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## President's Message

Happy Holidays to all our Neighbors! By the time this arrives in your inbox or mailbox, Hanukkah will be at least half over, Christmas and Kwanza are ahead of us and, of course, we will all celebrate the New Year on January 1, 2022. There has been a certain nip in the air, albeit brief, to get us in the mood. We are happy to report that following CDC guidelines, face masks are no longer necessary in the Clubhouse. Please use your own guidance when in the presence of crowds and protect your health as you see best.

While many of our Northern friends return to Coco Wood Lakes around this time of year, there are still a number of properties that are vacant for any number of reasons. Kristine and I are working diligently to have the weekly delivery of "The Delray Sun" and the other circular of store ads, delivered to the Clubhouse so that they are not sitting in front of unoccupied houses, getting wet and just making our 'hood messy'. If you know your neighbor next to you or across the street, is not actually living in the house, please be so kind as to pick up these unsolicited deliveries and toss them into your own recycling bin to help keep all our properties as nice as we can.

Elections are coming upon us. If you are interested in how the governance of our Community operates, now's the time to get involved! Three director seats are open for this year's election. Once the new directors are elected and seated, then the director's vote among themselves on the officer positions. Look in your mailbox for all relevant voting documents and guidance on how to submit your name for the election.

FUN FACT: A neighbor updated me as to the reason why the solar panels were removed: they developed leaks and were, therefore, not working as intended. The industry has changed very much since 1980, so perhaps our Solar Committee can bring us up to speed on new developments. In July of this year, I wrote a letter to Commissioner Maria Sachs requesting help on getting the sidewalk finished on the west side of El Clair Ranch Road from the L-33 Canal to Timberlakes Way. Getting no response, I recently sent the same letter to Representative Emily Slosberg. Let's hope we get a response!

Marianne Regan

This past week the Association reached a Global Settlement Agreement involving the Whitlock/Rampersad cases. The Settlement required the outstanding court case and the 2020 and 2021 election challenges with the Department of Business and Professional Regulation ("DBPR") to be dismissed with prejudice which means they can never be refiled. Whitlock/Rampersad have agreed to never file any further challenges to the Association elections, nor file any further court cases against the Association. They also agree to not assist others in doing the same. They may attend Board meetings if they wish, but cannot be disruptive in any way. They will continue to live in the community without interfering in the operation of the Association.

In return, the Association will provide a Satisfaction of Judgment on the outstanding \$44,425 judgment awarded against them, with interest. The Association would not have recovered this judgment because Whitlock/Rampersad had previously threatened to not only continue to file lawsuits against the Association, but also to declare bankruptcy in the event the Association prevailed. This would have caused additional and continual attorney fees for years to come.

This Settlement allows the Association to close a chapter of its history that has been ongoing for over 6 years. No longer will the Association have to pay attorney fees to answer motion after motion, challenge after challenge, or any other court-related costs and issues filed by Whitlock/Rampersad. The Association never invited any of these different proceedings, but was required to answer each and every motion and action taken by Whitlock/Rampersad.

We are happy it has come to an end.

Please note, that as a result of this Settlement, the 2022 election can now proceed as normal with the regularly staggered three positions open for election. In addition there is no prohibition to using the same election monitor we have used in the past.

If you have any questions or want further information, please provide your name and phone number to Office Manager, Kristine and Vice President Bruce Richard will contact you. In addition, all of the court filings are available on the Court's website and you can download them and read them in their entirety.

# Board Highlights



## Board of Directors Meeting Highlights

At the Board of Directors meeting on November 22, 2021, the board authorized the use of the election monitor and authorized the purchase of a new treadmill to replace the broken ones in the exercise room.

ARC Committee reported that they approved 11 applications this month that range from roof replacements, painting the exterior of homes and driveways and adding solar panels. Great job keeping Coco Wood Lakes beautiful!!

The Secretary reported that we have 2 new members of the community this month. Welcome new friends!

The Manager reported that we will begin repairing the loose and missing pavers around the pool and walkways. We have repaired the men's room exterior door and the theater door handle was repaired. The dirty pavers under the cabana have been cleaned. A damaged hot tub pipe was repaired and the fiberglass repairs will begin in December. A replacement TV was installed in the gym and we are working on a resolution for the treadmill and rower in the gym. There is a potential leak in the clubhouse roof that we are currently investigating.

# OFFICE HOURS M - F 8AM - 5PM Closed from 1 - 2PM

PROPERTY MANAGER:
KRISTINE RUSSO DIAZ
561-495-1133
OFFICE@COCOWOODLAKES.COM

Senior Regional Director: JUDY DANDY



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

### **BOARD OF DIRECTORS**

MARIANNE REGAN President

BRUCE RICHARD Vice President

SANDY STEINBERG Secretary

ROGER SHAW Treasurer

DEBORAH ULRICH Director

JON GUTMACHER Director

ANITA BROWN Director



Try these natural tips, but it is important to always consult with a doctor first as they are not guaranteed to work

<u>Dehydration</u> can lead to various side effects, including muscle or body aches. Counter this by drinking plenty of water. Staying hydrated will keep muscles supple and prevent them from cramping or aching. Sometimes, <u>dehydration</u> coupled with the loss of <u>electrolytes</u> causes body aches. Try sipping some oral rehydration solution or Gatorade

Take a hot bath. Warm water will relax and soothe the muscles. This will relieve <u>pain</u> and help the body feel better overall. If a hot bath doesn't make much of a difference, try adding two cups (470 mL) of Epsom salts to the bathwater. Soak in saltwater for at least 12 minutes. The body will absorb magnesium from the salts, which will help reduce body aches.

Lie down and cover yourself with a heating blanket. The warm temperature will relax your muscles and help reduce aches and pains. Heat treatment can be especially effective in treating aches caused by arthritis or severe muscle pain.

Certain essential oils may provide a helpful natural remedy for aching muscles. Mix together three or four drops of <u>peppermint oil</u> or lavender oil with three or four drops of coconut oil and rub the mixed oils on the sore muscle.

JOIN THE OVER 150 OTHER HOMEOWNERS WHO HAVE ALREADY SIGNED UP FOR THE E-NEWSLETTER. EMAIL YOUR NAME

AND ADDRESS TO

NEWSLETER@COCOWOODLAKES.COM

## Miracle On 34th St Word Search Puzzle

П Ν F Т W 0 Р Т Н M 0 U S S Α R Р D R Е Κ L Α w S П 0 D Α L S R Т Х R S S T E C Ν D Е D Υ D G S Ε Α C н Α G R C 0 н П C D G Ν S Т D Т Ν L N ı М - 1 М Ε S Т Ε Т Α L C П L Α Α 1 Α М Р S Α S Ε Т Α Α 1 R П М V L Ε C R Α L Κ W М Α S Α K M R N Ε S Т Н Ε Ν G Ν C R Υ D М т Т S П G 0 L 0 Н С Υ S Р Α ı 0 C Т Т S М R S П Ν Κ S н М Α Р Е П Κ R П Ν G М 0 S N 0 U L R Α Е Н ٧ R Е 0 S G N -Α ı F Т В Ε Ε U Ε н N S

## MIRACLE ON 34TH STREET WORD LIST

BELLEVUE MENTAL EXAM

COMMERCIALISM MIRACLE COMMITTED PARADE

DEPARTMENT PSYCHOLOGIST

DORIS WALKER SANE
FRED GAILY SANTA
HEARING SPECIAL
KRIS KRINGLE STORE
MACY'S SUSAN

MAIL THANKSGIVING

### **JUST FOR LAUGHS**

1. HOW DID THE ORNAMENT GET ADDICTED TO CHRISTMAS?
HE WAS HOOKED ON TREES HIS WHOLE LIFE

2. WHY DON' T CRABS CELEBRATE HOLIDAYS?
BECAUSE THEY ARE SHELL-FISH

## Water Utilities Department Engineering

8100 Forest Hill Blvd West Palm Beach, FL 33413 (561) 493-6000 Fax: (561) 493-6085

www.pbcwater.com

Re: WASTEWATER PIPE IMPROVEMENTS IN YOUR COMMUNITY\*
WUD PROJECT # 21-018, LS BASIN 310

Dear Property Owner:

The Palm Beach County Water Utilities Department (PBCWUD) has plans to start a project to improve the long-term operability and reliability of wastewater pipes in 25 Palm Beach County locations, one of which is in your community.

The project is scheduled to start in late December 2021 and will take from one to three months to complete. More or less time may be needed depending upon weather and the condition of each pipe.

PBCWUD has contracted with Hinterland Group, Inc. to do this work. You can expect to see their employees, trucks, and equipment in the neighborhood while the work is in progress. Before the work begins, the contractor will be in your community videotaping the pipes in preparation for construction.

Hinterland Group, Inc. will inspect and clean the pipes and manholes and then complete any necessary improvements. We don't expect this to cause any significant inconvenience for residents or visitors.

Notices will be posted in your community approximately one week before work begins.

If you have any questions, please call our Water Project Information Line at 561.493.6251 and reference project number 21-018.

Sincerely,

## Henry Melendez

Henry Melendez, P.E.

Senior Professional Engineer

Anyone interested in seeing the site map for the location of the wastewater pipes, please stop by and see me in the management office.

Kristine Russo Diaz

Coco Wood Lakes Association Manager



# Things to do

## Business Expo, Senior Services Show & Health Fair—

Date: Thursday, December 2nd, 2021

Time: 10:30am - 3pm

Location: The Big Apple Shopping Bazaar

Address: 5283 Atlantic Ave., Delray Beach, FL 33484

## Holiday Festival—December 4, 2021 10AM –3PM

NewChi Events is hosting a Holiday Festival on December 4, 2021 in trendy Downtown

Delray Beach, FL from 10am - 3pm.

FREE entry, FREE gift 1st 50 guests

FREE Spin-the-wheel for a FREE gift

FREE toys for kids (while supplies last)

Shop with the vendors for your holiday gifts

## Delray Beach Holiday Parade—December 11, 2021 6PM-7PM

Along Atlantic Avenue in Downtown Delray Beach from the Intracoastal Bridge to NW 5th Avenue. Over 70 entries in the parade to help you celebrate the holidays. Through a special connection to the North Pole, The Delray Beach Fire Department will have Santa riding along on their fire truck.

# **BACKGAMMON!**



Wednesday, December 8, at 7:00 pm to 8:30 pm Clubhouse auditorium

Bring your board, and play a few games with friends or new friends. We'll have extra boards, and also some folks to teach you the game if you forgot, or want to learn. Great fun for all!

# ARE YOU OVER THE SNAIL MAIL YET?? YOU SHOULD REALLY TRY THIS.....



### **ONLINE ASSESSMENT PAYMENTS**

Through our payment provider, **ClickPay**, you can make one-time payments online, or set up recurring Direct Debit (ACH) payments from a bank account or by all major credit and debit cards. To get started, create an account online by going to:

### www.ClickPay.com/AtlanticPacific

- 1. Click Register and then create your online profile with ClickPay
- 2. **Connect Your Unit** using the account number listed on your coupon
- Set up Automatic Payments or click Pay Now to make one-time payments
  Recurring e-check (ACH) payments can be made for FREE.
   A \$2.95 fee applies to one-time e-check (ACH) payments.

Credit and debit card payments can be made for a charge of 3.5% of the amount paid.



For help with your account, visit ClickPay's support center at www.ClickPay.com/Help for access to FAQ's, step-by-step walkthroughs, email and phone support, and live chat

### 1.800.533.7901

Please note that ClickPay cannot accept payments of more than \$10,000 at one time. If you want to make a payment that is more than \$10,000 you can make multiple payments. Please contact Customer Service 800.918.1145 if you have questions and need support.



**IMPORTANT CONTACT INFORMATION:** 

COCOWOODLAKES.COM: OFFICE@COCOWOODLAKES.COM
TUNE IN TO CH 63 FOR CURRENT INFO AND ALL CWL ACTIVITIES.
YOU CAN ALSO WATCH CH 63 ON COCOWOODLAKES.COM!

# Classic Potato Latkes

### PAGE 10

YIELD: About 3 dozen

• TIME: 45 minutes

### **INGREDIENTS**

- 2 large Russet potatoes (about 1 pound), scrubbed and cut lengthwise into quarters
- 1 large onion (8 ounces), peeled and cut into quarters
- 2 large eggs
- ½ cup all-purpose flour
- 2 teaspoons coarse kosher salt (or 1 teaspoon fine sea salt), plus more for sprinkling
- 1 teaspoon baking powder
- ½ teaspoon freshly ground black pepper
- Safflower or other oil, for frying

#### PREPARATION

- 1. Using a food processor with a coarse grating disc, grate the potatoes and onion. Transfer the mixture to a clean dish towel and squeeze and wring out as much of the liquid as possible.
- 2. Working quickly, transfer the mixture to a large bowl. Add the eggs, flour, salt, baking powder and pepper, and mix until the flour is absorbed.
- 3. In a medium heavy-bottomed pan over medium-high heat, pour in about 1/4 inch of the oil. Once the oil is hot (a drop of batter placed in the pan should sizzle), use a heaping tablespoon to drop the batter into the hot pan, cooking in batches. Use a spatula to flatten and shape the drops into discs. When the edges of the latkes are brown and crispy, about 5 minutes, flip. Cook until the second side is deeply browned, about another 5 minutes. Transfer the latkes to a paper towel-lined plate to drain and sprinkle with salt while still warm. Repeat with the remaining batter.



Coco Wood Lakes people

never have to overpay for home repairs. You can get the benefit of our discounted group rates on A/C, electrical, plumbing and appliance repairs & replacement.

Created in 1985 to serve and benefit all of our neighbors. When you become a member, you also become an owner.

Love the peace of mind of knowing that what's broken, will get fixed.

A 36 year relationship with expert technicians.



We are not for profit and that's why we know you can't buy an individual service contract that will cost you less.



# ENJOY ONE OF THE BEST AMENITIES THAT COCO WOOD LAKES HAS TO OFFER

Lou Shimkin / 637-2984 shimkin@bellsouth.net

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

Richard Sussman / 495-2059 rsuss2@gmail.com

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### **President's Message**

Hope everyone had a great Thanksgiving and to those that celebrate Hanukkah a Happy Hanukkah.

Thank you to everyone who donated food for the Thanksgiving Food Donation. Jacobson Food Pantry picked up 7 boxes plus other nonperishable food for the homeless and hungry. Our December and January food drive we are asking for donations of Peanut Butter and any other nonperishable food item you would like to donate.

Merry Christmas and Happy New Year. Looking forward to getting together in the New Year.

Sandy Steinberg 561-496-3620

## HOLIDAY GIFT IDEAS

- 1. Slippers for men and women.
- 2. FAVORITE PERFUMES OR COLOGNES, Try Dior J'Adore or Blue DE Chanel.
- 3. WINE OF COURSE!
- 4. Don't forget the grandkids and great grandkids! Some kid favorites are Nintendo Switch, Slime (yes I said slime), American Dolls, Avengers, Barbie, Paw Patrol and Dinosaurs.
- 5. Gift cards to a favorite restaurant or store are great and if you do not know their favorite, give them your favorite.
- 6. Last but certainty not least, Cash. You can never go wrong with good old fashioned cash. One last idea, you can always buy a wallet and put the cash inside.







Ho Ho Ho – T'is the Season to hit an art festival – and for those of us who know Florida, the time for art festivals and festivals of all kinds starts from now thru the beginning of April, so if you're into getting out in the fresh air, and seeing some great art or whatever else is being offered – start Googling those festivals now. Delray Beach will already have a large art festival in the downtown area the weekend of December 4-5, and several more are happening around the area on that weekend or the following weekends. Fort Lauderdale has the big Las Olas art festival in the beginning of January, and in between they're happening locally, and all over the rest of Florida. By the way – if you haven't noticed, Movies of Delray, is open again, completely renovated, and showing the latest movie releases. Less than a ten minute drive from Coco Wood Lakes, only six bucks admission, beautiful, clean, and never crowded - ya gotta check Google what's showing at moviesofdelray.com. So, that's the scoop. With that, I'll wish you all a wonderful Holiday Season, and hope to see you at one of the festivals. I plan on hitting as many as I can!



In one of the more bizarre facts of Palm Beach County life, it's legal to buy fireworks but it is illegal to set them off.

Area police departments, including the Palm Beach Sheriff's Office, are reminding citizens that you **CAN NOT** set off your own fireworks.

DO
NOT
FEED
DUCKS



## FLORIDA INVADER: TEGU LIZARD



Figure 1. Black-and-white tegu (*Tupinambis merianae*), also known as the giant Argentine tegu.

Credit: Mauro Teixeiro, Jr., Universidade de São Paolo, Brazil

## Report tegu lizard sightings immediately:

Call the Florida Fish and Wildlife Conservation Commission's invasive species hotline at 1-888-lveGot1 (1-888-483-4681) to report live tegus.

Also visit the EDDMapS site to report positive or suspected tegu sightings: https://www.eddmaps.org/florida/index.cfm. You will need to create an account (which only takes a few minutes) to make a report, and ideally please upload a digital image of the lizard with your report. If you prefer to submit reports from your smartphone, simply download the free lveGot1 application to your iPhone from the App Store. For android phones, the lveGot1 application can be found at the Google Play store.



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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5	6	7	Backgammon 7-8:30pm Auditorium	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	ALRRY (ASTAS
26	27	28	29	30	YEAR'S EVE	



Jill & Perry (561.797.5362) (561.704.3851)
THE TARLOW FREEDMAN TEAM \* LANG REALTY