

# Coco Wood Lakes



August 27, 2024

Board Meeting 7:00 PM

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Did you know that FirstService Residential has an app you can use to make payments and get important information?

See page 8 for details.

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



## Board of Directors

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*

*6269 WEST ATLANTIC AVE  
DELRAY BEACH, FL. 33484*

**Message from the Board 7.16.24**

The permitting process for the spa has passed through several approvals and we still hope to see construction starting in July.

We have received and evaluated the proposals for our Clubhouse and Gazebo roofs. We will most likely be finalizing the contract with it being reviewed by our lawyer and approved by the Board. We are pleased to have found a great choice at an attractive price. An expected benefit of the new roofs would be the ability to obtain a new insurance policy with better rates and terms.

The finance options and financing for the spa and roofs will be discussed at the July Board meeting with a vote being taken at a future Board meeting due to a unique 14 days' notice required by Florida Statutes concerning the finance option selected.

Blue Stream is continuing with Phase I, conduit installation. There have been more problems than expected which have resulted in several meetings with higher level personnel being involved. Our concerns are being taken very seriously and the corrective actions that have resulted do seem to be working. We are aware that this is of little comfort to those of you who may have been inconvenienced, but hope the improvements will be evident as the work continues.

Progress has been faster than originally expected with the completion of Phase I around early August. Phase II will be starting after Phase I is completed. Phase II will be the installation of Blue Stream boxes on exterior walls and Fiber being pulled to these boxes. Phase II will not require entering our homes.

This is a continuing reminder that if a problem occurs, the fastest way to be sure it gets repaired is to let Kristine know about it. We are still hearing from some members who are surprised and unaware that this switch from Comcast/Xfinity to Blue Stream is taking place. We ask those of you who may know neighbors who are not getting updates of what is happening at Coco Wood Lakes, to inform them and most importantly, ask them to get in touch with Kristine and get added to the First Service system that sends out the notices keeping us informed about current activities taking place in our community.

We are aware that there have been rumors circulating about the "Door Fees" paid by bulk media companies, in our case Blue Stream, as to how they are generated and where the money goes to. To be clear, anything you hear or see contradicting what follows is completely false and very easy for anyone interested to see the proof for themselves: Door Fees are based on the number of Doors in the community that Bulk Media is being installed in. Obviously there may be variations in exactly how much is being paid for each door depending on other contract considerations, but just as obvious, a development with more doors will result in a larger Door Fee payment.

Also, the Door Fee payments are made to the Association not Board members. This is conclusively evident by looking at the bank statement where our first door fee amount of \$39,300 has been deposited in a CWL account. To those of you who say you don't get concerned by what shows up on social media, we ask that you call and ask the office before you contribute to the spread of the misinformation.

**Operating Cash:**

Balance – As of 6/30/2024	\$214,603
Balance includes Prepays	\$57,542

**Reserves:**

Balance – As of 6/30/2024	\$227,698
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**Budget Expense Variance/Net Income:**

Current Month Expense Budget	\$68,722
Current Month Expense Actual	\$60,029
Under/(Deficit) JUNE	\$8,693
Under/(Deficit) YTD	\$54,690

**Explanation of Line Items with Significant Variance to Budget**

Line Item	Budget Variance	Explanation
Electric Clubhouse Budgeted: \$1750 Actual: \$1,898	(\$148)	Clubhouse electric is based usage and days of services. Annual budget \$21k
Electric Streetlights Budgeted: \$2,500 Actual: \$1,914	\$586	Streetlight electric is based on days billed. Annual budget is \$30k
Water and Sewer Budgeted: \$673 Actual: \$444	\$229	Water is based on usage. Annual budget is \$8k
Insurance Budgeted:\$14,444 Actual: \$10,230	\$4,214	Budgeted amount was approved on the proposed renewal at \$173k.
R&M General Budgeted: \$167 Actual: \$544	(\$377)	Variance due to pressure cleaning of the common areas ( <b>Annual budget - \$2,000</b> )

**Accounts Receivables/Delinquencies**

Total Delinquencies:	\$12,432.20
Attorney Collections (+than 90 days):	\$11,650.29
Accounts 30 and 60 days past due	\$ 781.91

**Balance Sheet Analysis:**

Operating Account:	\$214,603
Less 2 months cushion:	<u>\$137,444</u> Based on 2024 monthly budget \$68,722.
Available for expenses:	\$ 77,159
Less Prepaid assessments:	\$ 57,542



**IMPORTANT MESSAGE**

Dear Members,

In response to some of the questions during the town hall on July 16 regarding the Blue Stream bulk media upgrade project that is in full swing, and additional ones received after the town hall took place, the BMTC has put together a list of questions & answers that covers most questions that we were asked. Should you have additional questions not covered here, please feel free to email us at our Q&A email address: [BMTC-questions@CocoWoodLakes.com](mailto:BMTC-questions@CocoWoodLakes.com).

Also, if you missed the town hall meeting, either in person, on Zoom, or simply wish to review the presentation, everything is available at: <https://cocowoodlakes.com/bluestream/>

Included on our website are links and downloads to the slide presentation, audio of the meeting and the brochure that was distributed.

In addition, Blue Stream has information for Coco Wood Lakes residents at <https://www.bluestreamfiber.com/community/coco-wood-lakes/>

Sincerely,

**Bulk Media Technology Committee**

email: [BMTC@CocoWoodLakes.com](mailto:BMTC@CocoWoodLakes.com)

**When are residents going to receive the new Blue Stream services?**

The construction phase will be completed by September 1, 2024, at which time Blue Stream will make an appointment with each homeowner for the last phase of installation which occurs inside each home. Registration and installation appointment date/time selections start September 3 in the clubhouse and by phone starting September 4 (call [561-264-2880](tel:561-264-2880)).

The Blue Stream service that officially begins October 1, 2024, is **INTERNET ONLY**; it *does not affect your current television service*. TV will continue to be provided by Comcast until October 2025 due to contractual terms. In October 2025, Blue Stream will add TV services for the entire community and install all additional hardware needed to support television. No further wiring will be necessary; that is completed when your internet is installed. All of the Blue Stream TV boxes that will be added next year are wireless and will use the advanced Wi-Fi services that are being installed at the time of your internet installation.

## Urgent re: Library Important-Please Read

As there are many new homeowners in our community, it is necessary to do an article about our library, and about respecting it. Recently, many books and other items have been put in the library, some neatly in boxes, others, not so much. There has even been some actual trash left there, such as a used soda cup.

We are not able to accept donations unless you call Jan Novy to have her go through what you are offering. Jan's phone number is 561-703-9455. Leave a message with your name and phone number if she doesn't answer.

What items do we want? Popular and current fiction, both in paperback and hard back. **They must be in good condition.** We also can use more large print books. We have many residents who are sight-impaired.

### What do we NOT accept?

- Religious books, especially bibles and prayer books.
- Pornographic material (yes, we have received some).
- Cookbooks, textbooks, and currently, non-fiction. Please, no how-to books. And no sheet music, guitar books, etc.
- Games, CD's, DVD's, or VHS tapes.
- Picture frames, doodads, knickknacks, etc. Please take those to Goodwill or Salvation Army, or some place similar.

***Finally, please do not re-shelve books when you return them. Please place them in the blue recycling bin we have provided for this purpose. The library committee will shelve them for you.***

Remember to call Jan, 561-703-9455, if you have books to donate. Please do not just leave them at the library or in the lobby. Please be considerate. Observe the few rules we have so that all may enjoy the library.

Jan Novy, Chairperson  
Library Committee

Sandy Steinberg, President  
Ladies Club

# Summer Entertainment



**PIZZA PARTY**  
THURS, AUGUST 15TH 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  
August 7th 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.

Made with Bisquick, this zucchini appetizer is delicious, easy, and perfect for any occasion. Zucchini, Cheddar cheese, and onions are baked together, resulting in irresistible bite-sized appetizers.

Prep Time: 20 mins

Cook Time: 25 mins

Total Time: 45 mins

Servings: 36

Yield: 36 pieces

## Ingredients

3 cups sliced zucchini

1 cup all-purpose baking mix (such as Bisquick)

4 eggs, beaten

½ cup chopped onion

½ cup shredded Cheddar cheese

½ cup vegetable oil

1 clove garlic, minced

½ teaspoon salt

## Directions

### Step 1

Preheat the oven to 350 degrees F (175 degrees C). Lightly grease a 9x13-inch baking dish.

### Step 2

Mix zucchini, all-purpose baking mix, eggs, onion, Cheddar, oil, garlic, and salt together in a large bowl until well combined. Spread mixture into the prepared baking dish.

### Step 3

Bake in the preheated oven until bubbly and lightly browned, about 25 minutes. Cut into 36 pieces to serve.

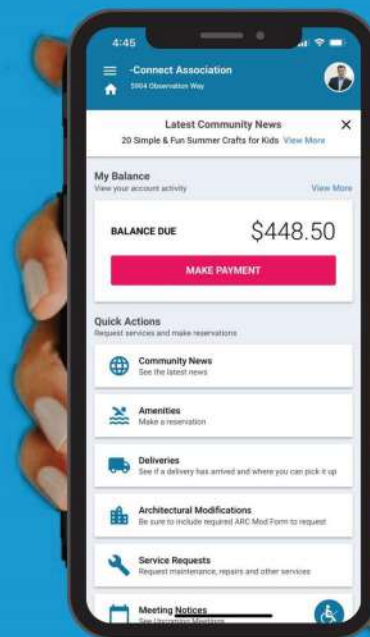
## Nutrition Facts

Per serving: 57 calories; total fat 5g ; saturated fat 1g ; cholesterol 22mg ; sodium 93mg ; total carbohydrate 3g ; dietary fiber 0g ; total sugars 0g ; protein 2g ; vitamin c 2mg ; calcium 21mg ; iron 0mg ; potassium 41mg

## FirstService Residential Connect™



*Resident Portal Mobile App*



**FirstService**  
RESIDENTIAL

Download the [Connect Resident](#) mobile app, where instant access to your community is always at your fingertips. Easy navigation and 24/7 availability mean you can quickly take care of community business, at your convenience. Key features include access to forms and documents, account history and payments, community news and more!

### Here Are a Few Quick Steps to Get Started:

- Open your Google Play or iTunes store on your mobile device or tablet.
- Search "Connect Resident," download and then open the app.
- Log in using your existing Resident Portal credentials or register, if needed.





*Laughter can help lessen your stress, depression and anxiety and may make you feel happier. It can also improve your self-esteem. Improve your sense of humor.*

- Threw out my back sleeping, and tweaked my neck sneezing, so I'm probably just one strong fart away from complete paralysis.
- The older I get, the more I understand why roosters just scream to start their day.
- You know you're over 50 when you have 'upstairs ibuprofen' and 'downstairs ibuprofen'.
- I woke up this morning determined to drink less, eat right, and exercise. But that was four hours ago when I was younger and full of hope.
- We celebrated last night with a couple of adult beverages... Metamucil and Ensure.
- You know you are getting old when friends with benefits means having someone who can drive at night.

**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  
Ina Huth 504-289-8227 a2fay2@gmail.com



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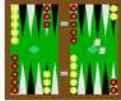



Before

After



Coco Wood Lakes does not endorse or recommend any advertisers

# August 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p><b>Make your reservation to install your Bluestream modem starting September 3rd in the clubhouse and by phone starting September 4th by calling 561-264-2880</b></p>				1	2	3
4	5	6	 Game Night 6:30pm	8	9	10
11	12	13	14	 Pizza Party 5pm - 8pm	16	17
18	19	Florida Primary Elections	 HAPPY SENIOR CITIZENS DAY!	22	23	24
25	26	Board of Directors Meeting 7:00p  	28	29	30	31

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  
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JILL TARLOW

