

# COCO WOOD LAKES

Please complete and return the census form on page 8  
so you stay up to date on community information.

## Community News

In June? Yes! Summertime news is here.



### June 2023 Inside this issue:

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### Town Hall Meetings

We have scheduled meetings to inform the membership (that's you) about how we plan to keep our community current. They will be in person and on Zoom.

[Zoom log in information is on page 11 with the Calendar](#)

June 6th at 7 PM, we will have an open forum to discuss the E-Voting vendor/platform.

AND

We will have discussion about the proposed amendment updates that we plan to ask the membership to vote on later this year. Starting with Capital Contributions. Show up to stay informed.

June 20th at 6 PM, our Bulk Media Technology Committee will be presenting information about possible media options for the future.

# Read All About It

Dear Members,

At our last Board Meeting on May 16, 2022 the Board approved the E-Voting Resolution and upon vendor selection, it will be executed. This is an exciting time, because you will now have a new, safe, easier and more cost effective way to vote.



The Board also announced that they will be holding Town Hall Meetings. The first one is on June 6th and we will have an open forum about the E-Voting platforms and the proposed amendment for Capital Contributions, which you can read on page 7.

This will be the first of a series of town hall meetings to discuss the proposed amendments that you will be asked to vote on at a later date. We plan to hold one town hall meeting on the 1st Tuesday of the month.

(please check for updates)

On June 20th at 6 PM the Bulk Media Technology Committee will be having their town hall meeting at 6 PM which is right before the board meeting. We hope everyone attends to hear the results of the survey that many of you have completed. It is also your opportunity to ask all the questions you want.

BE THERE OR BE SQUARE



TOWN HALL MEETINGS						
June 2023						
Su	Mo	Tue	We	Th	Fri	Sat
				1	2	3
4	5	6 7:00 Amendments/ E-Vote	7	8	9	10
11	12	13	14	15	16	17
18	19	20 6:00 BMTC	21	22	23	24
25	26	27	28	29	30	

## 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  
Linda Richard  
Pat Gorski  
Mary Bowers  
Susan Feld  
Camille Gilardi  
Frances Holden

### Lighting Committee

Jess Kaufman, Chair  
Mike Dorman  
Mark Kantrowitz  
Nelson Arroyo

### Enforcement Committee

Phil Amico  
Frances Holden  
Ed Booker

### Bulk Media Technology

Jess Kaufman, Chair  
Mike Dorman  
Mark Kantrowitz  
Nelson Arroyo

# President's Message

President's Message – From the Board Meeting on May 16, 2023

Tonight, we plan is to move forward and enact Electronic Voting or E-Voting. The required notice was once again sent out.

It's been a rather quiet month. There have been no pool or spa issues. We did learn that the big dump of water only resulted in about \$140 in additional water charges.

One of tonight's agenda items is to continue previous discussions on document amendments. As you may know, our documents are now 45 years old. While there have been some changes over the years, most of them are outdated and, in reality, restrict your Association from conducting its business in accordance with today's statutes. The plan is to keep this discussion open over the next few months and to include "Town Hall" meetings in order to educate our members on the proposed changes and to allow their input before the proposed changes are put out to membership vote, hopefully by the end of this year.

I must not forget to extend our thanks to Jo-Ann and her Entertainment Committee for their devotion to planning and executing events that are both fun and enjoyable. These events are part of what makes up "community." If you haven't already, please consider attending these events and showing your support for their efforts.

Thank you,  
*Jean LeGrys*

**Treasurer's Report - May 16, 2023**  
**For the period ending April 30, 2023**

Information from April 2023 Financial

**CASH ON HAND**

\$259,923.97 Operating Account, includes prepays of \$34,607.08  
\$188,271.15 Reserve Account **Monthly allocation is \$1667.00**

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

\$23,029.93 Total Delinquencies **Increase of \$13,576.69**  
\$1,217.15 At attorney collections (+ than 90 days)  
\$20,712.29 Late letters issued **Late after 15th of the month 45 members are late!**  
\$1,100.49 Small balances owed by **23members have outstanding balances**

**EXPENSES**

\$56,731 Budgeted Expenses per month  
\$51,971 Actual Expenses for April 2023  
**\$4,760 Expenses under budget through April, 2023**

**Line Items Running Over/Under Budget - YTD**

Budgeted	Actual Cost	Variance	
\$6,667	\$5,973	<b>\$694</b>	Electric – Clubhouse
\$8,333	\$8,502	<b>(\$169)</b>	Electric – Street Lights
\$2,333	\$2,893	<b>(\$560)</b>	Water & Sewer <b>Due to heater leak dumping +/- 2:</b>
\$833	\$930	<b>(\$97)</b>	Common Area Supplies <b>Parking lights, BBQ parts, faucet</b>
\$5,833	\$5,813	<b>\$20</b>	R&M Pool Repairs
\$2,866	\$4,600	<b>(\$1,734)</b>	R&M Bldg Repairs <b>Sauna repairs, pressure cleaning, leak detecti</b>
\$667	\$2,166	<b>(\$1,499)</b>	Postage, mailing of 2nd 14 day notice, 4 rolls of stamps
\$6,500	\$4,345	<b>\$2,155</b>	Election Monitoring <b>No 2nd election needed</b>
\$31,667	\$38,048	<b>(\$6,381)</b>	Insurance Actual cost = <b>\$111,511 vs. Budgeted \$95,000</b>
<b>\$65,699</b>	<b>\$73,270</b>	<b>(\$7,571)</b>	<b>TOTAL DEFICIT Y-T-D</b>
<b>\$680,772</b>	<b>\$689,427</b>	<b>-\$8,655</b>	<b>EXPENSES vs. BUDGET ANNUALIZED (current projection)</b>

**BALANCE SHEET ANALYSIS**

Operating Acct \$257,924  
less prepays \$34,607 monies collected for future month(s)  
usable Operating \$223,317  
less 2mos. Cushion \$113,462 recommended on-hand per GAAP  
  
avail for April exp \$109,855  
avail prepays \$11,436  
Suplus funds \$69,319 after expenses



## President's Message

On Wednesday, June 28th our luncheon meeting will be at Olive Garden in the Promenade Shops, 1001 N. Congress Avenue, Boynton Beach at 1 PM.

For reservations, please call or email me.

The Food collection box was picked up at the end of May. Thank you to those that donated food. The box was filled to the brim. Keep up the good work. People are in need of food all year long and your donations really help.

Future luncheon dates are July 26th and August 23rd. All luncheons will be at 1 PM. Contact me for your reservation.

Sandy Steinberg

[sandy@cocowoodlakes.com](mailto:sandy@cocowoodlakes.com)

561-699-3491 this is my new phone number.

# SUNDAY FUNDAY



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

SUNDAY, June 4th

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

Yes! There will be Bingo over the summer. In order to start promptly at 1:00, we ask that you arrive no later than 12:45. Please bring small denominations of \$\$\$\$.

Changing \$20 bills is time-consuming and causes the line to get long. Please bring \$1 and \$5 bills to help us out.



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

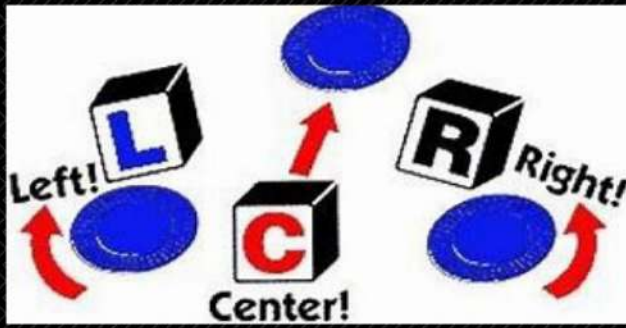
**Save the date:** In July, we will have it on July 9, as the first weekend is 4th of July weekend. Many people may have other plans. August will be August 6.

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

## Stay in the Know

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

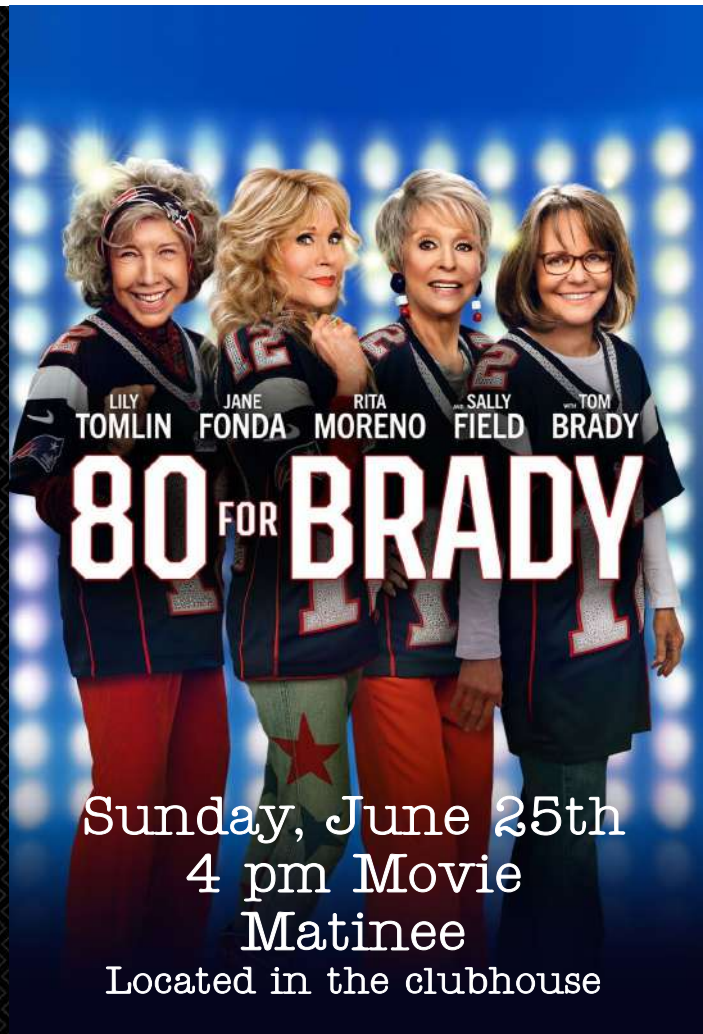
**Email your request to [Office@CocoWoodLakes.com](mailto:Office@CocoWoodLakes.com)**



## LCR & HH

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

WEDNESDAY, June 7th }  
@6:00PM  
AT THE CLUBHOUSE



Sunday, June 25th  
4 pm Movie  
Matinee  
Located in the clubhouse



Send an email to [office@cocowoodlakes.com](mailto:office@cocowoodlakes.com)  
to get the Pickleball calendar

### Pizza Night: Thursday June 15 At the Pool

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 Len, from CWL, pick it up with the pizza order around 6:15. Let Len know if you place an order so he can be sure to pick up your order. Looking forward to seeing some new faces!!!

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

The 2023 Atlantic hurricane season doesn't officially begin until **June 1**, but the National Hurricane Center began issuing daily tropical weather outlooks on May 15.



The 2023 season actually got off to an early start with the formation of a subtropical storm in mid-January. The short-lived storm did not affect land.



## Rules and Regulation Reminders

### Section 4: Visual Nuisances

All lots and houses shall be kept in good condition, repair, and appearance by the homeowner or his or her tenants. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Sidewalks, driveways, exterior stucco walls, and any service walks including the location of the air conditioner compressor shall be maintained free of mold, mildew, and well water stains.

Although the sidewalks and driveways from the sidewalk to the street are owned by Palm Beach County, the responsibility to maintain these areas is the homeowner's per Palm Beach County regulations.

Seasonal lighting should be hung only for that period and must be removed immediately after the holiday has occurred. Seasonal is defined as the period beginning the day after Thanksgiving and ending January 2nd. All seasonal lighting/decorations should be removed not later than January 10th .

### 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.

Please refer to the Coco Wood Lakes Architectural Guidelines and Standards section on Landscaping and Ground Maintenance, items k) and l) for correct hedge height, placement and trimming (pages 9-10).

All lawns shall be maintained to a height not to exceed six (6) inches in length. Although the swales between the sidewalk and street are owned by the County, the homeowner is responsible for maintaining the area per Palm Beach County regulations. No mowing is to be done on any Sunday prior to 11 am so as to provide at least one day per week for peaceable enjoyment. It is the owner's responsibility to notify their landscaper.

### Section 14: Lighting and House Numbers

A dusk-to-dawn or other night light is suggested for the front and the back of each house. This recommendation is from the Palm Beach County Sheriff's Department as a crime deterrent.

Your house number shall be displayed on your house and on your mailbox. It should be clearly visible from the street. This is important for first responders to be able to locate your house in the event of an emergency.

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

PROPOSED AMENDMENTS  
TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS  
FOR  
COCO WOOD LAKES – SECTION \_\_\_\_\_

(additions indicated by underlining, deletions by "----",  
and unaffected language by ". . .")

**1. To provide for a "Capital Contribution" to be collected upon a conveyance of title to provide for additional operating funds for the Association, new Article X(B)(5) is added as follows:**

ARTICLE X  
ASSOCIATION EXPENSES; METHOD OF  
DETERMINING ASSESSMENTS; RECREATION AREA OBLIGATIONS;  
ENTRANCE AREA OBLIGATIONS

. . .

B. Method of Determining Assessments: The "Assessments" (as herein after defined) for Association Expenses by the Board:

. . .

5. A "Capital Contribution" in an amount to be determined by the Board from time to time, not to exceed the equivalent of the total of four (4) quarterly payments of the regular assessment due at the time of closing, shall be paid to the Association upon any conveyance of title to or interest in a Lot within the Community and shall be a Special Assessment against the Lot, collectible in the same fashion as any other Assessment as provided hereunder. "Conveyance of Title" shall be defined for the purposes of this Section as any transfer of any interest in a Lot, including, without limitation, by sale or gift. The Capital Contribution shall be non-refundable and paid to the Association in addition to any other Regular or Special Assessment. The Capital Contribution provided for herein shall be received by the Association within ten (10) calendar days of closing on the sale of the Lot or completing the transfer of any interest in a Lot. The Capital Contribution need not be separated from nor held or applied differently than regular assessments. No refund of a Capital Contribution will be due from the Association on re-sale. This Section shall not apply to the acquisition of title to or interest in any Lot by the Association.

. . .



- Aaron and Svetlana Kogan
- Brian Thomas
- Jules Altidor
- Marcia Guimaraes
- John Benestad
- Maximo and Aktgracia Morales
- Stephen and Kimberly Feinberg
- Serge and Jean Babayev



COCO WOOD LAKES ASSOCIATION, INC.
CENSUS INFORMATION SHEET

Dear Members – It is time to update your contact information with the Association and include updated phone numbers and email addresses. As we move forward, we would like to make electronic notices our main form of communication. This will save money and time.

Please complete all the information below and return it to the management office by hand delivery or email to: CocoWoodMgr@FSResidential.com This will help to ensure that you receive all future information, including the new E-Voting option that will be available to you.

Address: \_\_\_\_\_

OWNER(S) NAME \_\_\_\_\_

OWNER(S) NAME \_\_\_\_\_

OWNER PREFERRED PHONE NUMBER OWNER PHONE NUMBER 2 OWNER PHONE NUMBER 3

OWNER E-MAIL EMAIL 2

Sign me up for E-Newsletters YES NO

Sign me up for all Email and Electronic Notices YES NO

Vehicles: Make Model License Plate #

Vehicles: Make Model License Plate #

MAILING ADDRESS – If different from the home address

NAMES & AGES OF OTHER OCCUPANTS RESIDING WITH OWNER LONGER THAN 90 DAYS

\_\_\_\_\_
\_\_\_\_\_

EMERGENCY CONTACT PHONE NUMBER





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**561-674-2332**



WATER



FIRE



MOLD



LEAK



STORM

# FLOODED?

ICRC CERTIFIED WATER DAMAGE FIRM

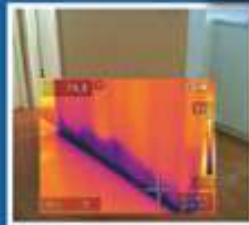
Water Damage?  
Where experience counts *the most!*



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**



# Securing Your Future

## Lindhaven Properties, LLC

## Lindhaven Locksmith, Inc.

**Stacey Lind**

Lic. Real Estate Broker/Owner  
**561-715-7086**  
 Serving Palm Beach County  
 Stacey@LindhavenProperties.com  
**BUY\*\*\*SELL\*\*\*RENT**

**Daniel**

Owner, Lindhaven Locksmith, Inc.  
**561-385-1757**  
 Serving Palm Beach/Broward Counties  
 Specializing in Lock & Safe Services  
 30+ Years of Service  
 Auto \* Residential \* Commercial



## 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)



**PARTNERSHIP REALTY INC**  
 1663 S CONGRESS AVE, PALM SPRINGS, FL 33406

CiCi Caravello  
 REALTOR  
[cicisells4u@gmail.com](mailto:cicisells4u@gmail.com)

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Before

After



# June 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>TRASH PICKUP</b> <b>Monday: Landscaping Trash and Regular Pickup of Household Trash</b>  <b>Thursday: Bulk Pickup, Recycling and Regular Pickup of Household Trash</b>				1	2	3
4 	5	6 Town Hall Meeting on Zoom and in the Auditorium 7:00p  - E-Voting & Capital Contributions	7  LCR & HH 6pm	8	9	10
11	12	13	14  <b>FLAG DAY</b>	15  Pizza Party 5pm - 8pm	16	17
18  HAPPY FATHER'S DAY	19  JUNE TEENTH FREEDOM DAY	20  Town Hall Meeting Bulk Media 6:00p  Board of Directors Meeting 7:00p	21  First Day of Summer	22	23	24
25  80 FOR BRADY Movie Matinee 4:00p	26	27	28  Ladies Club Luncheon	29	30	

Coco Wood Lakes Assoc., Inc. is inviting you to a scheduled Zoom meeting.

Topic: Coco Wood Lakes Assoc., Inc.'s Zoom Meeting—Town Hall

Time: Jun 6, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://cocowoodlakes.com/zoom>

Meeting ID: 930 874 3960

Passcode: 676282



# LANGREALTY

LOCAL · TRUSTED · PROVEN

## TARLOW FREEDMAN TEAM

*just* LISTED

14677 SHADOW WOOD LN

OFFERED AT \$499,000



**Call The Tarlow Freedman Team For Your Buying & Selling Goals**

## REMODELED *home*

2 br, 2 bth, Total 2,023 Sq Ft.

Coco Wood Lakes Remodeled Home within the last 5 years - includes a new, opened kitchen, new bathrooms, new wood flooring, custom LED lighting, new doors & baseboards, freshly painted throughout, 2 yr old A/C & Water Heater, 2009 roof, full coverage hurricane-impact accordion shutters, hurricane rated front & garage doors, & well water for the sprinklers. The oversized, screened-in Lanai overlooks a mango tree in the backyard. A truly wonderful home!



TARLOW FREEDMAN TEAM

Jill Tarlow  
561.797.5362

Perry Freedman  
561.704.3851

LANG REALTY | DELRAY BEACH