

# COCO WOOD LAKES

WATCH FOR UPCOMING EVENTS AND ACTIVITIES ON CHANNEL 63

## Memorial Day



May 2023  
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*Let us remember all our heroes who have left us while fighting for our country.*

The 2022 Financial Statement is available. Please contact the management office to obtain a copy.

The E-Voting Resolution will be voted on at the May 16th Board Meeting.

A 14 Day Notice will be mailed.

## CINCO DE MAYO

FRIDAY, MAY 5, 2023

DOORS OPEN @ 6PM

\$5.00 TACO BAR & BYOB

PLEASE RSVP TO

LJD69@COMCAST.NET





## Hi Members! Happy May!

As promised, the Board has been doing their research on the different E-Voting platforms available and they will be ready to make a decision on which one they feel will best suit the needs of our community.

At the next meeting on May 16th, the Board will be voting on the Resolution to allow for e-voting. A 14 day notice of this meeting will be sent by US First Class Mail.

Some other maintenance items we have been addressing is with our pool. We are repairing the #2 heater and we replaced the separation tanks and the pool pump. Please keep in mind this is a commercial pool and unlike our residential pools, the equipment is running constantly.

We had our common grounds pressure cleaned and the women's sauna repaired. There was an issue with the timers for the door locks recently on a Saturday, that has been resolved. If you are experiencing key fob issues, please see Kristine in the office.

If you have not been to the clubhouse in awhile, please stop in to see what's happening. The flowers

are growing so beautifully at the entrance and we added mirrors to the fitness center.

We currently have Pickleball games every Wednesday afternoon. Come join the fun!

**If you have not paid your April quarterly maintenance, it is now past due. Please make your payment immediately.**

**Lake Owners \$443.00 and Non Lake Owners \$420.00**

**Another reminder**, payments are due on the 1st of the quarter. You have **15** days before a late fee is assessed.

**Save a stamp and a check!** You can pay conveniently online through ClickPay. This is a safe and efficient way to make your payments. Many members are taking advantage of this option already. It is free if you use your checking account. For more information please call the management office.

**Live a healthy lifestyle.** You do not need a gym membership because you already have one here at the clubhouse. Do some exercise, take a swim, play some games and best of all socialize with your neighbors. We have so much fun here and look forward to seeing you at the next event.

### Violation Letters are being sent for the following:

- Exterior Maintenance
- Sidewalks and Driveways
- Exterior Paint
- Landscape Maintenance
- Roof repairs or cleaning
- Trash Cans improperly stored

## BOARD OF DIRECTORS, COMMITTEES AND CLUBS

### BOARD

Jean LeGrys - P.  
 Mike Dorman—V. P.  
 Jo-Ann Orlando—S.  
 Anita Brown—T.  
 Jon Gutmacher—D.  
 Marianne Regan—D.  
 Sandy Steinberg—D.

### LADIES CLUB

Sandy Steinberg,  
 President

### ARC COMMITTEE

Anita Brown, Chair  
 Sandy Steinberg  
 Lenny Feld

### 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  
 Ed Booker

# President's Message

They say that April showers bring May flowers. But before the showers began, our pool heaters sprang a leak and dumped over 20,000 gallons of water into the neighbor's back yard. Fortunately, the ground was still very dry and absorbed all of the water and did not flood their home. This all happened over a few hours. Kristine with the help of Mike Dorman were on top of it, turned off the pumps and initiated refilling the pool. The main pump also seized resulting in our having to purchase a new one, that meets new codes.

Now, we are officially in the rainy season and the rapidly approaching hurricane season. The preliminary forecast is, thankfully, for a less than average season. I would like to take this opportunity to encourage everyone TO BE PREPARED.

Jo-Ann and her committee continue to work very hard to bring us a wide variety of entertainment and lifestyle topics. Please support and reward their efforts with your attendance.

At the last meeting we continued discussions on electronic voting. Hopefully, we will be able to move this forward and soon be ready for a decision. The pool and hot tub continue to be our main areas of concern.

As you will see in the Treasurer's Report below, there is some concern for our immediate fiscal future.

*Jean LeGrys*

**Treasurer's Report - April 18, 2023**

For the period ending March 31, 2023

Information from March 2023 Financial

**CASH ON HAND**

\$189,623.88 Operating Account, includes prepays of \$45,749.63  
 \$190,083.77 Reserve Account **Monthly allocation is \$1667.00**

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

\$9,453.24 Total Delinquencies **Decrease of \$3106.79**  
 \$2,278.41 At attorney collections (+ than 90 days)  
 \$5,063.51 Late letters issued  
 \$2,111.32 Small balances owed by **23members have outstanding balances**

**EXPENSES**

\$56,731 Budgeted Expenses per month  
 \$62,676 Actual Expenses for March 2023  
**(\$5,945) Expenses over budget through March, 2023**

**Line Items Running Over Budget - YTD**

Budgeted	Actual Cost	Variance	
\$5,000	\$4,781	<b>\$219</b>	Electric – Clubhouse
\$6,249	\$6,554	<b>(\$305)</b>	Electric – Street Lights
\$1,750	\$2,050	<b>(\$300)</b>	Water & Sewer
\$625	\$758	<b>(\$133)</b>	Common Area Supplies
\$4,375	\$6,063	<b>(\$1,688)</b>	R&M Pool Repairs
\$2,150	\$4,600	<b>(\$2,450)</b>	R&M Bldg Repairs
\$500	\$1,894	<b>(\$1,394)</b>	Postage, mailing of 14 day notice, 2 rolls of stamps
\$6,500	\$4,345	<b>\$2,155</b>	Election Monitoring
\$23,750	\$28,536	<b>(\$4,786)</b>	Insurance Actual cost = \$111,511 vs. Budgeted \$95,000
\$50,899	\$59,581	<b>(\$8,682)</b>	<b>TOTAL DEFICIT Y-T-D</b>
\$680,772	\$711,352	<b>-\$30,580</b>	<b>EXPENSES vs. BUDGET ANNUALIZED</b> (current projection)

**BALANCE SHEET ANALYSIS**

Operating Acct \$189,624  
 less prepays \$68,955 monies collected for future month(s)  
 usable Operating \$120,669  
 less 2mos. Cushion \$113,462 recommended on-hand per GAAP

avail for April exp \$7,207  
 avail prepays \$22,895  
 Suplus funds **-\$26,629**



Our Ladies Club Luncheon meeting will be Wednesday, May 24, at Souvlaki G R, 8794 W Boynton Beach Blvd, Boynton Beach. For reservation please call or email me.

Thank you to those that donated Peanut Butter jars for the Food Pantry. The food box is in the Lobby for your future nonperishable food donations.

Please see below for Bingo information.

Looking forward to seeing you at our Luncheon meeting May 24.

Sandy Steinberg

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

## SUNDAY FUNDAY



**\*\*\*NEW OPENING TIME \*\*\***

SUNDAY, MAY 7

***Doors open 12:15, play starts around 1:00***



In order to start promptly at 1:00, we ask that you arrive no later than 12:45. This gives us time to sell the cards and count the money so we know how much the payouts will be. We also ask that you try to bring small denominations of bills, \$1 and \$5 as making change for larger bills takes up time. Thank you all in advance for your cooperation.

More players means bigger jackpots. Last month our high jackpot was \$40! 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.

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:*** June 4 will be the next Bingo. Bingo is normally the first Sunday of the month. In July, we will have it on July 9, as the first weekend is 4th of July weekend, and many people may have other plans.

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



**CINCO DE MAYO**

FRIDAY, MAY 5, 2023

DOORS OPEN @ 6PM

\$5.00 TACO BAR & BYOB

PLEASE RSVP TO  
LJD69@COMCAST.NET

**LCR & HH**

What could go better together?  
\$2.00 buy in per game

Bring your Quarters (\$.25)  
& A Little Luck!

WEDNESDAY, MAY 10, 2023  
@6:00PM  
AT THE CLUBHOUSE

**CWL's Sunday Matinee**

Sunday, May 21st, 2023 • 3pm

Doors Open • 2:30pm

\*Pop Corn will be served\*

BYOB

No RSVP Needed

**Pizza Night** May 18th!. If you haven't joined us before, please come! We sit around, chat, meet our neighbors and eat delicious pizza from Avellino's. Or you can always bring your own food and of course, your favorite beverage 😊. It's also a drama free zone ... no politics, no dirty laundry 😊

Place your pizza order by 5:30, 2 slices 🍕🍕 for \$7.00 (cash only), choice of plain cheese, cheese & pepperoni or veggie.

Another option ... if you want to order something else from Avellino's menu, call & place your order & pay for it and tell them to have it ready with the order from Len at CWL for pick-up around 6:15. Please let me know if you place an order so I can be sure to pick-up your order. Look forward to seeing some new faces!!!

This is one of the events where no RSVP necessary -- **JUST SHOW UP !!**



# COMMUNITY SURVEY

Dear Coco Wood Lakes Community Member,

The Coco Wood Lakes (CWL) Homeowners Association (HOA) cable TV contract with Comcast will expire at the end of September 2025. When it expires, CWL will be spending approximately \$46/month for each household for cable TV services (about \$600/year/home). This represents about 30% of the entire HOA fee.

The Bulk Media Technology Committee (BMTC) will be evaluating various options for what should happen when this contract ends. Preliminary research is starting now to ensure that should a new bulk media vendor be selected by the BOD, there will be ample time to install needed infrastructure improvements. We have begun information gathering and interviews with industry consultants, public providers such as Comcast, AT&T and private providers such as Bluestream and Breezeline, and will be issuing a formal Request for Proposal, to be presented to each potential vendor.

To help the BMTC better understand and evaluate what is best for the CWL community, all CWL 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). **Please complete online: paper surveys risk input errors and require more work by the committee!**

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

To complete the survey scan the QR code below with your phone, or go to the browser link on your PC. There are also paper surveys in the clubhouse lobby.

Browser link:

<http://www.CocoWoodLakes.com/survey>

Mobile phone:



## My Safe Florida Home Program

The My Safe Florida Home Program was re-enacted during the most recent Special Session of the Florida Legislature. The program consists of two primary components:

1. Wind Mitigation Home Inspections (DFS anticipates between 140,000 and 145,000 initial home inspections.) All owners of site-built, single-family, residential homes are eligible to make application for a wind mitigation home inspection. This inspection will identify those elements of your home's construction which could be improved to mitigate your home against future wind damages. All inspections will be provided to eligible homeowners free of charge by the State. Applications will be reviewed and approved in the order in which they are received until current funding is exhausted.
2. Wind Mitigation Grant awards for home construction (DFS anticipates awarding between 11,000 and 12,000 grants based on current funding.)

WUMO BY WULFF & MORGENTHALER



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 Dept. of Animal Welfare Services  
 11/20/12/13/14/15/16/17/18/19/20/21/22

**Please Remember:  
 ARC approval is required for any  
 exterior modification. Forms are in the office  
 or on [CocoWoodLakes.com](http://CocoWoodLakes.com)**

All the homes in Coco Wood Lakes do NOT have common area around them. The property lines are right next to each other.

Please respect each other's property and privacy.

Clean up after your pets. I have had many reports of neighbors not picking up after their pets or allowing their pets to walk all over their property.

It is important to be mindful of where you and your pet are walking. This includes all swales and the homes around the lakes.



**Rules and Regulations rev. March 2019, rev May 2020, rev April 2022**

**Section 9: Pets**

All dogs must be on a leash when outdoors. Pet owners MUST abide by all Palm Beach County laws regarding the picking up and proper disposal of pet waste which includes cats. Please be respectful of your neighbors. Curbing and cleaning up after your pets is mandatory.

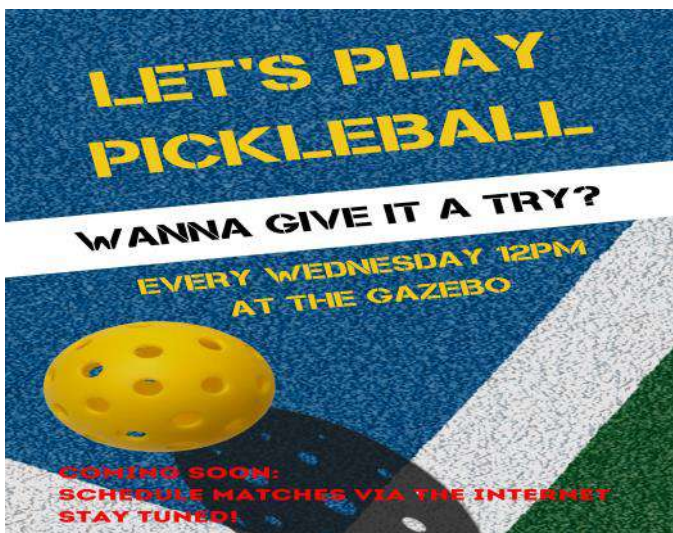
Pets shall be kept in such a manner so that they do not become an annoyance or nuisance to residents in the community.

**Section 10: Noise**

No owners, renters or visitors shall make or permit noises that will disturb or annoy other occupants or neighbors. Excessive noise may be considered a nuisance any hour of the day or night.

**No noise on Sunday's before 11:00 AM.**

**It is your responsibility to alert your landscapers.**



Stay in the Know

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)



**Did You Know?**

April 11, 2023 / in News, Water Conservation

It takes about 20 gallons of water to produce a pint of beer.

Average household leaks account for nearly 10,000-gallons of water wasted every year.

75% of the human brain is water and 75% of a living tree is water.

Turning off the water when brushing your teeth can save up to 4-gallons a minute.

You can begin to use water wisely by placing a bucket in the shower to catch the excess water to be used for watering your plants.

Children in the first 6 months of life consume seven times the amount of water per pound as the average American adult.

Watering your plants and lawn in multiple short sessions supplies better absorption and avoids runoff.

A garden hose left unattended can pour out 600 gallons or more in a few hours.

Each day, we lose a little more than a cup of water (237 ml) when we exhale it.

During the growing and production of a tomato, 3 gallons of water are needed.

It takes more than twice the amount of water to produce coffee than tea.

97% of the world's water is salty, 2% is trapped in ice, leaving only 1% for human consumption.

It takes seven and a half years for the average American home to use the same amount of water that flows over the Niagara Falls in one second (750,000 gallons).





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WATER



FIRE



MOLD



LEAK



STORM

# FLOODED?

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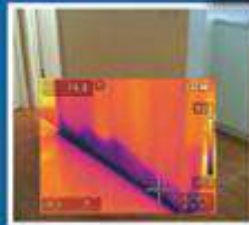
Water Damage?  
Where experience counts *the most!*



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?  
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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**

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# Securing Your Future

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**Stacey Lind**

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## WHY I'M STILL A MEMBER AFTER 34 YEARS.

And during that time I've had all kinds of problems. A/C, appliances, plumbing or electric, no matter what was wrong, all I needed to do was call one number.



The service was quick. The repairs professional. And, if needed, I got a generous replacement allotment. But best of all, it gave me peace of mind to know that anything broken will be fixed.

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







Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																					
<p><b>Prepare for Hurricane Season</b></p>	1	2	3	4	 <p>Taco Bar Doors Open 6pm</p>	6																					
<p>Doors open 12:15 Starts at 1:00pm</p> 	8	9	 <p>LCR &amp; HH 6pm</p>	11	12	13																					
14	15	 <p>Board of Directors Meeting 7:00p</p>	17	 <p>Pizza Party 5pm - 8pm</p>	19	20																					
 <p>FREE MOVIE "Elvis" 3:00p</p>	22	23	 <p>Ladies Club Luncheon 1:00p</p>	25	26	27																					
28		30	31	<p><b>2023 ATLANTIC TROPICAL NAMES</b></p> <table border="1"> <tbody> <tr> <td>ARLENE</td> <td>HAROLD</td> <td>OPHELIA</td> </tr> <tr> <td>BRET</td> <td>IDALIA</td> <td>PHILIPPE</td> </tr> <tr> <td>CINDY</td> <td>JOSE</td> <td>RINA</td> </tr> <tr> <td>DON</td> <td>KATIA</td> <td>SEAN</td> </tr> <tr> <td>EMILY</td> <td>LEE</td> <td>TAMMY</td> </tr> <tr> <td>FRANKLIN</td> <td>MARGOT</td> <td>VINCE</td> </tr> <tr> <td>GERT</td> <td>NIGEL</td> <td>WHITNEY</td> </tr> </tbody> </table>			ARLENE	HAROLD	OPHELIA	BRET	IDALIA	PHILIPPE	CINDY	JOSE	RINA	DON	KATIA	SEAN	EMILY	LEE	TAMMY	FRANKLIN	MARGOT	VINCE	GERT	NIGEL	WHITNEY
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## **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**

