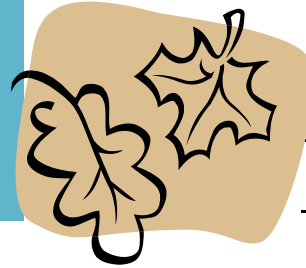


Coco Wood Lakes



September 10, 2024
Board Meeting 7:00 PM



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The Ladies Club is having a presentation on 9/25/24. This is open to all members.

Bingo is Back!!!
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***

Board's Message

Message from the Board

8/20/2024

Permitting for the Spa has run into a problem with the electrical that is being addressed. We missed the July start date and are working with the vendor to get things moving. We are also finalizing the roofing contract and hoping that the work will start this month.

BlueStream has, for the most part, completed the first phase of the project. There were many more problems than expected that have mostly been resolved due to the diligent efforts by Kristine and one of the best of BlueStream's employees. The second phase has started and does not involve work that should disrupt cable TV or Internet service. This work phase involves the exterior of our homes and no reason for entry or interaction with the workers.

We have become aware of some concerns related to the current CWL financials. **In an effort to clarify the current state of CWL financials, the following is offered:**

At the May 21 Board meeting we informed our members that as a result of a FirstService Financial analysis of our bank accounts, it was suggested that we open a money market account that would allow us to earn about \$10,000 more per year by moving money from our operating account. We opened said account which is a third account for CWL. This was discussed and voted on by the Board unanimously to implement. We also informed our members that this year's budget initiated an additional contribution to the reserve account of about \$60,000 annually. This was implemented in order to build the reserves which were not previously being funded at a rate that would keep up with upcoming maintenance projects.

Our new money market account is a sweep account. While many of us might not be familiar with how a sweep account works – here is the definition: A sweep account is a bank or brokerage account that automatically transfers money that exceeds a certain amount into an investment option with a higher interest rate at the end of each business day. This allows you to earn interest on excess cash while insuring your deposits that exceed \$250,000.

As of July 31st, the numbers that indicate our ending bank balances are as follows:

<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>Following Pages</u>
CITY NATIONAL OPER CHECKING CITY	\$100,000	1
CITY NATIONAL ICS SWEEP	\$ 57,300	2
ENTERPRISE OPERATING MONEY MKT	\$205,633	3
WEBSTER BANK RESERVE	<u>\$235,205</u>	4
Total: \$598,138		

This total is quite different than the "\$100,000" in 2 accounts, as per the misinformation floating around. The monthly financial reports can be accessed by all our members by going to the FirstService Connect Resident portal at:

<https://Cocowoodlakes.connectresident.com> OR
our community website at www.CocoWoodLakes.com

The banks statements mentioned in the Board's Message are not included with this newsletter.

In recognition that the operating mechanism of "sweep accounts" is not anything most of us have been exposed to, we are going to present two Town Hall Meetings where we will be able to explain the workings and reason for using "sweep accounts" and answer all your questions. The dates will be in September, one in the evening and the other during daytime hours to make these meetings accessible to most of our members interested in understanding the correct information.

We ask that before you believe information that is presented by those who may not be looking at all the available information, please come to our Board meetings, or attend on zoom, look at the information available through FirstService Portal or even ask that information you seek to be presented at Board meetings. FirstService, Kristine, and any of our board members are more than happy to answer any of your questions with full candidness. The information is all there, you just have to look, or ask for assistance in understanding it fully.

Please join us on September 10, 2024 at 7:00 PM for our next Board of Directors Meeting.

Thank you!

Manager's Report:

Exciting news!! As of 8/30/2024, the county has approved the permits for the spa and we are moving forward with installation. Excavation will begin shortly.

On Monday, August 26, we sent by electronic notice and First Class Mail, a 14-day Notice of the Board of Directors Meeting on September 10, 2024, at 7 PM. The notice is posted inside the clubhouse. **As always, we encourage all members to attend.**

We would like to thank all of you for your continued patience and understanding as Blue Stream installs the fiber for our new services. It has been a bit messy, for some more than others.

If you have **not** done so already, please be sure to email any restorations needed on your property that were caused by the Blue Stream construction. For example: holes, sod, wires, irrigation etc., to: office@CocoWoodLakes.com or CocoWoodMgr@FSResidential.com

Registrations will begin on 9/3/2024 see pages 4 and 5 for details.

On page 9 of this letter, there is a insert from our Rules and Regulations and two links were emailed with the newsletter notice. It is important to maintain the exterior of your homes. Treat weeds, paint, pressure clean and trim your hedges and trees, just to name a few. We don't like sending violation letters and I know you do not like receiving them.

Let's work together to keep Coco Wood Lakes a beautiful place to live!

Sincerely,
Kristine Russo Diaz



Coco Wood Lakes It's time to get started!

Register for Services and Pick your Installation Date.

It is time to register for your installation appointment with a Blue Stream Fiber representative. This is required in order to set up your Internet and TV services and select an installation date and time. You will have the opportunity to learn more about the services and upgrade packages available to your community!

Option 1: On-Site Consultation in Clubhouse

You can use the link below or scan the QR Code to the right to sign up for an on-site appointment during your registration period on **September 3 - 7 from 9 AM - 5 PM.**

<https://www.signupgenius.com/go/CocoWoodLakes>



Option 2: Call-In to Register for Services

We will release your dedicated community phone number starting **September 4** via email notifying it is your time to call.

We are thrilled to be welcoming you as a customer and can't wait for you to enjoy your new world-class Blue Stream Fiber services!



Coco Wood Lakes Residents, it's time to get started!

Beginning September 4 you will be able to register for services and pick your installation date.

It is time to call in and register for your installation appointment with a Blue Stream Fiber representative. This is required in order to set up your Internet and TV service and select an installation date. You can also learn more about the services and upgrade packages tailored to your community!

Dedicated Community Number:

561-264-2880

Press option "new services",
M - F, 9 AM - 5 PM

We are thrilled to be welcoming you as a customer and can't wait to provide you with our world-class Blue Stream Fiber services!

July Treasurer's Report

Treasurer's Report - 9/10/2024
For the period ending 7/31/2024

Month of: JULY 2024

CASH ON HAND

\$ 146,476 Operating Checking Account
 \$ 205,634 Operating Money Market Account
 \$ (137,444) Less months cushion (Based on 2024 monthly budget \$68,722)
\$ (22,782) Less prepaid assessments
 \$ 191,884 Available for expenses

\$ 235,205 Reserve Account (inc \$920 earned int) **Monthly allocation is \$6590.00**

ACCOUNTS RECEIVABLES/DELINQUENCIES (Maintenance fees owed)

\$ 32,153 Total Delinquencies **Increase of \$19,721 (from prior month)**
 \$ 8,835 **6 Accounts** At attorney collections (+ than 90 days)
 \$ 23,318 Accounts 30 and 60 days past due
 29 Late letters issued (Late after 15th of the month)
 15 Accounts Cleared Collections totaling **\$7,093**

BUDGET EXPENSE VARIENCES

\$ 68,722 Current Month Expense Budget
 \$ 67,160 Current Month Expense Actual
 \$ 1,562 Under/(Deficit) MONTH
 \$ 56,077 Under/(Deficit) YTD
 \$ 60,711 Average Monthly Expenses

Explanation of Line Items with Significant Variance to Budget Month/YTD (over 10% variance/>\$100)

Line Item (update each mo w/ significant variances)	Current Month Budget Variance	YTD Budget Variance	Explanation
Insurance Mo Budgeted: \$14,444 Actual: \$10,571 YTD Budgeted: \$101,110 Actual: \$72,635	\$3,873	\$28,475	Budgeted amount was approved on the proposed renewal at \$173k - We are running under budget and will be stated through the end of the year.
Water & Sewer Mo Budgeted: \$673 Actual: \$561 YTD Budgeted: \$4,711 Actual: \$3,899	\$112	\$812	Water is based on usage. Annual budget is \$8k
Pool/Spa Maintenance Mo Budgeted: \$890 Actual: \$59 YTD Budgeted: \$6,233 Actual: \$5,304	\$832	\$929	This line item includes Pool \$9120 Spa \$300 (we added 4 months at \$75 incase we needed it) Heaters \$605 (was able to get reduced to \$450 after budget) chemicals \$660 Total \$10,685. There will be a variance through the end of the year and we may be under budget due to the spa being closed.
Repairs & Maint General Mo Budgeted: \$167 Actual: \$2,488 YTD Budgeted: \$1,167 Actual: \$4,782	(\$2,321)	(\$3,616)	Annual Budget for this line item is \$2000 total. This calculates to \$167/month. We are over budget on this line item. July - \$2539 AC Repair, less a \$51.21 Home Depot Credit = \$2488.00. YTD we spent \$4782. We are over budget by \$2,782.

YTD Budget YTD Actual Variance
 \$ 481,051 \$424,974 \$56,077 TOTAL Line Item UNDER/DEFICIT Y-T-D



PIZZA PARTY
THURS, SEPTEMBER 19TH
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
September 11th 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.

EVERYONE IS INVITED!

Please join us on September 25th, at 1 PM in the clubhouse to learn about the six State Constitution Amendment Proposals on the Florida General Election Ballot.

The speaker is Connie Pearl, from The League of Women Voters. Please RSVP to Sandy Steinberg at 561-699-3491 or by email to shs54@juno.com, on or before September 23.

YOU DO NOT NEED TO BE A LADIES CLUB MEMBER TO ATTEND

This is not a political program it is only an explanation of the amendments.



BINGO is Back!

Sunday, September 8, 2024

Doors open at 12:15.

Play starts at 1:00.

Please note that it is the second Sunday of the month. This is because the first Sunday is Labor Day weekend, and many people are gone or have other plans.

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. We serve caffeine-free coffee and iced tea. We have regular goodies as well as sugar-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.

Section 4: Visual Nuisances

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.

Although the sidewalks and driveways from the sidewalk to the street are owned by Palm Beach County, the responsibility to maintain these areas is the homeowner's per Palm Beach County regulations.

Seasonal lighting should be hung only for that period and must be removed immediately after the holiday has occurred. Seasonal is defined as the period beginning the day after Thanksgiving and ending January 2nd. All seasonal lighting/decorations should be removed not later than January 10th.

Section 5: Landscape Maintenance and Watering

You are responsible for your own landscape maintenance which includes grass cutting and hedge and tree trimming. **Trees and hedges must be trimmed so they do not obstruct sidewalks or street lighting. Trees and hedges should not cascade over the common area or encroach on the Palm Beach County right of way. Perimeter hedges (landscape buffer) along El Clair Ranch Road, Jog Road and S. Oriole Blvd. shall not exceed eight feet in height.**

Please refer to the Coco Wood Lakes Architectural Guidelines and Standards section on Landscaping and Ground Maintenance, items k) and l) for correct hedge height, placement and trimming (pages 9-10).

All lawns shall be maintained to a height not to exceed six (6) inches in length. Although the swales between the sidewalk and street are owned by the County, the homeowner is responsible for maintaining the area per Palm Beach County regulations. **No mowing is to be done on any Sunday prior to 11am so as to provide at least one day per week for peaceable enjoyment. It is the owner's responsibility to notify their landscaper.**

The following is the watering schedule permitted by the South Florida Water Management District and Palm Beach County. The schedule may be periodically modified by SFWMD.

Even number homes:

Tuesday, Thursday, and Sunday Before 7 a.m. or after 7:00 p.m.

Odd number homes:

Monday, Wednesday, and Saturday

Before 7 a.m. or after 7:00 p.m.

These times are subject to change according to Palm Beach County guidelines and any changes will be posted on the Association website and television channel.



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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FULLY INVOLVED PRESSURE CLEANING
 We clean
 Sidewalks, Driveways, Pool Decks,
 Exterior House Cleaning, Gutters,
 Fencing, Patios and more

Call or Text today: 561-629-6207
www.FullyInvolvedPressureCleaning.com



September 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
1	LABOR DAY COOKOUT  Labor Day PotLuck Lunch Games 1-3pm	 Blue Stream will be in the Clubhouse from 9am - 5pm for making appointments for installation, 9/3 - 9/7.					7
8	9	10	11	12	13	14	
Doors open 12:15 Starts at 1:00p 		 Board of Directors Meeting 7:00pm	 LCR & Other Games 6:30pm				
15	16	17	18	19	20	21	
				 Pizza Party 5pm - 8pm			
22	23	24	25	26	27	28	
			 Ladies Club Meeting 1:00pm Open to all				
29	30	Don't wait - get your BlueStream modem installed. Starting September 4, call 561-264-2880 to schedule your modem installation. Or in person 9/3 - 9/7 9am - 5pm					



COCO WOOD LAKES REAL ESTATE UPDATE
SEPTEMBER 2024

9
Active
Listings

5
Pending
Sales

10 SOLD
last 6 months

16 TOTAL
SOLD last 12 mos



Coco Wood Lakes

With a **66.67% INCREASE IN SOLD HOMES** from the previous 6 months (9.1.23 - 2.29.24) to the past 6 months (3.1.24-9.1.24), home sales are positively picking up!

SOLD prices ranged from **\$332,500 to \$540,000** within the last 12 months

THINKING OF SELLING? What is your home worth?
Call Jill Tarlow, Coco Wood Lakes Real Estate Specialist, for
a free home consultation;
Jill, 561.797.5362

 561-797-5262

 tarlowhomes@gmail.com

 900 E Atlantic Ave, Delray Beach, FL
33483

