

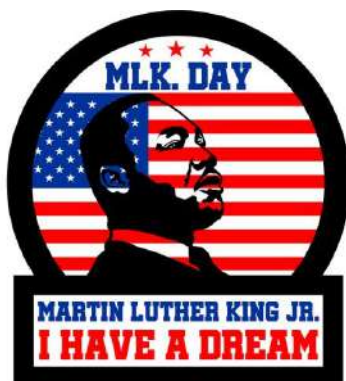
COCO WOOD LAKES

WATCH FOR UPCOMING EVENTS AND ACTIVITIES ON CHANNEL 1075



January 2024

Sign up for
E-Voting
and
E-Newsletter



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Board's Message

MESSAGE FROM THE BOARD

From the Board of Directors Meeting December 19, 2023

We hope everyone is enjoying the holidays and are ready to join us as we move forward into 2024.

First, we would like you to take notice of the change in the title of this message. It comes in line with the changes made at the November board meeting. We want to make it clear that our intention is to be more inclusive of our member's desires and to show more transparency.

We realize that the members who have made the effort to present their opinions to us have been increasing in number and we respect all the input we have received, which is shown by the actions we take. Please understand that not every decision the Board makes requires extensive discussion and may be addressed during a Board meeting with questions and input from those of our members who choose to attend. This is another reason why we encourage your attendance whenever you can fit us into your schedules.

The elections for Coco Wood Lakes are in February 2024. We would like to invite all of our members to a Town Hall Meeting in January, where all our candidates are invited to give their campaign speeches and answer questions from members attending in person and on Zoom. This is something new we are implementing this year because we believe it fills a need to truly meet the candidates. This will allow each of us to make an informed decision as to who you feel would best guide our community. It only works if you choose to take part, so please do. The date of this meeting will be in the latter half of January and will be announced soon.

With the engagement of E Voting, we now have a new way to reach out to our members that have chosen to enroll. We intend to seek our member's opinions on issues and ideas as they arise and proceed in accordance with the feedback we receive.

With this as our goal, it becomes necessary for our members to enroll. This will help to ensure that you are heard and we can incorporate your desires into our decisions as best as we can, instead of just offering a "yes or no" choice when it comes time for you to vote.

This is extremely important in the case of the proposed amendment changes that we have been discussing at the previous town hall meetings. We have already received your valuable input and hope to present a package that we believe will get a positive response from you when we send it out for your comments.

Please note that in order to make the changes that we believe are important for all of us, we will need a vote of 2/3 (262) of ALL of our members.

All members will be notified when it is time to vote, but it will be easier to communicate with the members for input prior to voting who are enrolled in E Voting. SO PLEASE ENROLL NOW and make sure your voice is heard.

Sincerely,

Your Board of Directors

2023 Accomplishments

How we kept Coco Wood Lakes moving to the future:

- Passed a Resolution and implemented a software system for members to use electronic voting and electronic notices with GetQuorum
- Updated the Architectural Guidelines to allow metal roofs
- Held our board meetings in person and on Zoom
- Appointed the Bulk Media Technology Committee
- Appointed the Art Committee
- Signed a new contract with Blue Stream Fiber to replace Comcast in the end of 2025

In the Pool Area:

- Replaced the separation tanks
- Replace leaking pipes in the pool pump room
- Replaced the pool pump
- Replaced chemical feeders
- Treated the pool for algae
- Contracted with a new pool vendor

In and around the clubhouse:

- Replaced light bulbs
- Pressure cleaned the clubhouse grounds
- Soft washed the awnings
- Installed new flowers
- Maintained the AC System and sanitized the coils
- Painted the hallway and baseboards
- Replaced irrigation timer and valves as needed
- Contracted with a new landscape vendor
- Replaced the TV in the gym and office
- Approved to install a TV in the lobby
- Replaced the access system board
- Replaced a door strike and a magna lock

The Architectural Review Committee reviewed 117 applications.

Sandy Steinberg performed 32 orientations with new homeowners and renters.

Important Information



Election Committee — Volunteers are needed for the 2024 Election Committee. This is a one time commitment on 2/14/2024 at 7 PM. Please contact the office if you are available. The requirements are:

- You cannot be a candidate running in the 2024 election.
- You cannot be the spouse of or co-owner and/or living with a candidate who is running in the 2024 election.

Our Community Channel has moved to channel 1075

No Coupons—That is correct. We will not have coupon books this year. If you have not received any of our previous correspondence regarding your account numbers, payment options and amount due please contact the office.

The 2024 Maintenance Fees are \$510.00 (non-lake lot) and \$531.00 (lake lot)

Notice of Intent to be a Candidate— Deadline is 1/5/24—by 5PM

Information Sheets for Candidates—Deadline 1/10/24—by 5PM

Our Annual Meeting is February 14, 2024 at 7:00 PM

Newsletters will no longer be delivered. Please sign up for E-Newsletters or you may pick up a paper copy in the clubhouse, while supplies last.

Stay in the loop—Sign up for Electronic Notices and Voting. It is quick and easy. Contact the office to learn how.

Dear Members,

As a reminder we have our Rules, Regulations and ARC Guidelines in place to keep Coco Wood Lakes a beautiful place to live. We all have this goal in mind. Be sure to submit your ARC applications prior to making ANY exterior alterations to your home. If you have any questions, please call the management office.



BOARD OF DIRECTORS, COMMITTEES AND CLUBS

BOARD	LADIES CLUB	Entertainment Committee	Lighting Committee	Enforcement Committee
Mike Dorman—V. P.	Sandy Steinberg , President	JoAnn Orlando, Chair	Jess Kaufman, Chair	Phil Amico, Chair
Jo-Ann Orlando—S.		Pat Gorski	Mike Dorman	Frances Holden
Anita Brown—T.		Mary Bowers		Ed Booker
Jean LeGrys - D.	ARC COMMITTEE	Camille Gilardi	Bulk Media Technology	ART COMMITTEE
Jon Gutmacher—D.	Anita Brown, Chair	Frances Holden	Jess Kaufman, Chair	Frances Holden
Marianne Regan—D.	Sandy Steinberg	Aaron Pepis	Mike Dorman	Aaron Pepis
Sandy Steinberg—D.	Lenny Feld	Susanne Pepis	Mark Kantrowitz	
			Nelson Arroyo	

President's Message

The Ladies' Club will be hosting a luncheon meeting on Wednesday, January 17th at 1:00 p.m. Candace Elzler from Dedicated Senior Medical Center will provide a very informative program. Lunch will be provided, so please call me to make your reservation.

We would like to continue with programs and events of interest to our members, if you have any suggestions for future programs, please let me know.

During our November and December meetings, 110 Holiday cards were donated to A Million Thanks. These cards will then be distributed to our Military Veterans for the Holidays. Thanks to all who participated and donated cards.

Sandy Steinberg

561-699-3491



Sunday, January 7, 2024 Doors open at 11:30.

Potluck lunch to kick off the new year!

If you want to participate, plan on bringing a dish that serves 8-10 people. Call Jan Novy at 561-703-9455 to RSVP. If you wish to participate without bringing a dish, you may do so for \$5. We can really use a few main dishes and a few side dishes. We have plenty of desserts! And yes, chips and dip count as a side dish! If you do not plan to participate in the potluck, please arrive between 12:45 and 1:00 p.m.

We welcome one and all to come and play Bingo here at Coco Wood Lakes. Feel free to bring as many friends, neighbors, and/or relatives as you wish. But for the potluck, you need to RSVP.

Our little group of volunteers have worked very hard to keep Bingo going as an activity here in Coco Wood Lakes. Thank you to all of you who continue to support us and come each month for fun and friendship. Our prices have remained the same for as long as I have been a part of this, and that's 20 years! What else do you know that has not had a price increase in 20 years? For \$5, you can participate in every aspect of the games.

If you aren't already on our reminder list, to be added to it, or if you have questions, call Jan Novy at 561-703-9455. She will call, text, or email you, if you prefer. No extra charge for this service! We hope to see more of our CWL community participating.



Events

January 5th at 12 PM—Lunch and Learn Topic: Nutrition—RSVP Required

January 10th at 7 PM Game Night

January 12th at 6 PM Happy Hour

January 18th at 5 PM Pizza Night



January 27th from 8—2PM YARD SALE **Cost is:** \$10.00/home **RSVP by** 1/20 to JoAnn at 954-803-7316

Game night
BYOB Happy Hour
Come join us for a night of fun
with games and good company.
Wednesday, January 10th
7:00 PM
Clubhouse



*For more information on these events,
please contact JoAnn at 954-803-7316.*

**Stop missing out on all the fun, get on the
Event Committee's email list.**

**Just send an email to
JoAnnOrlando@ymail.com
and you're in!!**



**HAPPY NEW YEAR
JOIN US AT THE CLUBHOUSE
JANUARY 18, 2024**

Great pizzas, BYOB

**Doors open at 5:00 PM Pizza is delivered 6:30 PM
\$7.00 per person registered in advance
\$10.00 at the door**

February 2nd Groundhog day Happy
Hour at 6 PM

Feb 7th Health Expo

Feb 8th Game Night

Feb 11th Super Bowl and Commercial watch party

Feb 15th Pizza

Feb 23th Country Night - Line Dancing

Feb 29th – Leap Year Happy Hour



Annual Community Yard Sale

- Please be open at 8 am! It's important we are all open and ready for business as advertised. As you all know, there will be early birds. Have your change ready. Be sure you have water or a snack close at hand.

- Display your items using tables, clothing racks, or large bins that can hold books, frames, tools, or dishes. It helps to organize items by category like kitchen, sports, books. Use bins for items at the same price: All Garden Tools \$1. Try to tag items with non-sticky tags. IDEA: Sell water \$1/bottle!

- Set prices fairly! Too high will scare people away but too low leaves no room to bargaining. Most people love to haggle! If you are unsure about pricing, check eBay, Goodwill, and other sites. Later in the day you may want to drop your prices if you really want to sell them!

Make money on all that stuff cluttering up your garage, cabinets and closets! We've learned some tips over time to help you make more money and keep us all safe! If you have any questions, contact

JoannOrlando@gmail.com • 954-803-7316
or call Kristine at the office • 561-495-1133

- REMEMBER SAFETY FIRST
Keep all doors, garage doors, & windows locked. Keep your keys & cell phone on your body. Have another person on hand to relieve you for bathroom breaks and as extra pair of eyes & hands.

- It may not be a good idea to keep your money in a cash box. It belongs on your body in a pouch or apron. Put large bills deep down in a pocket. We suggest that you start with a \$50 to \$75 bank. Have plenty of singles, 5's, and a roll of quarters. Do not accept checks!

- DO NOT ALLOW ANYONE INSIDE YOUR HOME!
Please follow these basic rules to be safe. Good luck on all your sales. Most of all, have fun!



Art Committee

SUBMISSIONS DUE BY 1/10/2024

**DEADLINE
EXTENDED***



Something is missing.

Coco Wood Lakes Art Project

Since our Clubhouse Lobby was painted, many of us have asked what fresh look should adorn these bare walls. So a committee was formed by our board to remedy the blank spaces. We know many talented artists and photographers are our CWL neighbors. It's time to display our own art! Please bring pieces to the office.

Submission Deadline Jan 2nd 2024

- Acceptable sizes start at 8"x10" and are limited to 30"x40".
- Artists are responsible for framing their own artwork with a wire on the back so it can be hung properly.
- Each artist can bring up to four pieces for display.
- The value of the art should not exceed \$250.00.
- Any sale of an art piece is solely between the artist and the prospective buyer.
- Coco Wood Lakes and the Art Committee cannot be held responsible for any damages to, or theft of, either the artwork or the frame.
- The artist may withdraw their art from the exhibit providing they notify the office at least a week in advance. Only the committee is authorized to remove the art. The artist may pick up their work at the office during regular business hours.
- For any questions contact Aaron Pepis- pepistudio@aol.com or Frances Holden- holdenfrances@gmail.com

An opening reception will take place preceding each three month rotation

ANNUAL AGREEMENT RENEWALS



COCO WOOD LAKES CLUBHOUSE
WEDNESDAY • FEB. 14, 2024
9:30 AM – 1:30 PM & 6:30 PM – 8:00 PM



GeorgePeters / Getty Images

Though home appliances like refrigerators, dishwashers, and washers and dryers are better-functioning and more durable than ever, problems do happen and they should be addressed. **The average appliance repair cost is \$235, with an average low cost of \$120 and an average high cost of \$345.**

Learn appliance repair costs to figure out how much you should pay for the fix, as well as to evaluate whether you should repair or replace the appliance.

Average Appliance Repair Costs

Appliance	Average Repair Costs
Refrigerator	\$205 to \$430
Ice maker	\$135 to \$250
Stove or cooktop	\$130 to \$415
Oven	\$145 to \$390
Garbage disposal	\$70 to \$240
Dishwasher	\$100 to \$325
Freezer	\$95 to \$365
Washer	\$120 to \$415
Dryer	\$110 to \$345

MEMBERS DON'T WORRY ABOUT REPAIR PRICES.

Our Membership dues not only buys us the appliance repairs listed here, we also get Air Conditioning repair or replacement, and plumbing and electric fixes. Our Community Contract is designed to save you money, time and aggravation. Providing CWL peace of mind for 38 years.

Richard Sussman • 718-570-9230 • rsuss2@gmail.com
Ina Huth • 504-289-8227 • a2fay2@gmail.com
Chuck David • 561-498-3542 • chuckdavid6390@yahoo.com
Lenny Feld • 516-317-5416 • lfeld1951@gmail.com

FEAR NOT



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

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



**REMEMBER TO MAINTAIN
YOUR LAWN AND HEDGES AND
FERTILIZE ALL YEAR LONG!
YARD WASTE PICK UPS ARE
ON MONDAYS!!**



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Before

After



January 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 	2	3	4	5  Nutrition, Start the Year Off Right 12:00p	6
7  Doors open 12:15 Starts at 1:00pm	8	9	10  7:00pm	11	12  6:00pm	13
14	15	16  Board of Directors Meeting 7:00p	17  Ladies Club Luncheon 1:00p	18  Pizza Party 5pm - 8pm	19	20
21  3:30pm	22	23	24	25	26	27 
28	29	30	31	Coming up Feb 2 Groundhog Happy hour 6:00pm		



We were proud to honor our
Coco Wood Lakes Veterans in
November 2023.

Thank you for your service!

COCO WOOD LAKES

REAL ESTATE SNAPSHOT, JANUARY 2024 *

(*LIST COMPILED AS OF DEC 15, 2023)

5

Properties FOR SALE, ranging from \$429,900 to \$525,00

2

Properties UNDER CONTRACT (& at least one is closing in Dec. '23)

23

CLOSED sales in the last 12 months, ranging from \$330,000 to \$550,000

393

Total Single Family Homes in Coco Wood Lakes

1

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