

Coco Wood Lakes Newsletter

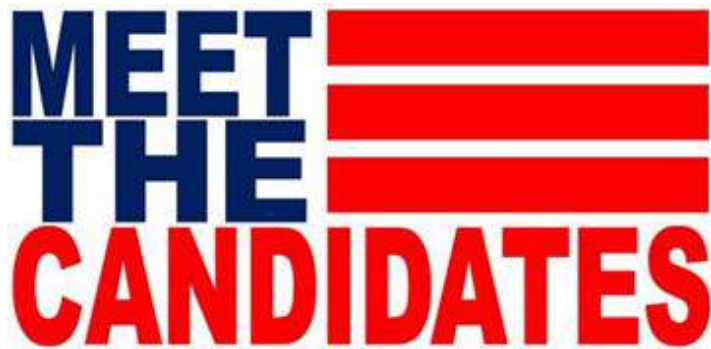
February 2024

WATCH FOR UPCOMING EVENTS AND ACTIVITIES ON CHANNEL 1075



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Message from the Board

From the January 16th Board of Directors Meeting

1/16/2024 Message from the Board

We know many of our members are wondering “What is going on with our Spa?” We assure you there is progress being made behind the scenes! It has been difficult to engage with a commercial pool company for a project of this size. Many companies are not interested in such a small job. But as usual, Kristine has been relentless in her search. We believe we will have a realistic choice to make in the very near future.

Our management company, FirstService Residential, has made some exciting changes. Coco Wood Lakes is now with the FSR HOA division. This means that Kristine has a new group of professionals who only specialize in managing homeowner associations and are available to provide any support she may desire. We also have a new Regional Manager, Matt Ackerman. Judy Dandy, who we are familiar with and who has been very helpful, will still be available to Kristine if desired. But not to worry, since Matt’s team is more “HOA” orientated, our community is in great hands.

We want everyone to be aware that we are having our Election February 14th. There are 3 Board positions available. We will host the “Meet the Candidates” Town Hall Meeting on Wednesday, January 24th. We hope everyone is eager to meet our Candidates and hear what their views are on issues that are important to us all. We urge everyone to attend this meeting, either in person or on Zoom. This is an excellent opportunity to get to know all Candidates, some previously known and some new, listen to what’s important to them and ask questions.

We are once again requesting everyone strongly consider enrolling in E Voting for all the good reasons it brings to our Associations members. Recently we have seen an increase in members interested in being involved. Enrolling allows us to communicate with our members to get opinions and feedback to important issues that we will be trying to address. In order to do what our members want, or do NOT want us to do, we need to hear from you.

We hope that everyone sees that your Board is moving in a popular direction. We need you to be involved in this upcoming Election. We strongly urge you to get to know the Candidates and ask questions. Most importantly, we need and want you to VOTE.



The Annual Meeting will be held on Wednesday, February 14th at 7:00 pm. The meeting will be held both in-person and virtually.

If you want to attend virtually and you are NOT enrolled in the electronic voting system, please contact the management office on or before, February 13, 2024, so we can ensure you are in the system to receive **your unique link**. Links will be emailed 30 minutes prior to the start of the meeting.

Let's Meet The Candidates



In alphabetical order by last name

Susan Claudio

Jess Kaufman

Danette Nanez

Marianne Regan

Kathy Thrasher

James Young

Mary Young



JESS KAUFMAN

14782 Summersong Lane



More about me!

Scan with phone or go to
www.CWLCandidate.com

VERY BRIEF LIFE HISTORY

I was raised in Queens (NY) and studied electrical engineering at the University of Pennsylvania. I moved to Florida about 10 years ago and have been a full-time CWL resident for the last five years. I founded, owned and operated dozens of different companies in New York, New Jersey, Philadelphia and Baltimore where I developed expertise in the computer, consumer electronics, residential real estate, general contracting, commercial trade, finance and legal fields.

WHY DO I WANT TO BE ON THE BOARD?

I agreed to run for the Board after several owners urged me to do so. I see it as vitally important that the community's leadership continues to evolve and grow with the times, continuing to expand its focus on owner input and board transparency. I believe I can help the community using my wide-ranging experience and knowledge to improve the community and save money.

MY EXPERIENCE AND QUALIFICATIONS

Many in the community know me from monthly reports at BOD meetings. As chairperson of the Bulk Media Technology Committee (BMTC), I created, organized and directed the BMTC through 8 months and hundreds of hours of meetings, successfully delivering over a \$4 million network infrastructure upgrade contract, the largest and most significant project in CWL's history. This contract will add over \$200,000 into CWL accounts and save CWL owners collectively an additional \$1.8 million over the contract term. I introduced CWL's first major survey in recent memory where over 40% of the community helped determine CWL's technology needs and preferences.

I have prior experience as a board member at a large, luxury hi-rise condominium apartment building in Northern New Jersey. My most successful project there included a difficult and complicated energy/fuel efficiency capital improvement project that is still saving that association well over \$200,000 each year. In addition to my years as director on that building's condo Board of Directors, I currently serve on the Board of Directors of a multi-million dollar Palm Beach County, non-profit community health provider that focuses on providing medical & dental services to the underserved and uninsured populations of south Florida.

HOBBIES & INTERESTS

An active Pickleball player, I have previously played paddleball, squash, tennis and racquetball, and spent years competing in ballroom & Latin dance competitions throughout the country.

Please vote for me, Danette Nanez and my two running mates, Jim Young and Mary Young

Hi, I'm Danette Nanez. I'm running for the board on the same slate with **Jim Young and Mary Young.**

Please vote for the three of us to change the direction of the board, avoid future dues increases and have a transparent board that works for the people of this community.

I've been a full-time resident of Coco Wood Lakes for 10 years. I've owned and operated my own business in Thoroughbred horse racing & training for 42 consecutive years. I'm now semi-retired and still work in the same industry. I hold a business license with the Department of Business and Professional Regulation (DBPR) in Florida. In my business, I've employed a staff of 12 to 16 people. I ran all the daily operations of my business and know exactly what it takes to be successful, profitable and efficient.

I love my neighborhood and have become good friends with my neighbors. I'm running for the board because I believe a change in the three remaining board members will be good for the community. I know it's hard to make changes to a board that has become entrenched in our community and are supported by loyal friends who put friendships over who is best to serve the needs of the community, but there is an overwhelming need for a better direction which many homeowners have been calling for. There have been some changes for the better with some problematic board members not being re-elected and others being asked to step down, so I do see changes for the better. But more changes are necessary. People don't change, so we as homeowners need to make the change to vote them out. I look forward to being elected to the board to continue improving the way our community is run and being a voice for the majority.

We need 3 new board members that will be conscientious of all homeowners, not just their friends. We need a board that will accept ideas that are different from theirs. Especially when it involves costly projects that are currently only decided by what the board wants. As a business person, I see why they fail.

When I was looking to buy my home here, I was shown a home in our community that my realtor said was foreclosed on and the elderly homeowner was carried out in his wheelchair. That broke my heart. It frightens me that the current board has imposed two substantial increases in our dues these past two years that our elderly residents on fixed incomes are having difficulty affording and could likely incur the same fate. I don't want to see our elderly harmed because the current board is willing to spend extravagant amounts of money that lead to higher dues every year. Extravagant spending only leads to higher dues that LOWER the values of our homes. In 2014, dues were about \$1,100 each year. Now the dues are over \$2,000. Up nearly \$500 in the past two years and now the board only prints 50 newsletters each month for the nearly 200 residents that don't get it by email.

Our board nearly depleted our Reserves through excessive spending these last several years. All the while, they hid that from us. It is obvious to me they will continue to conduct themselves in the same manner without any regard to the majority or financial safeguard of homeowners. Our current board has increased our dues for two consecutive years and gives us less every year. We cannot allow them to continue to treat us as cash-cows. We deserve better. We need responsible spending of our dues. I promise to provide that to you, and I promise not to increase dues, but to lower them.

Please vote for me (Danette Nanez), Jim Young and Mary Young. Thank you. We look forward to being of help and service to each and every homeowner.



Marianne Regan

HI NEIGHBORS! I am running for re-election this year because I'd like to continue to build on the positive momentum we have started in making Coco Wood Lakes financially secure and a continuing safe and inviting place to live. I'm sure you have seen me walking around our 'hood, picking up random trash, doing my small part in keeping CWL clean and tidy. Our community is like a village and it takes neighbors like you and me to do what we can to prepare CWL to meet its needs in the future. Next time you see me walking by, say hello and join me!

-Marianne Regan



KATHY THRASHER

Greetings Coco Wood Lakes Community!

My name is Kathy Thrasher and I'm excited to be running to become a member of the HOA Board of Directors.

My husband Andre' and I purchased our home in Coco Wood Lakes 9 years ago and finally made the move from CA to FL in July of 2022. We chose Florida and specifically Delray Beach, as we love the weather and being close to the warm ocean. All of our vacations seemed to take us to this coast for travels into the Caribbean, Bahamas or Latin America. We are a very active couple, regularly participating in a variety of fitness and exercise programs, along with loving to travel and scuba dive.

In December of 2023, I retired from a long career in Corporate Procurement. Over the years, I was responsible for purchasing a variety of goods and services for large companies, the last 13 years with Clorox. And yes, I was at Clorox during the pandemic and even I couldn't get ahold of Clorox disinfecting wipes! My responsibilities included putting together bids for professional services, evaluating responses, negotiating the terms and conditions of the contracts and ensuring suppliers provided excellent service as per the agreed terms.

My career in purchasing required a keen ability to listen – both to the requesters (or end users) and to the suppliers in order to put together an agreement that served both parties. At times, it also required me to mediate between the parties when things weren't going as desired. At my recent virtual retirement party, the people I worked with described me as always willing to help, patient, a good listener, a strong and fair negotiator, organized, kind, and fearless. They say I had a passion for driving results and they always appreciated my candor and honesty.

I believe my professional skills will add value to the community as a member of the HOA board.

We've attended every board meeting since we've moved here when we are in town. It seems the same 35 or so people attend the meetings, and I would love to see more of the community involved. We all pay our dues, so we should all have a voice in what's important – what we would like to add or change, or what no longer serves us. I'm excited that we've recently approved eVoting, which not only makes it easier and less expensive to cast our votes, it also provides a platform where we can send out quick polls to gather input from everyone (that has signed up).

I would love to hear your voices and I will work to get more people participating so we can make the changes that matter to you.

Thank you,

Kathy Thrasher

Vote for me, Jim Young, Mary Young & Danette Nanez – We will work FOR the homeowners and lower dues

It's been proven that past behavior is an indication of things to come. If the same three incumbents running for re-election, or former board member (and part-time resident) Bruce, who was president for several years get re-elected, we will have the same problems we did for eight years. Don't let these people bury their past and allow history to repeat itself. They have lied to us, lied about me, spread hate against those who oppose them, and hid the outrageous spending of nearly \$450,000 of our dues money (depleting our Reserves) without our knowledge to fight two election lawsuits (which they lost) for questionable elections. That money could have gone to better the community. Nothing decreases the value of a business or a community faster than one that doesn't have enough money in its conservatory to pay for necessary upkeep. Would you buy into a financially strapped business that doesn't have enough money to pay for the necessary expenses in the upcoming year? Would you want the same people responsible for that to remain in charge?

While new board members have made some improvements in the past year, there is still a long way to go. Removing the three incumbents who are more interested in protecting each other and their friends/supporters will be a major improvement for the community. Part of my campaign last year was to allow the homeowners to rent the clubhouse. Last year, the board was against it, but now they are using my idea as theirs. I have more ideas that will benefit the homeowners, reduce dues, increase our home values and make our community a better and nicer place to live.

I have two Master's Degrees (Business and Finance), graduated Summa Cum Laude and have been a financial advisor to companies with over 50 million in annual revenue. I'm capable of managing large sums of money and can effectively handle the finances of our community. I'm a full-time resident with the desire to serve the interests of the homeowners.

Please vote for the three of us; **Danette Nanez, Jim Young (me), and Mary Young**. We have business backgrounds and educations, and the dedication to serve the people of this community. We will fight to conserve the Reserve Funds for necessary expenses (ie, clubhouse roof - to lower our insurance rate) instead of depleting the Reserves for the "wants of the board" and then not having the funds for necessary expenses, which has been the spending habit of the current and past board members. We will not burden the homeowners with more dues which have significantly increased twice in the past two years. We now pay \$2,100+ in yearly dues. That is far too much to pay, and in return only get the 'benefit' of basic cable TV. This year, homeowners don't even get printed newsletters ... Wow! Only a small portion of the dues increase is because of rising insurance rates. The rest is due to unwise spending and exorbitant management fees.

The three of us have a plan to reduce costs and dues, open the clubhouse for rentals to the homeowners and bring in outside revenue instead of turning to the residents for more and more money. The naïve and sometimes reckless spending of past boards has depleted our Reserves and put our community in the financial hole it is now in. Nothing devalues the price of homes in a community faster than depleted Reserves and increasing dues that most of the members of this board have caused and hidden from us. How is that transparency and fiducial responsibility?

I've been outspoken about the abuses from the board, provided documentation of the abuses to the community, then suffered the ire, false and unjust lies and personal attacks of retaliation from board members and their supporters in an effort to hide the abuses I exposed. They are more focused on protecting each other than they are serving homeowners.

Last year, our then board president, Jean Legrys (who was recently ousted from her position by other board members) hindered a police investigation involving an assault on me that was committed by one of her supporters. Is this the kind of mob style mentality we want back on our board of directors? Protecting friends over justice?

Please vote for us; JIM YOUNG, MARY YOUNG AND DANETTE NANEZ. Our community is in dire need of a change for the better. Your vote for us will save you money and release the oppressive grip of certain board members. We look forward to serving the interests of the homeowner. Our goal is to get our dues back to \$100 per month. Thank you.

Vote for me, MARY YOUNG – For new leadership, accountability and full transparency.

My name is Mary Young and I have been a resident of Coco Wood Lakes for the last six years. I have a four year degree in Mass Communications. Immediately after college, I worked as a journalist. I remained in that position for over 5 years. That reinforced the core values I learned from my family where ethics, transparency and public accountability are concerned, and are of great value and pride to me.

From journalism, I decided to branch out into marketing research and was hired as the Operations Director for an international company for five years. For the last 12 years I have worked for a medical staffing company as a Project Manager and talent acquisition leader. We provide nurses, physical therapists, occupational therapists and clinical laboratory scientists to major hospitals all over the country.

No matter what the discipline or industry specialty an individual comes from, I have learned that the barometer must be held high for people in positions that affect the direction of the people they represent. If he/she can't maintain that standing of ethics, transparency and public accountability, that person must step down and let others who can provide the community with these standards to lead the way to success.

I could not sit by to see where we, as a community are heading with the three current board members up for re-election. There is no transparency in fiscal management, and no accountability to its members. No ethical standards followed, and only the special interests of the three board members and their friends are addressed and invoked. Now is the critical time to change that before it consumes the community.

In October 2022, it was discovered that a second Operating Account was opened on June 16, 2022. Both accounts were in existence for at least five months when it was discovered by Jim Young who obtained the bank records. The board never divulged the existence of two Operating Accounts to the community. That is something many people feel is questionable and suspicious. What was going on that they didn't reveal this to the membership? Upon questioning the board about this at the October 2022 meeting, board President & acting Treasurer, Jean Legrys refused to comment. Someone later offered the excuse that fraud was committed on the original account, but that does not make sense because banks immediately close and transfer funds to a new account whenever fraud is committed on an account. Yet the original account was still open, active and had monthly balances of \$138,000 to \$15,000. This is very concerning and shows a complete lack of transparency and honesty. How is that Fiduciary Duty to the members?

Please vote for the three of us; **Danette Nanez, Jim Young, and me, Mary Young** in this coming Feb. 14, 2024 election. The three of us will not bring any Special Assessment or dues increase to the community. The current board is operating with a "wants before needs" attitude towards our finances. They will ultimately again turn to the membership with Special Assessments or higher dues, as they have done for the past two years. Our dues have been going up, and our benefits have been going down.

You must know that there are more people in this community that are guided by ethics, transparency and public accountability that deserve a chance to sit as board members and justly REPRESENT YOU. We do not have ulterior motives. We have nothing to hide. We were all once quiet neighbors like you who just go by our day-to-day activities and want to live in peace.

We cannot idly sit by and watch the three board members up for re-election hold this community back, put their friendship first, continue to deplete our finances and raise our dues. Knowing what we know on how organizations are properly managed, the three of us have stepped out of the comforts of our homes and put ourselves out for anyone who wants urgent and positive changes in our neighborhood.

Thank you for your time and consideration. And most of all, your vote!

Ladies Club

President's Message

On Wednesday , February 21st, our meeting will be at Kingsburg Restaurant in Boynton Beach at 1pm. Everyone will pay their own way and must make a reservation by February 19th. You can either call me or send me an email with your name and phone number.

Looking forward to seeing you.

Sandy Steinberg

561-699-3491

shs54@juno.com



Sunday, February 4, 2024

Doors open at 12:15.

Play starts at 1:00.

SUNDAY FUNDAY



If you missed last month, you missed a really nice potluck provided by our players. A huge thank you to all who brought items and to those who participated by paying a small fee, thank you, as it helped offset expenses.

For February, we return to our normal playing schedule. We welcome one and all to come and play Bingo here at Coco Wood Lakes. Feel free to bring as many friends, neighbors, and relatives as you wish. Please bring \$ in small denominations, \$1's & \$5's.

You can participate in everything for just \$5! Refreshments are free.

For those who may not know, one of our players, Pat Adkins, was in a serious automobile accident just before Christmas. She has been in a hospital in Georgia ever since. She has been a player here since before I moved into CWL. She's on the road to recovery and hopes to be back some time in March. Prayers for a full recovery!

If you aren't already on our reminder list and want to be added to it or if you have questions, call Jan Novy at 561-703-9455. I 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

- February 2nd Groundhog Day Happy Hour—5:30 PM
- Feb 8th Game Night—6:30 PM
- Feb 11th Super Bowl and Commercial watch party—6:00 PM
- Feb 15th Pizza—5:00 PM
- Feb 23th Country Night - Line Dancing—7:00 PM
- Feb 27th Health Expo—10:00 AM
- Feb 29th – Leap Year Happy Hour—5:30 PM

Fun February



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@gmail.com and you're in!!



**Thursday
February 15, 2024**

**Coco Wood Lakes
Clubhouse 5 P.M.
Pizza is delivered at
6:30 P.M.**

**\$7.00 per person or \$10.00 at the door Call JoAnn
to reserve 954 803-7316 or email joannorlando@gmail.com**

Art Committee

Coco Wood Lakes is proud of all the contributors in our first art installation.

We look forward to additional Coco Wood Lakes residents participating in March when we change the exhibit.

Coco Wood Lakes - Clubhouse



FREE



**Boxed Lunch
Raffle Prizes &
Entertainment**

**HEALTHY
LIVING
Expo**



On **Tuesday February 27th, 2024 (10:00am - 12:00pm)** we will celebrate the Annual Senior Health & Fitness Day and Expo at The CLUBHOUSE. We will be offering **Free Firehouse Subs Box Lunches For the first 150 Guests**, Healthy activities, Health screenings, **Free Raffle Prizes - (\$ 1,000 in Prizes – Including a Flat Screen TV, Gift Cards, and more prizes), DJ & Entertainment and much more.**



ANNUAL AGREEMENT RENEWALS



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



Average cost for
appliance repair
\$100 – \$400



CWL average cost
for appliance repair
\$55

It pays to have a bulk rate
community contract.
Take advantage of it.

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

From the Rules and Regulations
Please note letters will be going out for the following items.

- * House numbers MUST be displayed on your house and your mailbox.
- * 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.

Please note the “lots and houses” includes—Roof, Driveway and sidewalks.

Coco Wood Lakes HOA does not endorse or recommend any advertisers.

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





FEBRUARY 2024



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>TRASH PICKUP</p> <p>Monday: Landscaping Trash and Regular Pickup of Household Trash</p> <p>Thursday: Bulk Pickup, Recycling and Regular Pickup of Household Trash</p>				1	2	3
					 <p>Happy Hour 5:30pm</p>	
4	5	6	7	8	9	10
<p>Doors open 12:15 Starts at 1:00p</p> 				 <p>Game Night 6:30pm</p>		
11	12	13	14	15	16	17
 <p>Super Ball PARTY 6:00pm</p>			 <p>Annual Meeting & Elections 7pm</p> <p>Appliance Renewals 9:30a - 1:30p 6:30 - 8:00p</p>	 <p>Pizza Party 5pm - 8pm</p>		
18	19	20	21	22	23	24
		<p>Board of Directors Meeting 7:00p</p> 	 <p>Ladies Club Meeting 1:00pm</p>		 <p>Country Night Line Dancing 7:00pm</p>	
25	26	27	28	29		
		 <p>Health Expo 10:00am</p>		<p>Leap Year</p>  <p>5:30am</p>		

Our DIFFERENCE

With over 10 yrs of successfully selling homes in Coco Wood Lakes, and over 30 yrs of combined experience in contracts and negotiations, staging, and comprehensive marketing, Jill & Perry's expert knowledge translates into high value sales.

A full-service team, we work closely with families and estates in overseeing the entire process from list to close, including preparing the home to sell, to the moving process, and everything else in between.

WHY YOU SHOULD HIRE **the Tarlow & Freedman Team**

Proven Expertise | Experienced | Tech-Savvy | Detail-Oriented | Reliable | Tenacious

Contact Jill & Perry for a FREE Consultation



JILL TARLOW
561.797.5362
tarlowhomes@gmail.com

PERRY FREEDMAN
561.704.3851
p.freedman@langrealty.com

