

Coco Wood Lakes

NEWSLETTER

WATCH FOR UPCOMING EVENTS AND ACTIVITIES ON CHANNEL 63



February 2021
Inside this issue:

| | |
|---------------------|-------|
| PRESIDENT'S MESSAGE | 2 |
| CWL ANNUAL MEETING | 3 |
| MEET THE CANDIDATES | 4-10 |
| LADIES CLUB | 11 |
| THE MOVIE GUY | 12 |
| PUZZLES | 13-14 |
| CALENDAR | 17 |



President's Message

February - 2021

Normally I would not address particular issues related to upcoming elections in my president's message. Unfortunately, I recently received a four page handout that was full of lies, falsehoods, and inaccurate information.

I am not going to take the time to refute each of the allegations in the handout but if you have any questions or need any clarification concerning this misinformation, I encourage you to call me or any of the other Board members.

Since the unidentified writer of this handout did devote two pages alleging that work conducted by Guthart Electric, Inc., in the clubhouse was not to code, I have decided to provide information on that issue. To confirm the information provided in the handout is incorrect, I ask you to check the Palm Beach County building department records available online. It clearly shows that the work passed the final electrical inspection on December 20, 2016. Those same records will also show that T.S.I. Electric performed upgrades to the electrical for the new air conditioning units that serve the auditorium and they received their final inspection on November 20, 2019. All the electrical work noted in the handout passed all final county inspections.

I ask that you "don't believe everything you read". I only wish the unidentified writer had explained what his candidates would do for the community instead of spending four pages attacking the good work the majority of this Board has done over the last six years without any special assessments and while keeping the maintenance fees the lowest in the area.

A few of the many accomplishments:

- Resurface of swimming pool.
- Repair of hot tub.
- Replace pool and hot tub heaters.
- Upgrade pool/hot tub electrical.
- Replace ceiling in auditorium.
- Painting of clubhouse inside and outside.
- Carpet replacement in auditorium.
- Flooring replacement in gym.
- Replacement/Upgrade of gym equipment.
- Replacement of tables and chairs in the auditorium.
- Upgrade of auditorium sound system.
- New flooring in the lobby and clubhouse.
- Replacement of glass doors and windows.
- Replacement of all main air conditioners.

CWL ANNUAL MEETING

The Annual Meeting will be held on Wednesday, February 10th at 7:00pm. The meeting will be held both in-person and on Zoom. Zoom information will be posted on Channel 63 and will be sent out via email prior to the meeting. We are encouraging everyone to stay home and stay safe. If you insist on attending the meeting in-person, there will be limited seating, strict social distancing guidelines and masks will be required at all times while in the building.

Please remember that voting certificates are required if your home has more than one owner or is under a trust or corporation.

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

BOARD OF DIRECTORS

| | |
|-----------------|----------------|
| BRUCE RICHARD | PRESIDENT |
| JEAN LeGRYS | VICE PRESIDENT |
| SANDY STEINBERG | SECRETARY |
| ROGER SHAW | TREASURER |
| DEBORAH ULRICH | DIRECTOR |
| JIM YOUNG | DIRECTOR |
| MARIANNE REGAN | DIRECTOR |

*Coco
Wood
Lakes*
ASSOCIATION, INC
6269 West Atlantic Avenue
Delray Beach, Florida 33484
Tel: 561.495.1133
Fax: 561.495.4803
Email: info@CocoWoodLakes.com
www.CocoWoodLakes.com

OFFICE HOURS

M – F 8AM – 5PM

Closed from 1 – 2PM

PROPERTY MANAGER:

Joey Mizrahi

561-495-1133

OFFICE@COCOWOODLAKES.COM

Senior Regional Director:

JUDY DANDY

Meet The Candidates

PAGE 4



Candidate for Board of HOA Coco Wood Lakes Association
Information Sheet - Terri DiJoy

I am a new homeowner in Coco Wood Lakes as of October 9, 2020. I have heard a lot of talk about the Home Owner Association here and instead of talking about it, I would like to be a part of it so that we can better the board and also improve the HOA so that it becomes more home owner friendly.

My background is that I am a self-employed Accounting and Finance consultant with 30+ years of business experience. I have been a home owner for over 30 years and also have experience in the construction industry. I have three master's degrees (Master's in Accounting, Master's in Business and a Master's in Healthcare Administration) and most people who get to know me say that I am intelligent and a very quick learner.

I have been in management for 25+ years and people who have worked under and reported to me would consider me to be fair to all parties involved and a good listener who will hear what is said.

If you are interested in having a new person on the Board then vote for me because I am willing to help bring change if needed.

Thank you!!

Terri DiJoy, MSA, MBA, MHA
14675 Hideaway Lake Lane

INFORMATION SHEET FOR BOARD OF DIRECTORS
COCO WOOD LAKES ASSOCIATION, INC.

Name: Jon H. Gutmacher
Address: 6391 Sagewood Way
Age: 75
residence: all year
Fla resident: since 1968
College: Univ. of Miami (BBA 1969); New York Law School (JD 1972)

**Past legal experience:**

Assistant State Attorney in Broward County (1973-1978)(felony division prosecutor)

Private trial practice: (1978 - 2014 – retired in 2014)

Other service: Chairman, Traffic Court Rules Committee; Appellate Court Rules Committee member; volunteer mediator Orange County Bar Association.

Current Publications:

Books authored: Florida Firearms – Law, Use & Ownership (over 290,000 copies sold)

Monthly legal column: Florida Association of State Troopers (“The Legal Corner”)

Past memberships:

Rotary (Winter Park, Fl.); Kiwanis (Wilton Manors, Fl.); B’nai B’rith Justice Unit (Broward County, Fl. – newsletter editor); The Florida Bar.

Past relevant positions:

Past President – Bal Harbor Homeowners Association, Ft. Lauderdale (2 terms); Satellite Beach Recreation Commission (member); Port Everglades Environmental Commission (member). Florida Bar Committee Chairperson.

Hobbies:

Lap swimming; Wood work; Ford Model A clubbing; published poet; guitar; raquetball.

Purpose in running for Board:

First, I think it is vital we keep dues at current levels, and that is my first priority. However, yearly legal expenses and entanglements are out of control. Likewise, the current Board does things the way they like it, even when totally contrary to the governing Declaration of the HOA, and has an attitude governed more from what’s good for the Board, than what’s good for the individual HOA community members. This has caused constant litigation, community friction, a habit of pursuing foreclosures of member homes, and indifference to individual member issues. Put simply, it’s time for TERM LIMITS. It’s time for some new ideas, and a return to the idea that the HOA Declaration – must be followed to the letter! Likewise, input from Association members should be welcomed and not shunned, as the Board seems to do now. I have the new ideas. I have the experience. And, to be honest – I can work with anybody. For that reason, I would deeply appreciate your vote.

**Marianne Regan**

Hi Neighbors! I have met many more of you this past year, while walking around our 'hood. Whether or not it is due to COVID, it has been nice to see so many new people out and about in the morning. If I have not yet met you, you might have seen me, the self-appointed "Trash Queen of Coco Wood Lakes" as I walk around our community picking up random trash. I have served on the CWL Board for 2 years now and am proud of the many things we have accomplished without having to raise our HOA fees. Our community continues to thrive and attract buyers because of its pride of ownership among residents, pet friendly rules and low HOA fees. If elected to a second term I hope to continue the good work our Board has done and I look forward to serving you, our members. And if you don't know me, catch me in the mornings and say hello!

I am submitting my qualifications to continue as a member of the board of directors of CWL. I have been an accountant for the past 40+ years, have a Master's degree in Business Administration, passed the CPA exam (inactive license) and have worked in both public and private accounting companies with my current position as a senior accountant for a company in the healthcare sector.

An important quality for a board member is to listen to the concerns of the community. When I am out walking my dogs, people will come up to me and ask me about rules, recent decisions or how to proceed with a particular project. I will respond with some type of answer, having the person call the property manager's office or relating the question to another board member if I cannot answer the question. I will also dispel erroneous information about actions of the board when asked about unfounded rumors of the board. As a board member, I vote at our board meeting and make the best decision for the community. Over the years on the board, I have seen improvements and modernization to the clubhouse. As a board member, we have never voted a special assessment and our financial health is strong as we received unqualified opinion on our financial statements, the highest rating issued by our independent certified public accountants.

I will continue to give the board my input and financial advice to make CWL a better community.

**Fran Shields**

6285 Timberlakes Way
Delray Beach, FL 33484

Currently an active member of the Coco Wood Lakes Architectural Committee which meets at least once per month to review applications and ensure that they are in line with the established CWL Architectural guidelines. The committee has approved over 300 applications since 2018.

Since moving into Coco Wood Lakes four years ago, I have been an active member of the Ladies Club, have attended all of the events hosted by the Entertainment Committee and attended the Bingo events (pre-Covid19). I am an active user of the CWL pool.

My purpose for wanting to be on the Board of Directors of Coco Wood Lakes is to be an integral part of the revitalization that is ongoing. Also to ensure that the governing documents are followed and updated according to the current Florida Statutes. I would like to see an end to the criticism by those who do not understand the concept that an association is really a small business. Actions taken must be for the good of the whole and not any one individual. As a board member, practicing good business judgement and fiduciary responsibility, my role, along with the other board members, is to guide the Association prudently and without favoritism.

Prior to moving into Coco Wood Lakes, I resided in Pasadena, Maryland and was the vice-president of the property owners' board for thirteen years. I also lived for many years in Alexandria, Virginia, where I owned a business that did legal placement for support positions to law firms in the Washington, D.C., northern Virginia and Maryland areas.

I volunteered as a consultant for various political candidates in VA. Additionally, I volunteered as a Red Cross Instructor in VA. Also, I served as a Brownie, Junior and Cadet Girl Scout Leader. I was a song coordinator, camp consultant and troop organizer for the Virginia Girl Scout Troops.



For those who don't know me, I am a native Floridian and a Delray (CWL) resident since 2003 when I moved here to be closer to my son and grandson.

My formal education includes an Associates Degree in Liberal Arts as well as many other classes and courses of study beyond college. I completed Time Management, Coaching, Conflict Resolution and Quality Assurance training. I worked for a combined 30 years as a receptionist, secretary, computer programmer and project manager at Eastern Air Lines and then at Electronic Data Systems until I accepted an early retirement offer in 1999. In my desire to move on from computer programming I worked for another decade as an assistant in a clinical research project for a new medical device from its invention through development, marketing and physician training.

In 2009, I stepped into the role of Receptionist in the CWL office as a volunteer when the previous Office Assistant was injured and ultimately unable to return to work. After being hired by CWL, I worked closely with the then Board and Treasurer to learn the requirements and tasks of managing our 55+ community. I grew to love the people of this community as a resident and neighbor and employee and, I grew to love the work and challenges of managing the Office in service of Coco Wood Lakes.

To be better informed both as a resident and an employee, I attended many of the free classes offered by KGB Law Offices. This created a better understanding of what is required in managing a homeowner's association such as ours. I have been elected to and served on the Board for 5 years and would like to serve again. If elected, I would work to be part of a continuing effort in the maintenance and improvement of our community. I recognize the challenges of being a Board Member and I appreciate the efforts of all previous Boards. I look forward to continuing to work with and for this community whether on the Board or as a resident. I am proud of what we have accomplished and hope to continue to protect and improve our community. I think I have a proven track record of putting what is best for the community as a whole above any personal agenda and I feel that this is an important consideration for anyone who is thinking of serving on a community association's Board. Due to my experience both in and out of Coco Wood Lakes office management and Board membership, I believe that I could continue to be an asset to the Board and the community and I am happy to serve in this new capacity if elected.

Jim Young

A person's home is their castle, right? Not so with the current & long-standing board members that are taking away and denying the homeowners of their rights and benefits. I've now been on the board for two years and am shocked with the lack of transparency, the neglect & abandonment towards the community, and abuses I've seen from this board which I've been outspoken about and tried to change or stop. I work FOR the people.

I'm a semi-retired financial and business advisor with two business degrees (graduated Summa Cum Laude), and have numerous colleagues and contacts in various branches of law enforcement and county government. I am a year-long resident (not a snowbird) with the desire to serve the interests of the homeowners and make our community better. In 2018, I resolved a year-long struggle that was occurring with a homeless woman who squatted inside the front and rear patios of a foreclosed home on Summersong Lane. Since early 2017, the woman was a nuisance to the neighbors throughout the day and night, but the police could not enforce any laws that would keep her away permanently. Our HOA and Board were fully aware of the situation for over a year, but failed to take action to correct the situation. When no one else thought there was anything that could be done, I had this situation resolved within 10 days. I contacted two executive officers of the bank that owned the property. I had them and the Real Estate Agency file for a NO TRESPASSING ORDER. With that, I had the squatter arrested by PBSO on two subsequent occasions when she returned to the foreclosed home. The squatter never returned after her second arrest, and the house was then cleaned & sold within two months.

This past summer, we had an aggressive solicitor who was knocking on doors and asking to enter homes to do "free repair estimates". Our VP was aware of the solicitor but failed to take action. Her only comment on NextDoor was, "This is what happens in an open community." and our president was in New York for the summer. I alone contacted PBSO to enforce the NO SOLICITATING ordinance and had the solicitor removed from our community. Additionally, I requested and got additional police patrols in our neighborhood to keep us all safer. Crime is growing all around us, so please don't open your doors for strangers.

I've also been working with PB County during the last few months to repair all the broken sidewalks in our community. This is what board members are supposed to do FOR the people of our community! Anyone can spend money to fix up the clubhouse. But it must be done responsibly, correctly and without wasting money. I've seen wasteful spending over the last two years that shocked me. In April of 2019 the board spent \$1,600 on tinting all the windows in the gym, and then voted to replace the very same windows at a cost of nearly \$17,000 in October 2020. I was the only one that pointed this out and voted against the window replacement because the tinting was all that was needed. Our dues could be lower than they are if this type of spending is prevented.

I'm fighting for the pool to be open on Saturday and Sunday so that the people of this community who still work (M-F) can enjoy the pool on weekends. Unfortunately, the other board members failed to act in support of this despite having ample and excess funds in the budget that allow this.

I am on the board to be an advocate FOR the people and FOR the community while keeping our HOA dues as low as possible. This board needs to be more transparent to the homeowners and take an active involvement in the people other than issuing violations for dirty sidewalks and driveways while the pool deck is covered in black mold in May of each year and not cleaned until December because the board shuts down every summer. Have you seen the extent of the black mold in the pool deck lately? It's horrible. This is just one example of the things we need to keep better maintenance on rather than let it go all summer because of snowbirds on the board.

Please vote for myself (Jim Young) and Jon Gutmacher. This community is in dire need of change for the better, and for the protection of homeowner safety, security and our rights as homeowners. Thank you.

Ladies Club

COCO WOOD LAKES LADIES CLUB

March is the time we get together at a restaurant for our Spring

Gala

This year because of the Pandemic we are having a Spring Gala

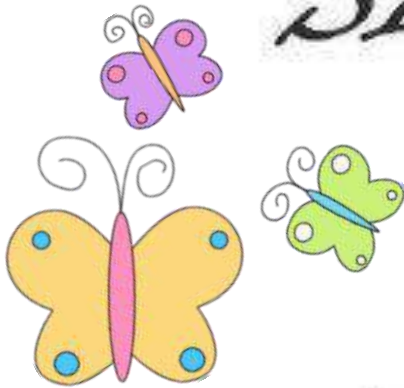
Prize

Please pay your dues so you may have a chance to win



SPRING GALA

PRIZE



Pay your dues \$18 members, \$20 associates

for a chance to win \$50 prize

If you would like extra chances

1 chance for \$2, or 3 chances for \$5

By March 1, 2021

Send a check to Jan Novy or Sandy Steinberg



A Return To...Normal?

What, you may ask, is “normal”. Probably the easiest way to define “normal” is to call it someone’s “regular routine”.

Dull? Perhaps...but wouldn’t that be a welcome change after the last year of craziness?

Seriously, wouldn’t it be great to greet someone back and not wonder who that was behind the mask? Speaking of wearing masks, how about not having your glasses fog up when you exhale in an overly air-conditioned store and again when you leave...or is that only me? I digress.

Don’t know about you, but I will be happy to, once again, go to the mall, to specialty stores, to restaurants, picnics, the beach *and* to the movies!

Yeah, many new movies are being streamed (for a fee) to your TV or computer, that’s true. But you have to admit that home viewing doesn’t compare with being in a theater with a big screen and fabulous surround sound. While I do love my home theater with its 4K Ultra HD 3D big screen TV, surround sound and stadium seating with recliners, built-in snack trays and cup-holders, it still does not compare to “The IMAX Experience”.

The same holds true for the free Movie Matinees at the CWL Clubhouse. While not an “IMAX Experience” and there are no recliners, there was free pop corn, pretzels, cookies and goodies that many viewers brought from home to share. The main “thing” was sharing. Saying hello and sharing stories with friends and meeting new neighbors, soon to be friends. The new high definition projection system and high fidelity sound system could take you into places and times you could share with everyone else. For example, don’t you find comedies are more fun when you’re not alone?

Now that vaccines are being administered more widely, perhaps we will be able to return to “normal” and see each other again.

Until then, take care of yourself, get that vaccine, wear that mask and wash those hands.

Tony Janik

The movie guy

Puzzles...

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| 1 | | | | 8 | | 9 | | |
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easy

MEDIUM

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| 2 | | | 3 | | 7 | 4 | | |
| | | 9 | | 4 | | | | |
| | | 1 | | | | | | 4 |
| 3 | | | | | 4 | | | 7 |
| | 8 | 2 | 1 | | | | | 3 |

See CocoWoodLakes.com
(newsletters menu) for
word puzzle and Sudoku answers.

Look Up!

Find and circle all of the items that you might see when you look upward.
The remaining 24 letters spell an additional item you might see.

U P L A N E T S K R O W E R I F N
G N I D J E T E X H A U S T E N N
P O M T Y R U C R E M K I T E O I
C O M E T C H I M N E Y S M O K E
R M T S T G R B T S H F P L G I S
E S E E A E L E A H D A L M N S D
V F E L E U O T T R E A Z S I O R
I L A N E R E R E I B S T E T L I
D X I S I L T P S R P R U E I A B
Y R K G L L A E I H E U N N R R I
K Y A I H R R A S E O A J N W E G
S S T I C T T E T R L W R L Y C D
R E D S N O N L W P E U E D K L I
A Y Y U H B I I R O T V I R S I P
T K N G O G O I N A P O I O B P P
S R A M H L A W S G J V E N U S E
E R E T P O C I L E H C T E U E R

AIRPLANE
BIG DIPPER
BIRDS
BLIMP
BLUE SKY
CHIMNEY SMOKE
CLOUDS
COMET
DRONE
FIREWORKS

GALAXY
HAZE
HELICOPTER
HOT AIR BALLOON
JET EXHAUST
JUPITER
KITE
LIGHTNING
MARS
MERCURY

METEOR SHOWER
MOON
PLANETS
POWER LINES
RAINBOW
SATELLITE
SATURN
SKYDIVER
SKYSCRAPER
SKYWRITING

SMOG
SOLAR ECLIPSE
STARS
STREET LIGHT
THE SUN
TREETOP
UNIVERSE
VENUS



OUTDOOR
IN PERSON
SIGN-UPS

ANNUAL AGREEMENT RENEWALS



COCO WOOD LAKES POOL DECK

WEDNESDAY • FEB. 10, 2021

9:30 AM – 1:00 PM & 3:00 PM – 5:00 PM

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ON MONDAYS!!**



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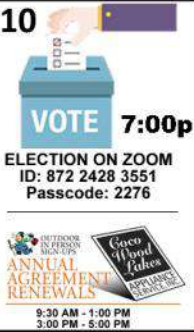



Business Card: \$75





February 2021



| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|---------|--|----------|--------|----------|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| 7 | 8 | 9 | 10  | 11 | 12 | 13 |
| 14  | 15  | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | <div><p>Election and Annual Meeting is Wednesday, February 10. There are 7 candidates for 4 Board of Director positions. Please come out and vote or turn in (or mail) your ballots to the Clubhouse office. Watch the election on Zoom starting at 7:00 PM.</p><p>ID: 872 2428 3551 Password: 2776</p></div> | | | | | |