUALIZED</b>	(current projection)

**BALANCE SHEET ANALYSIS**

Operating Acct \$228,573  
 Prepays \$45,750 monies collected for future month(s)  
 Usable Operating \$182,823  
 less 2mos. Cushion \$113,462 recommended on-hand per GAAP  
 avail for March exp. \$69,361

Suppl funds \$12,630 Will fluctuate based on actual expenses  
 Keep in mind pool/hot tub repairs and insurance shortages

## President's Message:

Wednesday, April 26th, our luncheon meeting will be at China Town, located at 12343 Hagen Ranch Rd, Boynton Beach at 1 PM. For reservations please call or email me.

A food collection box is always in the lobby. Please donate to those in need.

Thank you to the people that have donated food. We encourage everyone to donate whatever they can to help feed the hungry in our community.

April is Pennies for Peanut Butter Donation. Bring a jar or two of peanut butter to our meeting or place it in the Food Donation box in the clubhouse lobby.

Bingo Sunday, is on April 2nd. Doors open at 12:30 PM and the game starts at 1 pm. (see more details below)

Sandy Steinberg

[sandy@cocowoodlakes.com](mailto:sandy@cocowoodlakes.com) 561-699-3491

## SUNDAY FUNDAY



\$\$\$\$\$\$\$

SUNDAY, April 2

Doors open 12:30

Play starts around 1:00



More people are learning about Bingo and what a fun time we have! Twenty people enjoyed themselves in March and we hope even more will come for April and May.

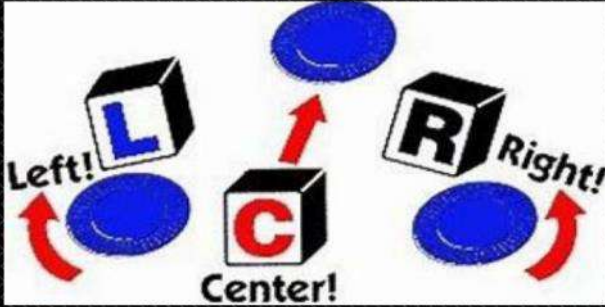
More players means bigger jackpots. Come and bring your friends and neighbors. Entry fee is \$2 and gives you one play board. Extra boards are only 50 cents each. If you want to participate in the door prizes and Chuck-a-Buck, that's one dollar. Two special cover-all games with higher prizes are also 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 options are 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!

**Save the date: May 7 will be the next Bingo. Bingo is normally the first Sunday of the month.**

**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!

TUESDAY, APRIL 4, 2023  
5:30PM  
AT THE CLUBHOUSE

THE CWL ENTERTAINMENT COMMITTEE  
PRESENTS

# NIGHT @ THE RACES

GET READY TO PLACE YOUR BETS  
ON THE WINNING HORSE!  
\$10PP \* 6 RACES \* \$2 PER BET  
PRIZE FOR THE BEST LADY'S HAT  
RSVP APPRECIATED!  
LJD69@COMCAST.NET

APRIL 22 | 7PM | DOORS OPEN 6:30PM  
DESSERT & COFFEE WILL BE SERVED



# Pizza Night @ The CWL Pool

EVERY 3RD THURSDAY OF THE MONTH  
\*UNLESS OTHERWISE NOTED  
PLEASE CHECK FOR UPDATES

APRIL 20, 2023 | 5:00 PM  
SEE LENNY TO ORDER  
BEFORE 5:30 PM  
561-706-2460

\$7 FOR TWO SLICES OF PIZZA  
PIZZA ARRIVES A LITTLE AFTER 6PM  
CHOICE OF CHEESE,  
PEPPERONI OR VEGGIE

# CWL COMMUNITY FIELD DAY



Morning Of Games, Lunch & Afternoon At The Pool  
Activities include:

- Lawn Darts
- Pickleball
- Cornhole
- Shuffleboard
- Horseshoes



BBQ'd Hot Dogs &  
Fixin's will be served.  
\$5.00 per person  
BYOB

Sunday, April 30, 2023  
Fun Begins at 10:30am

Questions???  
Email: Lynda @  
ljd69@comcast.net



# COMMUNITY SURVEY

Dear Members,

The Coco Wood Lakes Homeowners Association's (CWL) cable TV contract with Comcast will expire at the end of September 2025. When it expires, CWL will be spending \$50.50/month for each household for cable TV services (\$606/year/home). This represents about thirty percent of the entire HOA fee.

The Bulk Media Technology Committee (BMTC) is evaluating various options for what will happen when this contract ends. Preliminary research is starting now to ensure that any bulk contract vendor that may ultimately be selected by the Board to service the community, will have ample time to install any needed infrastructure improvements. We have begun information gathering and interviews with industry consultants and providers such as Comcast, AT&T, Blue Stream, Breezeline and Hotwire and are formulating a formal Request for Proposal which will be presented to each potential vendor.

To help the BMTC better understand and evaluate what is best for the community, all owners are being asked to complete a comprehensive survey detailing current use and future needs. There will also be a drawing for a valuable gift to one community member that completes the survey. This prize is on display in the Property Manager's office. The drawing will be held on Monday, May 1.

*The way our community currently uses media and related technology and the way they might use it in the future, will be a major consideration in advising the Board of Directors accordingly.*

breezeline

**YOUR INPUT IS VERY IMPORTANT TO US!**

To complete a survey, go to the link in your browser on your PC, scan the QR code with your phone; or pick up a paper survey in the clubhouse lobby; or complete it online:

Browser link:

<https://qrs.ly/fven6wx>



## [Celebrate Earth Day at Daggerwing Nature Center](#)

Daggerwing Nature Center is operated by the Palm Beach County Parks and Recreation Department and is located in Burt Aaronson South County Regional Park at 11435 Park Access Road, off Cain Boulevard between Glades Road and Yamato Road, west of Boca Raton. For more information on Daggerwing Nature Center and other county-operated nature centers, visit [www.pbcnature.com](http://www.pbcnature.com).

### **SPECIAL EVENT: EARTH DAY**

**Saturday, April 22, 10:00 a.m. to 2:00 p.m.**

All ages, FREE\* (Reservations not required)

**Celebrate Earth Day** at Daggerwing Nature Center! Bring the family to learn easy ways to help the planet while having fun. This special event will feature live animal encounters, interactive activities, butterfly plant sale, ladybug release, crafts and much more!

Activities will promote awareness of environmental protection and earth conservation.



# Lunch & Learn

WITH DEDICATED



With top-notch doctors, a compassionate staff, and even special extras like acupuncture and on-site prescription services, we're committed to bringing seniors healthcare in a better way!



Join us for a light lunch while learning about the fun activities held at our center.

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- Respectful doctors who listen
- Dedicated specialists
- Medications provided on-site
- On-site tests and screenings
- Door-to-doctor transportation available

[www.Dedicated.Care](http://www.Dedicated.Care)

Some services are not covered under all plans. Check your plan documents for details and service availability at each individual center. Due to space and time limitations, some services are not available at all centers. Limitations, copayments and restrictions may apply.

## JOIN US!

Bring a Medicare eligible friend.



### WHERE:

Coco Wood Lakes Assoc  
6269 W Atlantic Ave  
Delray Beach, FL 33484



### DATE:

Friday, April 14, 2023



### TIME:

11:30 AM - 1:00 PM

RSVP with Kristine by 12 PM  
on Thursday, 04/13/2023  
at 561-495-1133

**Here is something to look forward to....**

**The ARC Committee will be updating our approved color options very soon, so stay tuned!**

**We are excited to see what they recommend to the Board!**

Get on our email list to stay up to date with community news and updates.

Email your request to [CocoWoodMgr@FSResidential.com](mailto:CocoWoodMgr@FSResidential.com) or [Office@CocoWoodLakes.com](mailto:Office@CocoWoodLakes.com)

**HURRICANE SEASON IS APPROACHING. START PREPARING YOUR HOME BY CUTTING TREES, HEDGES, MAKE YOUR REPAIRS AND PUT LOOSE ITEMS AWAY.**




**A**pril 1st Quarterly Maintenance is due

**LET'S PLAY PICKLEBALL**

**WANNA GIVE IT A TRY?**

**EVERY WEDNESDAY 12PM AT THE GAZEBO**



**COMING SOON: SCHEDULE MATCHES VIA THE INTERNET STAY TUNED!**

As the popularity of Pickleball increases we may soon have people waiting to play. We will be implementing a Pickleball calendar so you can reserve a court. If you want to play on the CWL courts, please send an email to: [Office@CocoWoodLakes.com](mailto:Office@CocoWoodLakes.com) requesting access to the CWL Pickleball Calendar. When the calendar is ready, you will receive it by email. Keep in mind that this will be a shared calendar so any changes you make will be made to everyone else's calendar.

**CWL Rules and Regulations—Section 5: Landscape Maintenance and Watering.** You are responsible for your own landscape maintenance which includes grass cutting and hedge and tree trimming. Trees and hedges must be trimmed so they do not obstruct sidewalks or street lighting. Trees and hedges should not cascade over the common area or encroach on the Palm Beach County right of way. Perimeter hedges (landscape buffer) along El Clair Ranch Road, Jog Road and S. Oriole Blvd. shall not exceed eight feet in height.





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WATER



FIRE



MOLD



LEAK



STORM

# FLOODED?

ICRC CERTIFIED WATER DAMAGE FIRM

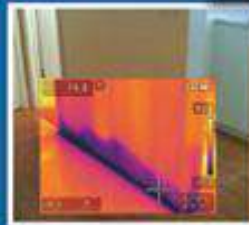
Water Damage?  
Where experience counts *the most!*



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**



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**Lindhaven Locksmith, Inc.**

**Stacey Lind**

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**561-715-7086**

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Stacey@LindhavenProperties.com

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**Daniel**

Owner, Lindhaven Locksmith, Inc.  
**561-385-1757**

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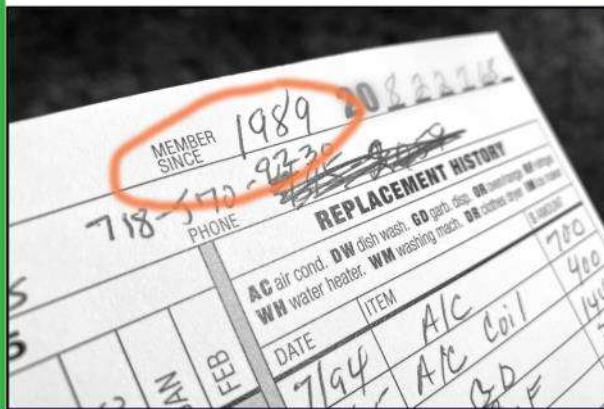
30+ Years of Service

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I shopped around, and there is no comparable service contract at this price. Yeah, membership buy in is required, but that will be repaid many times over in the long run.

— Richard Sussman [rsuss2@gmail.com](mailto:rsuss2@gmail.com)

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Before

After





# APRIL 2023



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p align="center"><b>TRASH PICKUP</b></p> <p><b>Monday:</b> Landscaping and regular pickup of household trash.</p> <p><b>Thursday:</b> Bulk, recycling and regular pickup of household trash.</p>						<p align="center">1</p>  <p align="center">APRIL FOOLS' DAY</p>
<p>2</p> <p>Doors open 12:30 Starts at 1:00pm</p> 	3	<p>4</p> <p><b>LCR &amp; HH</b> <b>5:30 PM</b> <b>Clubhouse</b></p>	<p>5</p> <p>Passover Starts at Sundown</p> 	6	<p>7</p> 	8
<p>9</p> 	10	11	12	13	<p>14</p> <p>Lunch and Learn-Free with reservation 11:30 AM</p>	15
16	17	<p>18</p> <p>Board Meeting 7:00p</p> 	<p>19</p>  <p>Ladies Club Luncheon</p>	<p>20</p>  <p>POOL/PIZZA PARTY 5p</p>	21	<p>22</p>  <p>NIGHT AT THE RACES 7p</p>
<p>23</p>	24	25	26	27	28	29
<p>30</p> <p>Field Day &amp; Bob Vozge!</p> 	31	<p align="center"><b>Are your recycling bins broken? Get new ones free by calling 866-NEW-BINS</b></p>				

**Please Remember:  
ARC approval is required for any  
exterior modification.**



## **THE TARLOW FREEDMAN TEAM**

### **COCO WOOD LAKES REAL ESTATE EXPERTS**

### **SINCE 2013**

- We are an award-winning team that has a deep understanding of the Coco Wood Lakes real estate market, selling in CWL since 2013.
- We work closely w/ Families and Estates overseeing all of your selling & moving needs.
- We take care of every detail, so you don't have to.
- We prepare your home to sell for the most money.
- We are strong negotiators, and confidently obtain the most value for your home.
- We are still getting over-asking prices on some of our homes. Let us show you what we do competently, passionately, and smartly.

## **CALL US FOR A FREE HOME EVALUATION**



### **TARLOW FREEDMAN TEAM**

**PERRY FREEDMAN**

**561.704.3851**

**P.FREEDMAN@LANGREALTY.COM**

**JILL TARLOW**

**561.797.5362**

**TARLOWHOMES@GMAIL.COM**

