



# Happy 248th Birthday America

**CELEBRATE THE 4TH WITH YOUR  
NEIGHBORS AND FRIENDS.  
SEE PAGE 3 FOR DETAILS AND RSVP**



BOARD'S MESSAGE	2
4TH OF JULY	3
BLUESTREAM FIBER	4
ENTERTAINMENT	6
ALGAE BLOOMS	7
FINANCIAL REPORT	8
CALENDAR	11




**July 16, 2024  
Board Meeting 7:00 PM**

- |                |                |
|----------------|----------------|
| MIKE DORMAN    | PRESIDENT      |
| JO-ANN ORLANDO | VICE PRESIDENT |
| MARIANNE REGAN | SECRETARY      |
| KATHY THRASHER | TREASURER      |
| JON GUTMACHER  | DIRECTOR       |
| JESS KAUFMAN   | DIRECTOR       |
| ANITA BROWN    | DIRECTOR       |

**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 6.18.24

The permitting process for the SPA is well underway and we hope to see construction starting sometime in July.

We are in the process of evaluating proposals for the clubhouse roof and are happy to see that they are coming in less than anticipated.

We are analyzing finance options and expect to present the results at the July meeting. We are very aware of the resistance to an assessment and have other options available that are attractive.

BlueStream has been continuing to install conduit and we have seen more cables being cut than hoped for. They have shown that they are keeping with the contract requirements of repairing any interruptions in a timely manner; however this can be accomplished much faster if Kristine is contacted as soon as you notice an interruption in TV or internet service. We are also working on getting the number of incidents reduced. On a positive note, progress is happening at a faster pace than scheduled and internet service from them may be available before October.

Just repeating, prior to the installation in our homes, BlueStream will have a Town hall Meeting (July 16 is the present target date) to present an "operational picture" of what equipment will be installed, what capabilities it has and how to use it. For those not able to attend either in person or through Zoom, other methods of presenting the information will be offered. This should well be worth your time if you can be available.

Just a reminder, community messages that used to be coming to you as "Tiny Letters" are now coming to you as Emails from "FirstService Residential". Please be sure to take a look at your "Spam" folders and add the new address to your "contacts".

If you are not getting community messages, please contact Kristine to update your contact information as there will be some items of interest coming up in the next few months.

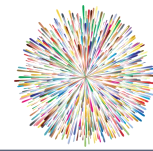
Enjoy our Florida Summer!

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Since we are such a wonderful PET FRIENDLY Community, we'd like to remind our Residents that fireworks spook most animals.



Please keep your pets safe inside. If you need to contact your Vet for "something" to relax your furry friends, now is the time to do that.



**Coco Wood Lakes**

**\*\* 4<sup>th</sup> of July BBQ and Potluck \*\***

**Starts at 3:00 PM**

Spend the 4<sup>th</sup> with your friends and neighbors.

Serving Hot Dogs & Beans.

POTLUCK, please bring an Appetizer, Side Dish, Salad or Dessert.

BUT you **MUST RSVP** so we know how much food to purchase ...



**Please RSVP by 2:00 pm 7/2/24**

**HOW TO RSVP:**

Text JoAnn Orlando at 954-803-7316

Call Kristine at CWL Office 561-495-1133



**IMPORTANT MESSAGE**

Dear Members,

Blue Stream is working daily to lay the fiber lines in our community and while they strive to work with due care, there will be some areas where the current cable/internet lines are cut or an irrigation pipe is broken.

Please notify our office as soon as you notice any issues. We will have them repaired as soon as possible and in most cases can be done in the same day if the workers are onsite when the damages are reported. 561-495-1133.

Our goal is to complete this project with as little inconvenience to you, as we can.

Thank you for your cooperation and patience.

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

***Don't miss our Town Hall meeting on July 16th at 6:30 PM  
in the clubhouse and on Zoom (CocoWoodLakes.com/zoom).***

***This is an important Town Hall  
that will discuss the services being offered to you.***



Bingo will be on vacation until the fall. Watch future newsletters and Channel 1075 for a return date.

## Flood Control In South Florida A Shared Responsibility



Flood control in South Florida is a shared responsibility and is achieved through an interconnected, three-tiered drainage system. Neighborhood drainage systems, or tertiary systems, are operated by property owners or residential associations. Secondary flood control canals are operated by the Lake Worth Drainage District, and primary flood control is provided by the South Florida Water Management District.

The Lake Worth Drainage District works closely with the South Florida Water Management District before, during and after rainfall events to provide flood control for the residents of Palm Beach County.

Water managers are continually monitoring weather systems and canal levels in order to proactively respond to heavy rainfall events. In anticipation of a heavy rainfall event, the Lake Worth Drainage District water control structures are opened in order to maintain appropriate water levels in the system.

Residential communities are designed to retain water in swales and onsite detention ponds. With prior authorization from the Lake Worth Drainage District, excess storm water may be discharged into District canals through control structures with fixed or operable weirs to prevent flooding of property.

### **The Weir and Storm Drains**

If you have a storm drain on your property please keep it free of debris.

The weir we have in our lake does not need to be open and closed manually, it operates automatically to reduce the lake levels when a storm is coming and to catch any overflow.

# Summer Entertainment



**PIZZA PARTY**  
THURS, JULY 18TH 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 July 10th in the clubhouse at 7 PM

*game night*



**BE COURTEOUS  
DO NOT BLOCK  
SIDEWALKS WITH  
YOUR VEHICLES**

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.

## ALGAE BLOOMS: DID YOU KNOW?

The climate in Florida is wonderful in many ways, but the year round warm weather and heat in the summer can increase algae blooms.

1. Lawn fertilizers are a big contributor to algae blooms. Leave at least a 10 foot buffer when dispensing fertilizer near a waterway. Fertilizer in the street will wash into the storm drains and all storm drains lead to the waterways.
2. Never blow or dispose of trash and lawn clippings into streets, storm drains, or waterways. They are loaded with nutrients and as they decay, they feed the algae blooms. All storm drains lead to the waterways.
3. Algae blooms may affect oxygen levels and block light which will harm the aquatic environment.



## CLASSIC PIÑA COLADA

- 1 1/2 cups frozen pineapple
- 1 1/2 cups ice
- 5 ounces (1/2 cup plus 2 tablespoons) aged rum
- 2 ounces (4 tablespoons) cream of coconut (**not** coconut cream)
- 4 ounces (1/2 cup) pineapple juice
- 1 ounce (2 tablespoons) lime juice
- For the garnish: cocktail cherry and drink umbrellas

Blend pineapple and ice until chunky. Add the remaining ingredients and blend until smooth.

# Financial Report as of 5/31/2024

## Operating Cash:

Balance – As of 5/31/2024	\$217,616
Balance includes Prepays	\$36,884

## Reserves:

Balance – As of 5/31/2024	\$221,123
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## Budget Expense Variance/Net Income:

	<b>*numbers in red are over budget</b>
Current Month Expense Budget	\$68,722
Current Month Expense Actual	\$57,603
Expenses under/ <b>over</b> budget for reporting month	\$11,119
YTD Under Budget as of 5/31/24	\$45,998

## Explanation of Line Items with Significant Variance to Budget

Line Item Current Month	YTD Budget Variance <span style="color: red;">*numbers in red are over budget</span>	Explanation
Electric Clubhouse Budgeted: \$1,750/month Actual: \$687	\$3,015	Clubhouse electric is based usage and days of services with accrual accounting system. Annual budget \$21k
Electric Streetlights Budgeted: \$2,500/month Actual: \$1,463	\$1,438	Streetlight electric is based on days billed with accrual accounting system. Annual budget is \$30k
Water and Sewer Budgeted: \$673/month Actual: \$595	\$471	Water is based on usage. Annual budget is \$8k – Hot tub is not in use.
Insurance Budgeted: \$14,444/month Actual: \$10,230	\$20,388	Budgeted amount was approved on the proposed renewal at \$173k.
Cleaning Supplies Budgeted: \$67/month Actual: \$105	(\$263)	Annual Budget amount is \$800
Newsletter Printing Budgeted: \$60/month Actual: \$145	(\$263)	Annual Budget amount is \$725 Annual income YTD is \$685 (this will offset the costs)
Office Supplies: Budgeted: \$83/month Actual: \$31	(179)	Annual Budget amount is \$1000.

## Accounts Receivables/Delinquencies

Total Delinquencies:	\$15,628.87
Attorney Collections (+than 90 days):	\$ 4,373.90
Accounts 30 and 60 days past due	\$11,254.97

### Balance Sheet Analysis:

Operating Account:	\$217,616
Less 2 months cushion:	\$137,444 Based on 2024 monthly budget \$68,722.
Available for expenses:	\$ 80,172
Less Prepaid assessments:	\$ 36,884





**2024 Auditions**  
**Playhouse Playwrights' Project,**  
**Festival of New Plays**

Auditions will be held at the Delray Beach Playhouse  
950 NW 9th Street, Delray Beach, FL 33444  
July 6 and 7 from 12pm to 4pm.

*Actors may come between 12 noon and 4pm on the audition dates.  
Actors do not need to attend both days. No headshots or monologues  
needed. Actors will read from the script*

*Performance weekend is October 19th and 20th, 2024.*

**DO NOT**  
**FEED**  
**DUCKS**  
**GEESE**  
**WILDLIFE**

Please do not share  
your key fob with  
anyone. The pool  
and facilities are for  
our members and  
their guests.

Thank you!



**NO GLASS**  
**ALLOWED**  
**IN POOL AREA**



# FREEDOM FROM FEAR



As members of CWL Appliance Service, we face the future with confidence. We know that our A/C and appliances will continue to work and all repairs will be hassle free. Even a leaky toilet or a broken light switch won't make us sweat.

But all CWL homeowners can enjoy the same certainty as we do. Our Community Bulk Contract provides discounted prices for repair and replacement that can't be beat. Most likely, membership dues will more than cover any fixes you're going to need.

This is a Coco Wood Lakes Homeowner's Amenity exclusively.

**Take advantage of it.**

Richard Sussman **718-570-9230** [rsuss2@gmail.com](mailto:rsuss2@gmail.com)  
 Ina Huth **504-289-8227** [a2fay2@gmail.com](mailto:a2fay2@gmail.com)




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Before

After



# July 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4  July 4th Party 3pm	5	6
7	8	9	10  7:00pm	11	12	13
14	15	16 BlueStream Town Hall 6:30p  Board of Directors Meeting 7:00p	17  Ladies Club Luncheon 1:00p	18  Pizza Party 5pm - 8pm	19	20
21	22	23	24	25	26	27
28	29	30	<p style="text-align: center;"><b>Are your recycling bins broken? Get new ones free by calling 866-NEW-BINS</b></p>			

What Buyers & Sellers Are Saying About... JILL TARLOW

## 5 STAR ZILLOW REVIEWS!

Jill was instrumental in the sale of my mother's house and the purchase of her condo. Her market knowledge enabled us to handle almost the entire move while living out of state.

Ms. Tarlow was on top of every detail, from how best to show the home, handling the inspection, and negotiating the contract. Ms. Tarlow went above and beyond to get the deal closed. Highly recommend.

Jill was so friendly, knowledgeable and professional. She truly listened to our wishes. We feel as though we have made a friend.

Working with Jill was a delightful experience. She really went beyond what one would expect from a realtor. I highly recommend her.

Jill was on top of her game throughout the entire process, closing on the property 30 days earlier than expected. A big thanks to her for a job well done!!!

Jill did an outstanding job of representing us with the purchase of our condo. She looked out for our best interests. Jill was very easy to deal with and stayed on top of everything through the buying process. The seller was a tough negotiator and Jill went above and beyond to ensure that a deal was made.

### WHY YOU SHOULD HIRE TEAM TARLOW

Coco Wood Lakes Specialist | Proven Expertise & Success | Goes Above & Beyond!

Contact Jill for a FREE Consultation

**JILL TARLOW**

**TEAM TARLOW**

**561.797.5362**

tarlowhomes@gmail.com

LANG REALTY

900 E Atlantic Ave.

Delray Beach, FL 33436



2023  
**TOP PRODUCER**  
AWARD WINNER

JILL TARLOW

