

COCO WOOD LAKES

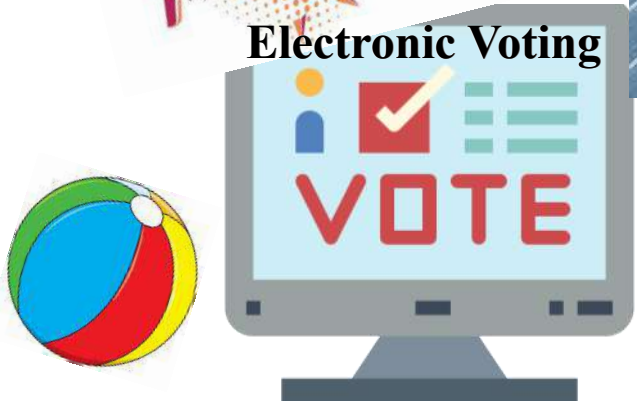


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Metal Roofs



Upcoming Meeting Dates and Events

- August 9th—LCR at 7 PM
- August 15th—Board of Directors Meeting at 7 PM
- August 17th—Pizza Night at 5 PM
- August 24th—Neighbors Meet & Greet at 7 PM

NO BINGO AUGUST and SEPTEMBER—See you again on October 1st

Read All About It

PAGE 2

PROPOSED DOCUMENT AMENDMENTS

The following is a recap of the proposed amendments presented to the membership so far with recommended changes. It is important to know that these are only **proposed** at this time. Underlined verbiage or bold at the end is what is being proposed.

Article X.B.5 of the Declaration - 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. **Exception: Inheritors or recipients of a bequest of an owner shall not be subject to this amendment.**

Article XIV.B of the Declaration - Restrictions on Lease: Any and all lease agreements (herein the "Lease Agreement") between an Owner and a lessee of such Owner's Lot and/or Residents shall be in writing and must provide that such Lease Agreement shall be subject in all respects to the terms and provisions of this Declaration and that any failure by the lessee under such Lease Agreement to Comply with such terms and conditions shall be a material default and breach of the Lease Agreement. Upon the effective date of this amendment, no Lot shall be leased during the first twenty-four (24) months following the acquisition of title. In the event title to the Lot is acquired with a tenant in possession under a previously approved Lease Agreement, the lease may continue for the duration of the existing approved lease term. Upon the termination of that lease, the Lot shall not be leased for the next twenty-four (24) month period. This restriction shall not apply to any Lot owned by the Association.

Exception: a) Inheritors or recipients of a bequest of an owner shall not be subject to this amendment. b) There must be a minimum of a 1 year lease for all leases. c) Owners who have sold the Lot and wish to temporarily lease back the lot from the new owner are exempt from this amendment.

Section 4.1 of the By-Laws – Board of Directors' Meetings - The business of the Association shall be managed by a Board of Directors selected as set forth in the Articles and By-laws, and consisting of seven (7) Directors. Notwithstanding anything to the contrary contained herein, there shall only be one (1) Director serving from any one (1) Lot at any time. In the event that more than one (1) owner and/or resident of a Lot is elected to the Board at the same time, the individual who received the lower number of votes shall be deemed to have resigned, effective immediately. The Board shall then appoint to fill the remaining vacancy, as elsewhere provided herein. **a) Requested to change to next highest number of votes vs. "Board shall then appoint."** b) no matter how many lots owned, husband and wife or life partners will not be permitted to serve on the Board at the same time.

**The Board has approved metal roofs.
This change will go in to effect 48 hours after the guidelines are mailed.**

E-Voting has been approved and we are using GetQuorum. Information is coming to you from this company. It is for Coco Wood Lakes, please do not ignore it.

**The clubhouse experienced a power surge on the evening of July 27th.
The key fob system was damaged so we appreciate your
patience while we get everything repaired and operating again.**

President's Message

President's Message – From the July 18, 2023 Board Meeting
 Good evening. Thank you all for coming.

Welcome to the “Ho Hum, Humdrum, Doldrums of Summer.” We hope you are all staying cool but still enjoying the summer months.

We have now held two Town Hall Meetings regarding the proposed amendments. Tonight, after the regular Board meeting, we will have another session where you can voice your comments. Please plan on staying and participating in the discussions.

It has been a rather quiet month, other than the hot tub spontaneously emptying itself. We are currently awaiting a leak detection test and results. We will keep our membership informed of the results.

The Entertainment Committee, chaired by Jo-Ann Orlando, continues to provide entertainment for our members throughout the summer. The July 4th event was very well attended and a huge success. A big ‘Thank You’ goes out to the Entertainment Committee.

Thank you,
Jean LeGrys

Treasurer's Report - July 18, 2023
For the period ending June 30, 2023

Information from June 2023 Financial

CASH ON HAND

\$200,259.74 Operating Account, includes prepays of \$63,291.62
 \$191,280.00 Reserve Account **Monthly allocation is \$1667.00**

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

\$5,473.14 Total Delinquencies **Decrease of \$2,742.14**
 \$2,204.38 At attorney collections (+ than 90 days)
 \$1,545.38 Late letters issued Late after 15th of the month **12 members are late!**
 \$1,723.38 Small balances owed by **23 members have outstanding balances**

EXPENSES

\$56,731 Budgeted Expenses per month
 \$51,021 Actual Expenses for June 2023
\$5,710 Expenses under budget for June, 2023

Line Items Running Over/Under Budget - YTD

Budgeted	Actual Cost	Variance	
\$10,000	\$8,488	\$1,512	Electric – Clubhouse
\$12,500	\$13,103	(\$603)	Electric – Street Lights
\$3,500	\$3,978	(\$478)	Water & Sewer Leaks still exist!
\$1,250	\$984	\$266	Common Area Supplies
\$8,750	\$5,713	\$3,037	R&M Pool Repairs
\$4,300	\$5,866	(\$1,566)	R&M Bldg Repairs Sauna repairs, pressure cleaning, leak detect
\$1,000	\$2,567	(\$1,567)	Postage, 4 rolls of stamps
\$6,500	\$4,345	\$2,155	Election Monitoring No 2nd election needed
\$47,500	\$57,389	(\$9,889)	Insurance Actual cost = \$111,511 vs. Budgeted \$95,000
\$95,300	\$102,433	(\$7,133)	TOTAL Line Item DEFICIT Y-T-D
\$680,772	\$671,286	\$9,486	EXPENSES vs. BUDGET ANNUALIZED (current projection)

BALANCE SHEET ANALYSIS

Operating Acct \$200,259
 less prepays \$63,291 monies collected for future month(s)
 usable Operating \$136,968
 plus 1 mo prepays \$21,097
 less 2mos. Cushion \$113,462 recommended on-hand per GAAP 2mos. Budgeted exp.
 avail for July exp \$44,603

President's Message

There will not be any Luncheon Meetings or Bingo for August or September.

Thanks to the people who donated food for Jacobs Family Food Pantry. The food that is donated helps feed the hungry in our community. We encourage everyone to donate whatever they can.

Stay hydrated and cool.

Sandy Steinberg



On Vacation

Since "Sunny South Florida" hasn't been so sunny lately, BINGO has decided to go on vacation! Antarctica is starting to look good given our June-July heat wave and rain. BINGO plans to return on Sunday, October 1. Watch for the official announcement in future newsletters and on Channel 63.

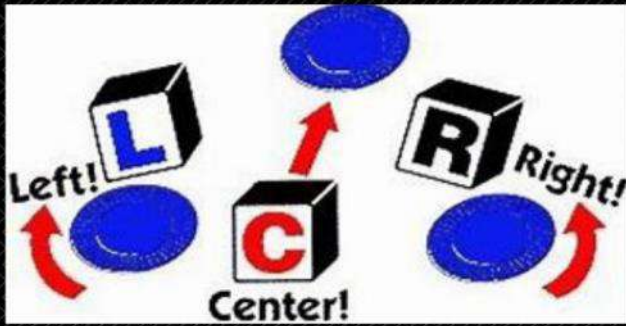


If you should have any questions, call Jan Novy, 561-703-9455. If she doesn't return your call, it means she's in Antarctica with BINGO!

[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



LCR & HH

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

WEDNESDAY, Aug 9th }
@6:00PM
AT THE CLUBHOUSE

Neighbors Meet & Greet

Located in the clubhouse
August 24th at 7 PM

Old Friends & New Friends

Get together for coffee and
good times.

We want to meet you.



LET'S PLAY PICKLEBALL

WANNA GIVE IT A TRY?

EVERY WEDNESDAY ~~12 PM~~
AT THE GAZEBO
New Time: 10AM



Send an email to office@cocowoodlakes.com
to get the Pickleball calendar

Pizza Night: Thursday August 17th
At the Pool or inside

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.

Looking forward to seeing some new faces!!!

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

SUDOKU

		3	9					
				6	8		2	
	5			4	3	9		
			5			4	8	
				9		7		
					4		3	9
		8	7	2	6			
								6
4						3		

EASY

MEDIUM

2	7	1				3		9
				2	1		8	
8	4	5	9	3				6
1								
5			6	9	3			
					2	8	5	
6						9		
			8	5		7	1	2



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

SFWMD 3-Day-A-Week Watering

No watering from 10am to 4pm

IF YOUR ADDRESS ENDS IN...	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
1, 3, 5, 7, 9							
0, 2, 4, 6, 8							

Properties with no address number follow Even schedule

CONSERVE

sfwmd.gov

LANDSCAPING

Mow and properly maintain lawns.

Fertilize dry grass or re-sod please. Control your weed growth.

Pruning and trimming overgrown trees in preparation for hurricane season

Groom your landscape beds orderly, neat and weed free.

Remove dead trees and shrubs and trim your hedges.



No Mowing on Sundays before 11 AM





WE ARE A
COMMUNITY



Lets Keep Coco Wood Lakes Beautiful

- If need be, clean your roof.
- Please clean your walkway, driveway and sidewalk of dirt, oil stains, algae or rust.
- Please remove any rust or dirt stains on the house.
- Cut your lawns and trim all hedges

Thank
you

A detailed illustration of a fountain pen nib, showing the gold-colored metal and the black barrel of the pen.

PREPARING YOUR HOME TO SELL? HERE IS THE NEXT STEP:

TIP # 2: EMBARK ON A DE-CLUTTERING JOURNEY



Before putting your home on the market for sale, it's crucial to de-clutter in order to **create a positive impression** on potential buyers. Clearing out unnecessary items and organizing spaces not only enhances the overall aesthetic but also allows buyers to envision themselves living there. **Begin by tackling one room at a time**, sorting belongings into categories: **keep, donate, or discard.**

de-clutter

/ dee-kluht-er / verb

1. removing unnecessary items from a space.
2. organizing possessions to create a cleaner and visually appealing environment.

De-cluttering your home can significantly impact its marketability & create an inviting atmosphere for prospective buyers.

simplify

Happy to help!

- *Jeff Tarlow*



DO NOT FEED DUCKS GEESE WILDLIFE

E-Voting is here!!

Please make sure we have your current email address. This is an easy and safe way to vote in Coco Wood Lakes and you don't have to rely on mailing times with the post office.

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
Aaron Pepis

Lighting Committee

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

Enforcement Committee

Phil Amico, Chair
Frances Holden
Ed Booker



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

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Daniel

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

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FEAR NOT



When you got stuff that needs fixing it can be a scary world out there. How can you be sure you'll call the right person? How do you know if you're being overcharged? That's why we have CWL's own home repair service.

Our community contract gets us discounted prices for parts and labor on A/Cs, appliances, plumbing & electric. But

best of all, you will get the certainty that anything broken will be fixed. We're member run and not for profit. We just want everyone to have one less thing to worry about.

Richard Sussman / 718-570-9230 / rsuss2@gmail.com
Ina Huth / 504-289-8227 / a2fay2@gmail.com



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Before

After



August 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9  LCR 7pm	10	11  5:00pm	12
13	14	15  Board of Directors Meeting 7:00pm	16  Ladies Club Meeting 1pm	17  Pizza Party 5pm - 8pm	18	19
20	21	22	23	24  MEET & GREET 7pm	25	26
27	28	29	30	31		

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

Topic: Coco Wood Lakes Assoc., Inc.'s Zoom Meeting—Board and Town Hall
 August 15th Time: 7PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://cocowoodlakes.com/zoom>

Meeting ID: 930 874 3960

Passcode: 676282



TELL YOUR FRIENDS!



OPEN FLOOR PLAN



CONTEMPORARY DESIGN



24' SCREENED-IN LANAI

COCO WOOD LAKES HOME FOR SALE - OFFERED AT \$499,000

14677 Shadow Wood Ln

- Remodeled Home
- 2 Bedroom
- 2 Bathroom
- Living Room & Family Room
- Total 2023 Sq Ft
- Accordion Shutters, Full Coverage
- Newer A/C & Water Heater
- Well Water for Sprinklers
- Backyard Mango Tree



TARLOW FREEDMAN TEAM

Jill Tarlow
561.797.5362

Perry Freedman
561.704.3851

LANG REALTY | DELRAY BEACH