

# COCO WOOD LAKES

- NEWSLETTER -

## BUDGET



**QUARTERLY  
MAINTENANCE IS DUE  
OCTOBER 1ST.**

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### Events for October

Sunday, October 1st Ladies Club Bingo is back **(See page 4)**

Sunday, Oct 1<sup>st</sup> 4:30 Fall Clubhouse Decorating & Happy Hour "All things Fall/Halloween" Feel free to bring a decoration or Fall snack/dessert to share.

Hot Apple Cider, Pumpkin Pie and Warm Apple Crisp with Ice Cream will be served.

Wednesday, Oct 11th, 7:00 pm Game Night ... multiple games happening ... LCR, Backgammon, Rumikub, Pictionary + more. BYO Everything.

Saturday, Oct 14<sup>th</sup>, 7:00-10:00 pm Welcome Back Dance Party w/ DJ Andre \$15 pp Reservations Requested for Food planning & BYOB.

Thursday, October 19th Pizza Night -- Neighbors start arriving around 5:00 pm, Pizza Buffet served at 6:30. Reservations Requested. 2 slices are \$7.00.

Thursday, October 26th 7:00 pm Neighbors Coffee & Fondue ... and games of course!

Tuesday, October 31<sup>st</sup> at 7:00 pm Halloween Howl at the Moon Drum Circle @ the Gazebo (weather permitting).



# Read All About It

## QUARTERLY PAYMENT INFORMATION

FirstService Residential sent a letter to all homeowners with new information that includes a new account number to identify your property. If you did not receive your letter, please call or email the management office. Below is page 2 of the letter where it discusses how to make your payments.

To reduce our carbon footprint, FirstService Residential does not mail payment coupons for maintenance assessments. We encourage residents to make payments using ClickPay.

**Making payments is easy.** Pay your assessments online through ClickPay! We invite you to visit [login.ClickPay.com/FirstService](http://login.ClickPay.com/FirstService) **after October 1** and choose "Register".

- Schedule payments online beginning October 1, 2023
- Pay by eCheck at no cost
- Pay by credit or debit card for a nominal fee (charged by the merchant)
- Make a one-time payment or set up automatic payments
- Pay from your computer, phone or tablet

Don't have a computer? Schedule your payments over the phone by calling 1.888.354.0135 and pressing Option 1 to speak with a ClickPay Resident Support Specialist.

### Important

If you are currently enrolled in **ePayments through ClickPay**, there is no action required on your part. Your current payments through ClickPay will continue as scheduled. We encourage you, however, to log in **after October 1** to review your payment settings and make any necessary adjustments.

If you prefer to use your **personal bill payment service** or mail payments, please ensure that the payment instructions are updated to include your **14-digit account number** and are sent to **the new PO Box address below**. (Note: not including the 14-digit account number may cause delays in processing your payments).

- Your new account number 3W26-0000-0272-01
- Coco Wood Lakes Association, Inc.  
c/o FirstService Residential  
**PO Box 30348**  
Tampa, FL 33630-3348

Please feel free to contact your Community Association Manager at 561.495-1113 if you have questions or require any assistance or contact our Customer Care Center at 1.866.378.1099. Again, our representatives are available 24 hours a day, 7 days a week.

Thank you in advance for your partnership during this transition period.

Sincerely,

Your Management Team

Kristine Russo-Diaz  
Property Manager  
[Kristine.RussoDiaz@fsresidential.com](mailto:Kristine.RussoDiaz@fsresidential.com)

Judy Dandy  
Regional Director  
[Judy.Dandy@fsresidential.com](mailto:Judy.Dandy@fsresidential.com)



## TOWNHALL MEETINGS—OCTOBER 3RD & OCTOBER 5TH AT 7PM

The Bulk Media Technology Committee has narrowed down the media providers to Breezeline and Blue Stream Fiber.

Each provider will be giving a presentation so we can see what they have to offer. **Breezeline on 10/3 and Blue Stream Fiber on 10/5**

We encourage all members to attend in person or on Zoom.

# President's Message

President's Message – from the September 19, 2023 Board of Directors Meeting

Good evening. Thank you all for attending this evening's meeting.

As we approach the end of summer, it is now time to prepare for the future. We are in budget season. Yay!!!

Tonight, we have a rather full agenda. We will be revisiting some older items such as auditorium rental and our pending document amendments. We have now held three Town Hall Meetings regarding the proposed amendments. A recap of these discussions was included in the August newsletter.

I hope many of you will attend the Budget workshop that will be held next Tuesday, right here at 7pm. This will be a first. In the past, the budget was prepared, presented and voted on only at the October meeting. When we review the budget next week, we will discuss how each year's budget is determined, mostly by history, projected costs/increases from our vendors and anticipated costs for major repairs and or upgrades. We will be thinking about future planning rather than knee-jerk responses to emergency repairs. The final budget approval will occur at the October Board of Director meeting.

Thank you,  
Jean LeGrys

**Treasurer's Report - September 19, 2023**  
**For the period ending July 31, 2023**

Information from August 2023 Financial

**CASH ON HAND**

\$210,862.75 Operating Account, includes prepays of \$28,554.02  
\$195,740.04 Reserve Account **Monthly allocation is \$1667.00**

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

\$13,694.04 Total Delinquencies **Decrease of \$9,010.23**  
\$1,717.48 At attorney collections (+ than 90 days)  
\$11,571.07 Late letters issued Late after 15th of the month **27 members are late!**  
\$405.49 Small balances owed by **24 members have outstanding balances**

**EXPENSES**

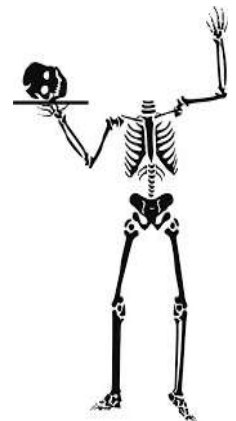
\$56,731 Budgeted Expenses per month  
\$68,778 Actual Expenses for August 2023  
**(\$12,047) Expenses over budget for August, 2023**

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

Budgeted	Actual Cost	Variance	
\$13,333	\$11,938	<b>\$1,396</b>	Electric – Clubhouse
\$16,667	\$17,399	<b>(\$732)</b>	Electric – Street Lights
\$4,667	\$5,201	<b>(\$534)</b>	Water & Sewer <b>Leaks still exist!</b>
\$1,667	\$1,634	<b>\$32</b>	Common Area Supplies
\$11,667	\$7,825	<b>\$3,842</b>	R&M Pool Repairs
\$5,733	\$8,421	<b>(\$2,688)</b>	R&M Bldg Repairs <b>Sauna repairs, pressure cleaning, leak detect</b>
\$1,333	\$2,847	<b>(\$1,514)</b>	Postage, 4 rolls of stamps
\$6,500	\$4,345	<b>\$2,155</b>	Election Monitoring <b>No 2nd election needed</b>
\$63,333	\$77,036	<b>(\$13,703)</b>	Insurance Actual cost = <b>\$111,511 vs. Budgeted \$95,000</b>
<b>\$124,900</b>	<b>\$136,646</b>	<b>(\$11,746)</b>	<b>TOTAL Line Item DEFICIT Y-T-D</b>
<b>\$680,772</b>	<b>\$684,410</b>	<b>-\$3,638</b>	<b>EXPENSES vs. BUDGET ANNUALIZED</b> (current projection)

**BALANCE SHEET ANALYSIS**

Operating Acct \$210,863  
less prepays \$28,554 monies collected for future month(s)  
usable Operating \$182,309  
plus 1 mo prepays \$13,175  
less 2mos. Cushion \$113,462 recommended on-hand per GAAP 2mos. Budgeted exp.  
avail for Sept. exp \$82,022



## President Message

The Ladies' Club invites you to join us for our opening meeting of the season. We will have the opportunity to meet new friends and renew old friendships. You do not have to be a member to attend.

The MEET AND GREET LUNCHEON will be held on Wednesday, October 18<sup>th</sup> at 1 pm at the ARRABITAS, 8260 Jog Road, Boynton Beach. Everyone will be responsible for their own meal. For reservations email me at [shs54@juno.com](mailto:shs54@juno.com) by October 15<sup>th</sup>.

The Ladies' Club and members of Coco Wood Lakes Association donate nonperishable food items to the Jacobson Family Food Pantry, serving qualified families in Boca Raton, Delray Beach and Highland Beach. We will be collecting our "Pennies Plus for Peanut Butter" for the food pantry. Bring a jar or two of peanut butter to our meeting or place in the Food Box in the lobby. Please consider donating any nonperishable, unexpired food items in the Food Box in the lobby. Every two weeks, eligible families in our community receive much needed groceries from our pantry. Your support helps keep many families fed.

## Future meetings

November 15, 1 pm meeting CWL clubhouse. We will be collecting food for Thanksgiving.

December 13, 1 pm meeting CWL clubhouse Annual Holiday Gift Exchange.

**Don't forget our Bingo Oct 1.**



# SUNDAY FUNDAY



## OCTOBER 1st

## Bingo Returns!!

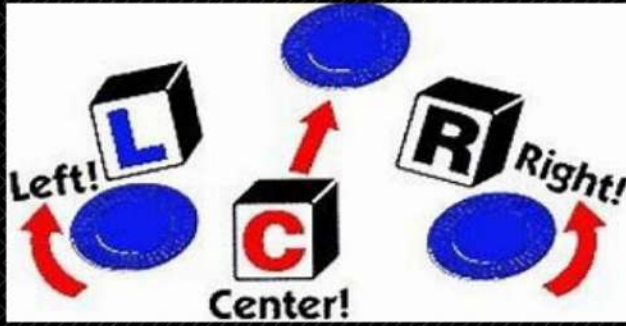
Doors open 12:15, play starts around 1:00

Please bring small denominations of \$\$\$\$\$. 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!

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





### LCR & HH

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

WEDNESDAY, Oct. 11th  
7:00 PM  
AT THE CLUBHOUSE

### Neighbors Meet & Greet

Located in the clubhouse  
October 26th at 7 PM

Old Friends & New Friends

Get together for coffee,  
fondue and good times.

We want to meet you.



### LET'S PLAY PICKLEBALL

WANNA GIVE IT A TRY?

EVERY WEDNESDAY 9:00 AM  
EVERY SUNDAY AT 8:30 AM  
AT THE GAZEBO



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



Hotsa Nice Pizza!!

**GREAT PIZZAS and BYOB**

Doors open at the Clubhouse  
5:00PM

Pizza is delivered at 6:30 PM  
Thursday Oct.19, 2023

Dear Veterans,

We want to recognize you and thank you for your service.

Please give us your name and which branch you served so you can be honored in November for Veterans Day.

Please email [JoannOrlando@ymail.com](mailto:JoannOrlando@ymail.com) or call JoAnn at 954-803-7316 or the management office at 561-495-1133.

Sincerely,

Jo-Ann Orlando

On Behalf of

Your Events Committee

Events Committee Notification List

If you are not on this email list then you are missing out!!!! Please join today. Simply email [JoannOrlando@ymail.com](mailto:JoannOrlando@ymail.com) to be added. Yes, it's that simple.



**No Mowing on Sundays  
before 11 AM**



**Did you know that 212 members have consented to electronic notices and voting? Yes it is true... It is safe, effective and most of all, it saves you money.**

**Why spend more when we don't have to.**

**We encourage you to try it this year and if you decide you do not like it , you can revoke your consent and go back to paper. This is a WIN WIN!!**

**The information below is from the PBC Code Enforcement website and it applies to us.**

The following information is provided as a homeowner's guide to Code Enforcement in Unincorporated Palm Beach County. The following list of common code violations is not meant to be all inclusive, but an overview:

**Building without a permit:** A permit must be obtained for structures including pre-fabricated structures such as sheds, gazebos, fences, satellite dishes, reroofing, room additions, pouring concrete slabs, and any other structures including gas, electrical, plumbing or mechanical systems. Permits are also needed to move, remove or demolish any structures.

**Building too close to property lines:** The Zoning Code requires minimum setbacks from property lines for all buildings according to the zoning of the property in question. Contact the Zoning Division office for specifics.

**Overgrown lots:** County ordinance prohibits accumulations of waste, yard trash, or rubble and debris, uncultivated vegetation greater than 18 inches in height, and/or Brazilian Pepper, within 25 foot of adjacent, developed property. Complaints must be in writing, and the complainant must be from developed property adjacent to the property being complained about. The maintenance of undeveloped and/or uncultivated vegetation and/or Brazilian Pepper shall not apply to vacant premises per case law.

**Operating a business in a residential zone:** Only certain home business are permitted and many require special licensing with set guidelines and restrictions (ULDC Article 4).

**Inoperative vehicles:** Inoperative vehicles may not be stored on residential property. Additionally, all vehicles on residential property must be properly licensed, with an exception for one such unlicensed vehicle, so long as it is stored in the side or rear yard, screened from view. Code Enforcement has the authority to tag inoperative vehicles on private property and have them towed from the premises.

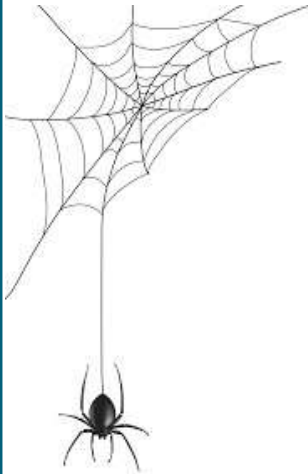
**Recreational and commercial vehicles:** Boats, trailers campers and other such vehicles cannot be stored between the street and the housing structure. They may be stored behind the front setback of the residence, in the side or rear yard areas, provided they are screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height (ULDC Article 6). One commercial vehicle may be parked on residential property provided it does not exceed the following requirements: vehicle is registered and licensed; used by a resident of the premises; gross weight, including load, does not exceed 12,500 pounds; height does not exceed 9 feet, including any load, bed or box; and total vehicle length does not exceed 26 feet (ULDC Article 6).

**Sanitary facilities:** The Property Maintenance Code addresses the requirements for the interior and exterior of housing structures, including lighting, ventilation, hot and cold water supply, electrical outlets and safety requirements. It also addresses damage to structures, including broken windows, torn screens, minimum dwelling space requirements and unsafe structures.

**Trash, debris and other materials:** Residential property may not be used for open storage of inoperative motor vehicles, vehicle parts, appliances, building materials, garbage, waste, trash and debris. It is the responsibility of the owner or occupant to keep the premises free from all such materials (Property Maintenance Code).

**Garbage can regulations:** County ordinance prohibits placement of household garbage or garbage receptacles for pick-up before 3:00 pm the day prior to regularly scheduled pick-ups. Further, garbage receptacles must be removed from the front of the property on the day of pick-up. These restrictions do not apply to yard waste resulting from the maintenance of residential properties.

**Signs:** Signs in rights-of-way or on trees or telephone poles are prohibited. All signs require permits, unless exempted by Code. Banners, gas or air-filled balloons are permitted under specific guidelines and regulations set forth in the ULDC and require permits (ULDC Article 8).



STATE SENATOR LORI BERMAN

STATE REPRESENTATIVE KELLY SKIDMORE

**PLEASE JOIN US:**

**TOWN HALL MEETING**

Florida Legislative Session is rapidly approaching and we want **YOUR** input. Please join State Senator Lori Berman and State Representative Kelly Skidmore for a community town hall.

At our town hall meeting, you'll have the opportunity to:

- ✓ Discuss issues that matter to you
- ✓ Share your ideas and suggestions
- ✓ Learn about what happened this past session and let us know your thoughts on the future direction of Florida

**TUESDAY  
OCTOBER  
3RD  
6:30-7:30PM**

Hagen Ranch Road Branch  
Library.  
14350 Hagen Ranch Road  
Boynton Beach, FL 33446

**TAX TALK**  
WITH ANNE M. GANNON  
CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County • Serving you.

October 2023, Vol. 17, Issue 10

Dear Friends:

Did you know that new election laws mandate that voters must renew their mail ballot requests every General Election cycle? That means, any Vote-By-Mail ballot requests made prior to the November 8, 2022 General Election have expired; therefore, you must complete a new Vote-By-Mail ballot request for the 2024 elections. My fellow Palm Beach County Constitutional Officer, Wendy Sartory Link, Supervisor of Elections, has produced a very informative video that details what you need to know about requesting a Vote-By-Mail ballot. I encourage you to visit <https://youtu.be/ZyNtsgj-nyo> to watch this important video and then submit your Vote-By-Mail ballot request online at [www.VotePalmBeach.gov](http://www.VotePalmBeach.gov) or by calling Wendy's office at 561-656-6208.

The 2024 election cycle will be here before you know it, so now is the time to request your Vote-By-Mail ballot!

Anne M. Gannon  
Constitutional Tax Collector, Serving Palm Beach County



## PREPARING YOUR HOME TO SELL?

### TIP # 4: DEPERSONALIZE YOUR HOME

You want potential buyers to walk in and feel like they can easily imagine themselves living there. Minimize decor in your home by removing some personal items, family photos, memorabilia, and bold décor. Reduce clutter. It's about creating a **WELCOMING AND NEUTRAL ENVIRONMENT** that allows buyers to envision their own style and life in the space.



The goal is to help buyers envision THEMSELVES living there.

## CREATE A MODEL HOME FEEL

Happy to help!

- *Jill Tarlow*

TF TARLOW  
FREEDMAN  
REAL ESTATE TEAM

LANGREALTY

**DO NOT  
FEED  
DUCKS  
GEESE  
WILDLIFE**



**Your hedges must be maintained on all sides. Just because you cannot see the other side, doesn't mean it is not your responsibility.**

## 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  
Pat Gorski  
Mary Bowers  
Camille Gilardi  
Frances Holden  
Aaron Pepis  
Susanne 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

**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



# 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



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

CiCi Caravello  
REALTOR  
cicisells4u@gmail.com

561-797-9041

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We clean  
Sidewalks, Driveways, Pool Decks,  
Exterior House Cleaning, Gutters,  
Fencing, Patios and more

Call or Text today: 561-629-6207

[www.FullyInvolvedPressureCleaning.com](http://www.FullyInvolvedPressureCleaning.com)

Before

After



# OCTOBER 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday		
<b>1</b> Clubhouse Decorating 4:30pm  Doors open 12:15 Starts at 1:00p  	<b>2</b>	<b>3</b>    Town Hall Meeting 7:00pm	<b>4</b>	<b>5</b>    Town Hall Meeting 7:00pm	<b>6</b>	<b>7</b>		
<b>8</b>		<b>10</b>	 LCR & Other Games 7pm	<b>12</b>	<b>13</b>	 Welcome Back Dance Party 7:00pm		
<b>15</b>	<b>16</b>	 Board of Directors Meeting 7:00pm	 Ladies Club Meeting 12:30pm	 Pizza Party 5pm - 8pm	<b>20</b>	<b>21</b>		
<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	 neighborhood MEET & GREET 7:00pm	<b>27</b>	<b>28</b>		
<b>29</b>	<b>30</b>	 Halloween Howl at the Moon Drum Circle 7:00pm	<b>Are your recycling bins broken? Get new ones free by calling 866-NEW-BINS</b>					

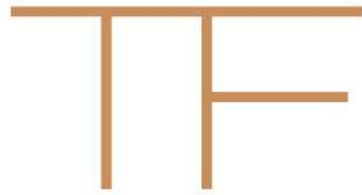
**Coco Wood Lakes Assoc., Inc. is inviting you to a scheduled Zoom meeting.**

Topic: Coco Wood Lakes Assoc., Inc.'s Board Meeting  
October 17th Time: 7PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://cocowoodlakes.com/zoom>

Meeting ID: 930 874 3960  
Passcode: 676282





TARLOW  
FREEDMAN  
REAL ESTATE TEAM

## TWO EXCEPTIONAL HOUSES TO LOVE

### HOUSE + LOVE = HOME



#### **14677 Shadow Wood Lane** **Offered at \$474,900**

2 bdrms | 2 bths | 2,023 Total Sq Ft

Stunning, 2018 REMODEL, with an OPEN KITCHEN/GREAT ROOM at the heart of the home + an Extra Family Room. 2019 A/C.

100% Hurricane Protection. 23' Lanai.

Well Water for Sprinklers and SO MUCH MORE!!!



#### **14566 Springside Lane** **Offered at \$429,500**

3 bdrms | 2 bths | 2-Car Garage

2011 REMODEL includes Redone Enlarged Kitchen, Converted 3rd Bedroom (from Family Rm), Bths, Roof, A/C, Air Conditioned Laundry Rm, Tiled Flooring, Electric Panel, etc. Oversized Covered & Screened Lanai. Fruit Trees!

**Your DREAM HOME is waiting. Call us for an exclusive tour.**

THINKING OF BUYING OR SELLING, call the Tarlow Freeman Team for a FREE HOME CONSULTATION. Jill & Perry; Coco Wood EXPERTS since 2012.

#### CONTACT:

**PERRY FREEDMAN**  
561.704.3851

**JILL TARLOW**  
561.797.5362



900 Atlantic Ave, Delray Beach, Florida

