

Coco Wood Lakes June 2024



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*Blue Stream
Town Hall Meeting
July 16 at 6:30 p.m.*

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FirstService Residential OFFICE HOURS

M—F 8AM—5PM

Closed 1—2PM

FIRSTSERVICE RESIDENTIAL

PROPERTY MANAGER:

KRISTINE RUSSO DIAZ

Regional Director:

MATT ACKERMAN

Message from the Board 5/21/2024

We have finally signed the contract for the hot tub, and permitting papers are in the works. A significant portion of the overall construction time involves obtaining permits, so it is a little early to know the actual project completion date. But, hopefully four to five months will be adequate

We have now completed the "wet checks" of our member's sprinkler systems and Blue Stream should be able to restart construction on the fiber optic network before the end of this month, May 2024. In case you would like a quick explanation of what was done and why: The main fiber run will be positioned inside conduit buried underground mostly in the rear of member backyards where the easement for Comcast exists. We ran the sprinklers in order to locate the sprinkler heads across the rear and side of the houses where our current carrier, Comcast, has their cable boxes located so that pictures of the sprinklers could be taken in an attempt to minimize any damage to existing sprinkler lines while digging for the new conduit runs for Blue Stream Fiber. If any damage is done to your sprinkler lines, it will be repaired by Blue Stream without cost. General scheduling and work updates will be provided by email, channel 1075, the newsletter and our website. Detailed scheduling will be provided by email to affected HOA members, similar to information provided for the wet check scheduling.

Background: It became apparent to the Board that many of our members were uninformed of what is taking place in regard to our replacing Comcast cable with Blue Stream's Fiber Optical system even though regular reports were given at each Board meeting.

The problem is that many members have not supplied email addresses, which is the primary method the HOA is using for letting members know what is going on - except where mail notice is required by law. Since our management company changed its name to "First Service Residential" email messages will now show they come from them. Please be sure to take a look at your "Spam" folders and add this new address to your "contacts". So, I offer the following: We researched the options available to replace our current Cable TV contract with Comcast because it expires in October of 2025. It is widely accepted that Fiber Optic systems are far superior to Coax Cable. A questionnaire was sent out to everyone we had email addresses for and the information returned was evaluated to obtain the best suited future contract contents. Consultants were interviewed, Providers were met with and contracts negotiated. Monthly progress reports were given at each Board meeting over the 8 month period this was all taking place. Email notices were sent stating that Blue Stream would be starting work on the property, signs were placed at road entrances to our community and emails sent to members in the areas being worked at shortly before the work was to start.

The intent is that internet service will start to be offered by October of this year. However, television service cannot be offered prior to the completion of our contract with Comcast (October of 2025.) The new fiber optic Internet service offered will be at initial upload and download speeds of 400 Mbps which is much faster than most of us are presently using and at a significantly lower cost than the average member is currently paying. Prior to the installation in our homes, Blue Stream will have a Town hall Meeting (July 16 is the present target date) and other forms of presenting an "operational picture" of what equipment will be installed, what capabilities it has and how to use it will be presented. For those not able to attend either in person or through Zoom, other methods of presenting the information will be offered.

FINANCIAL REPORT:

MONTH OF: APRIL 2024

Operating Cash:

Balance – As of 4/30/2024	\$275,925
Balance includes Prepays	\$32,473

Reserves:

Balance – As of 4/30/2024	\$233,834
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Budget Expense Variance/Net Income:

Current Month Expense Budget	\$68,722
Current Month Expense Actual	\$61,912
Under/(Deficit) March	\$6,810
Under/(Deficit) YTD	\$34,880

Explanation of Line Items with Significant Variance to Budget

Line Item	Budget Variance	Explanation
Electric Clubhouse	\$679.00	Clubhouse electric is based usage and days of services. Annual budget \$21k
Electric Streetlights	(\$463.00)	Streetlight electric is based on days billed. Annual budget is \$30k
Water and Sewer	\$43	Water is based on usage. Annual budget is \$8k
Insurance	\$4,214	Budgeted amount was approved on the proposed renewal at \$173k.
Landscape Extras	(\$2,123)	Variance due to installing new mulch (Annual budget - \$6,000)

Continued on page 4

Accounts Receivables/Delinquencies

Total Delinquencies:	\$21,213.11	
Attorney Collections (+than 90 days):	\$ 6,288.24	
Accounts 30 and 60 days past due	\$14,924.87	
Balance Sheet Analysis:		
Operating Account:	\$275,925	
Less 2 months cushion:	<u>\$137,444</u>	Based on 2024 monthly budget \$68,722.
Available for expenses:	\$138,481	
Less Prepaid assessments:	\$ 32,473	



Attention Border Homes
 Please do not leave landscape debris and yard clippings on the swales.
 SWA will only pick up from the front of the home.



Dear Members,

The pool is only open from Dawn to Dusk. This is a county requirement because we do not have sufficient lighting to allow for night time swimming. This is in our Rules and Regulations and is a finable violation if not adhered to.

Thank you for your cooperation.

President's Message

On Wednesday, June 26, our luncheon meeting will be at Ruven's, 13800 Jog Rd, Delray Beach, @ 1pm.
For reservations call or email me.

The food collection box was picked up last week. 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 these in need. Seasonal residents preparing to leave for the summer, please consider donating any nonperishable foods.

Wishing everyone a wonderful summer!

Sandy Steinberg
sandy@cocowoodlakes.com
561-699-3491



Last Chance for BINGO!
(at least until fall)

Sunday, June 2, 2024
Doors open at 12:15.
Play starts at 1:00.

As the hurricane season approaches, and the seasonal residents head north for the summer, so the Bingo team takes a vacation. There won't be any Bingo in July or August, and maybe not September. That is to be determined at a later date. So join us in June for what will be the last of the Bingo games for a while.



Feel free to bring friends, neighbors, and relatives to the Coco Wood Lakes clubhouse to play. You can participate in everything for just \$5! Refreshments are free. Please bring \$ in small denominations, \$1's & \$5's.

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. I will call, text, or email you, if you prefer. No extra charge for this service! We like to know if you are coming so that we can be sure to have enough refreshments for everyone.

Jan Novy



PIZZA PARTY
THURS, JUNE 20TH DOORS OPEN AT 5 PM
PIZZA \$7 IN ADVANCE OR \$10 AT THE DOOR.

GREAT AFTER WORK FUN!!!
JOIN US ... PIZZA OR NOT!
BYOB
PIZZA IS DELIVERED BY 6:30 PM



Please join us on June 12th in the clubhouse at 7 PM

game night



Juneteenth, officially Juneteenth National Independence Day, is a federal holiday in the United States. It is celebrated annually on June 19 to commemorate the ending of slavery.

One-Pot Basil Chicken Baked Ziti

Cuisine American, Italian Cook Time 30 minutes Total Time 30 minutes Servings 6

Calories 391kcal

Author [Christine McMichael](#)

Ingredients

- 2 medium chicken breasts cooked, shredded
- 12 oz . whole wheat penne cooked
- 23 oz . jar Ragu® Thick and Hearty Traditional Sauce
- 2 cups spinach
- 6 oz . mozzarella cheese
- 5-6 basil leaves

Instructions

Preheat oven to 375 degrees.

Mix the shredded, cooked chicken, cooked penne, pasta sauce, and spinach together.

Pour into a casserole dish or bakeware.

Top with mozzarella (or also mix it in) and basil leaves (shredded or whole).

Bake for 25-30 minutes.

Serve and enjoy!

Nutrition

Calories: 391kcal | Carbohydrates: 53g | Protein: 27g | Fat: 11g | Sugar: 11g

Mail theft has become a recurring plight in our community and the surrounding area. In many instances of mail theft, postal workers are targeted by criminals while on their routes. Criminals either take advantage of unattended mail trucks or rob postal workers for mail. Criminals are most often out to intercept checks, cash and gift cards as well as items such as medical bills and banking statements that contain sensitive personally identifiable information.

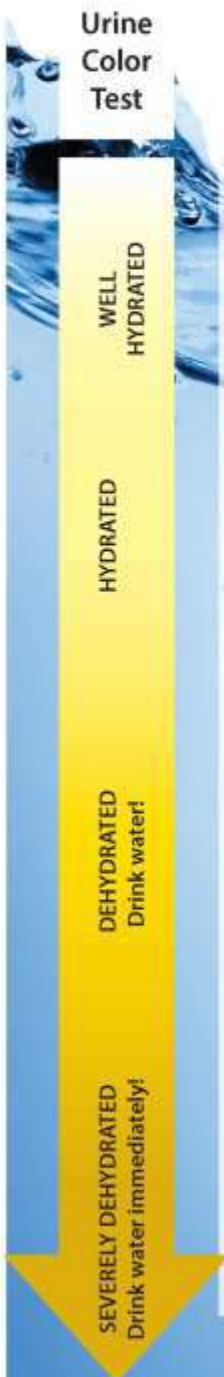
To report mail fraud, please call 877-876-2455.





Drinking enough fluids is one of the most important things you can do to prevent heat illness. Water is generally sufficient for hydration.

Urine
Color
Test



Hydrate Before Work

- Being hydrated when you start work makes it easier to stay hydrated through the day.
- If you are dehydrated when you start work, you may not be able to drink enough to catch up with your body's need for water.

Hydrate During Work

- Drink before feeling thirsty. **By the time you feel thirsty, you are already behind in fluid replacement.** Dehydration is a primary contributor to heat exhaustion.
- Your work performance may suffer when you are dehydrated, even if you don't notice.
- When working in the heat, drink 1 cup (8 ounces) of water every 15–20 minutes.
 - This translates to $\frac{3}{4}$ –1 quart (24–32 ounces) per hour.
- Drinking at shorter intervals is more effective than drinking large amounts infrequently.

How much water is that?



- Do not drink more than 48 oz (1½ quarts) per hour! Drinking too much water or other fluids (sports drinks, energy drinks, etc.) can cause a medical emergency because the concentration of salt in the blood becomes too low.

Hydrate After Work

- Most people need several hours to drink enough fluids to replace what they have lost through sweat. The sooner you get started, the less strain you place on your body from dehydration.
- Hydrating after work is even more important if you work in the heat on a regular basis. Chronic dehydration increases the risk for a number of medical conditions, such as kidney stones.

HEAT STRESS **Hydration****What to Drink****Water**

Water will almost always maintain hydration during work in the heat, as long as you eat regular meals to replace salt lost in sweat.

Photo by ©Thinkstock

What to Avoid**Energy Drinks**

- Some energy drinks contain much more caffeine than standard servings of coffee, tea, or soft drinks.
- Drinking several energy drinks per day can raise your caffeine levels enough to affect your heart. High caffeine levels can be risky when added to the strain placed on your body by heat.
- Many energy drinks contain as much or more sugar as soft drinks, which adds hundreds of extra calories to your diet.

Alcohol

- Alcohol can cause dehydration.
- Drinking alcohol within 24 hours of working in the heat can increase the risk of heat illness.

What about salt tablets?

NIOSH does not recommend taking salt tablets. In most cases, salt can be replaced by eating normal meals and snacks throughout the day. Do not skip meals.

What about caffeine?

The amount of caffeine in tea, coffee, and soft drinks probably will not have an effect on overall hydration.

Do I need sports drinks?

In general, eating regular meals with adequate water intake is sufficient to maintain water and electrolyte balance.

For prolonged sweating lasting several hours, sports drinks with balanced electrolytes are another option to replace salt lost in sweat.

Heavy consumption of sports drinks will add unnecessary calories to your diet due to the added sugar.



We think companies that charge up to \$100 just to come and take look at your broken equipment is sort of like robbery. We never get travel charges. We only pay discounted prices for the best repair and replacement that our Community Bulk Contract provides. Coco Wood Lakes homeowners only. **Take advantage of it.**

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Before

After



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June 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p align="center">TRASH PICKUP</p> <p>Monday: Landscaping and regular pickup of household trash.</p> <p>Thursday: Bulk, recycling and regular pickup of household trash.</p>						1
2	3	4	5	6	7	8
 <p>Doors open 12:30 Starts at 1:00p</p>						
9	10	11	12	13	14	15
						
16	17	18	19	20	21	22
		 Board of Directors Meeting 7:00p		 POOL/PIZZA PARTY 5p		
23	24	25	26	27	28	29
30	31	<p align="center">Are your recycling bins broken? Get new ones free by calling 866-NEW-BINS</p>				



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JILL TARLOW
REAL ESTATE AGENT

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