

WATCH FOR UPCOMING EVENTS AND ACTIVITIES ON CHANNEL 1075



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Board's Message

Message from the Board

From the September 10, 2024 Board Meeting

The spa permitting is complete. Weather permitting we should begin construction on Wednesday next week. The roof contract is signed and sent to First Line. Per the addendum, the work will start within 10 days after the permitting is complete.

BlueStream is well into the final installation and activations for internet and optional phone service. We now have qualified people working on the task at hand. Contractually, we have to let BlueStream try to sell upgrades, however, we understand that there have been some efforts to upsell features that most people may not need. We still believe that the basic contract features more than satisfy everyone's needs. We will address this with BlueStream and inform everyone when we have some resolution as to how it can best be resolved. Keep in mind that if you signed up for something you don't need, you'll be able to cancel those upgrades. Please also be sure to sign up for electronic billing to avoid the \$7.00/ month fee for hard copy bills received via mail.

In recognition that the operating mechanism of "sweep accounts" is not anything most of us have been exposed to we are going to present 2 Town Hall Meetings where we hope to be able to explain the workings and reason for using "sweep accounts" and answer all your questions so that we can avoid future misunderstandings. The dates will be September 24 at 2 PM and September 25 at 7 PM. We chose these hours to make these meetings accessible to all of our members interested in understanding the correct information.

Again we ask that before you believe information presented by those who are not correctly informing you, please come to our Board meetings, or attend on zoom, look at the information available through First Service Portal or even ask that information you seek be presented at Board meetings. All the information is available, it just has to be asked, or looked for.

BOARD OF DIRECTORS

MIKE DIRMAN	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



Saturday October 26th

7:30pm Coco Wood Lakes Clubhouse
6269 W Atlantic Ave, Delray Beach

Mark Stone amazed Johnny Carson, Oprah and Regis Philbin when he appeared on their TV shows, and he promises to amaze you too!

Join us for an evening of Comedy, Mindreading and ESP performed by Mentalist, Mark Stone. Coffee and a decadent dessert table will be served. BYOB

Show starts promptly at 7:30pm, doors open 6:45. \$25 per person, tickets must be purchased in advance. Limited seating so get your tickets soon!

RSVP: Text 954-803-7316 or email joannorlando@gmail.com

Payment: Cash, Check, Zelle (954-803-7316)
Cash or Checks can be left in box on the wall to the right of Clubhouse front door.

Comedy Mindreading and ESP Show

This is a show you don't want to miss!

MENTALMANIA is the funniest mindreading and E.S.P show in America today. Mark never fails to astound audience members with his ability to read minds, make predictions, and "see" with his fingertips while blindfolded. He leaves audiences shaking their heads in disbelief when he demonstrates super memory, clairvoyance, and telekinesis. Not only does Mark amaze everyone with his uncanny abilities, he keeps the audience laughing throughout the show. It's a fun and thought-provoking entertainment experience.



**Mentalist
Mark Stone**

Ladies Club



B-I-N-G-O

HELP WANTED! BINGO!

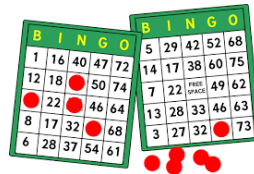
Sunday, October 6, 2024

Doors open at 12:15.

Play starts at 1:00.

Will this be the final Bingo for Coco Wood Lakes? The Ladies Club, the CWL entity that started and continues to run Bingo, is sad to announce that its “Bingo Babes,” Jan and Barb, are “retiring.” Jan Novy is moving back to Texas to be closer to family. Barb is stepping down for personal reasons. Volunteers are needed as soon as possible so that they can learn what is needed to do this activity that has been a part of our community for more than 30 years! People are needed to set up, call the numbers, collect money for entry and bingo cards, refreshments, and cleanup. Also helpful would be people to make reminder phone calls, send texts and emails, as well as do the newsletter article monthly. Most of this has been done by 3-4 people for the past 20 years. If you are willing to devote just one day per month to helping preserve this wonderful tradition, please contact Ladies Club President Sandy Steinberg at 561-699-3491. We really need to get help by October 20th so there is time to prepare for a November bingo on November 3. Bingo is traditionally held the first Sunday of the month, unless there is a holiday weekend, Jewish holiday, etc.

Help make October the best Bingo and going-away present ever! Come and support this month's games. Feel free to bring friends, neighbors, and relatives to the Coco Wood Lakes clubhouse to play. You can participate in everything for just \$5! Of course, the more cards you play, the better chance to win, and the jackpots are based on the sales of cards. Refreshments are served and 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. We're looking forward to seeing a record crowd, as well as volunteers who are willing to assume the duties of “Bingo Babes (or Boys!).”



August Financial Report

Treasurer's Report - October 22, 2024
For the period ending August 31, 2024

Month of: August 2024

CASH ON HAND

\$78,076 Operating Checking Account
 \$206,475 Operating Money Market Account
 (\$137,444) Less months cushion (Based on 2024 monthly budget \$68,722
 (\$25,012) Less prepaid assessments
\$122,095 Available for expenses

\$249,370.00 Reserve Account (inc \$985 earned int) Monthly allocation is \$6590.00

ACCOUNTS RECEIVABLES/DELINQUENCIES (Maintenance fees owed)

\$20,248.00 Total Delinquencies Decrease of \$ 11,905 (from prior month)
 \$8,296.00 At attorney collections (+ than 90 days)
 \$11,952.00 Accounts 30 and 60 days past due
 7 Late letters issued Late after 15th of the month
 8 Accounts Cleared Collections totaling \$2111

BUDGET EXPENSE VARIENCES

\$68,722 Current Month Expense Budget
 \$63,275 Current Month Expense Actual
\$ 5,447 Under/(Deficit) MONTH
\$61,524 Under/(Deficit) YTD
 \$61,031 Average Monthly Expenses

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

Line Item	Current Month Budget Variance	YTD Budget Variance	Explanation
Insurance Mo Budgeted: \$14,444 Actual: \$10,571 YTD Budgeted: \$115,555 Actual: \$83,206	\$3,873	\$32,348	Budgeted amount was approved on the proposed renewal at \$173k
Repairs & Maint General Mo Budgeted: \$167 Actual: \$0 YTD Budgeted: \$1,333 Actual: \$4,782	\$167	(\$2,782)	Over budget YTD based on high repair costs in July. Total budget for the year is \$2,000, so we will be over by \$2,782 for the year assuming no other expenses
Tree Trim/Replace Mo Budgeted: \$542 Actual: \$0 YTD Budgeted: \$4,336 Actual: \$6,400	\$542	(\$2,064)	Total tree trim budget for the year is \$6,500 and we've spent \$6,400. Barring any other expenses, we will be \$100 under budget at the end of the year

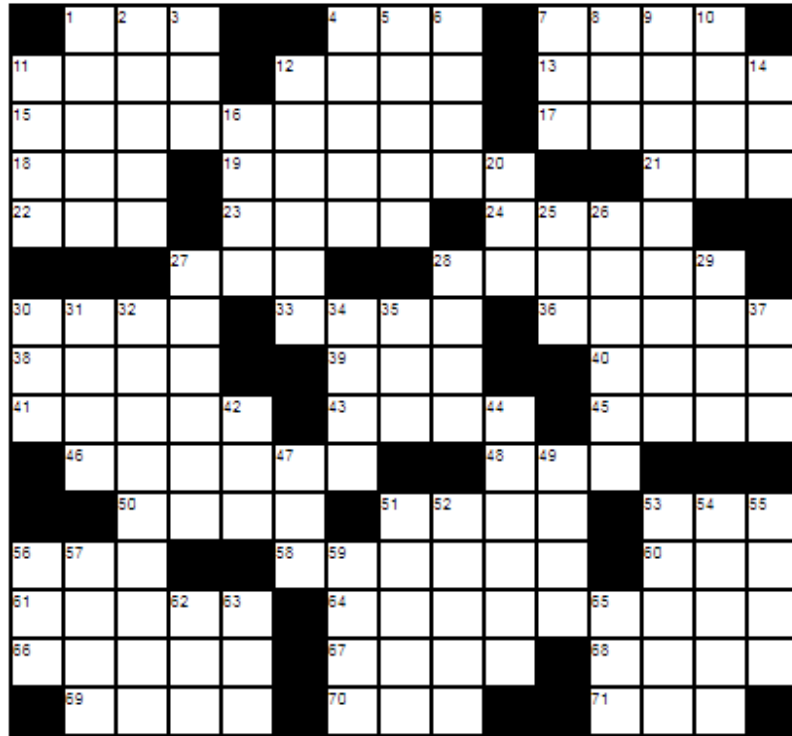
YTD Budget YTD Actual Variance
 \$488,249 \$558,315 **\$70,066** TOTAL Expense Line Item UNDER/DEFICIT Y-T-D

CROSSWORD PUZZLE OF THE MONTH



Across

- 1. Springfield store owner
- 4. Madame, for short
- 7. Existence
- 11. Distressed sigh
- 12. Knight's protection
- 13. No longer a minor
- 15. Walkways beside roads
- 17. Rhea's "Cheers" role
- 18. Average
- 19. Put on a pedestal
- 21. Tot's rest
- 22. Compass dir.
- 23. Some Greek vowels
- 24. Not in favor of
- 27. Mimic
- 28. Card game for 2
- 30. Poetic contraction
- 33. Package of paper
- 36. Chisel mark
- 38. Informal refusal
- 39. Outer edge
- 40. Goad
- 41. Like a close buddy
- 43. Neighbor of Turkey
- 45. Lowly laborer
- 46. Run of luck
- 48. Script or sculpt suffix
- 50. Lease
- 51. LaBeouf of the "Transformers" films
- 53. 2nd Afterthought
- 56. A hot drink
- 58. Diners
- 60. French water
- 61. Wing it
- 64. Monopoly property
- 66. Every 24 hours
- 67. Ruse
- 68. Plays a role
- 69. Boy or man
- 70. Wash. bigwig
- 71. Moines or Plaines preceder



Down

- 1. aka; alternate name
- 2. Mexican priest
- 3. Put to work
- 4. Island south of Sicily
- 5. Ditka and Myers
- 6. On the other hand
- 7. Varnish base
- 8. Wyo. neighbor
- 9. Tables and desks
- 10. Singer Fitzgerald
- 11. Vipers
- 12. Expert
- 14. Kind of dance
- 16. Bawl
- 20. Big hamburger
- 25. Pester
- 26. Company of performers
- 27. No longer at sea
- 28. Ms. Watson
- 29. Pop-up breakfast brand
- 30. Jacuzzi
- 31. "Look __ _ Talking" (movie)
- 32. Koala's home
- 34. Actor Rhodes or Estrada
- 35. Tire filler
- 37. After dark, poetically
- 42. Male people
- 44. Eccentric
- 47. Had a snack
- 49. Coarse file
- 51. No longer fresh
- 52. Long-necked bird
- 53. Tranquility
- 54. Treaties
- 55. Takes to court
- 56. Little bit
- 57. Dutch cheese
- 59. Tablet programs
- 62. Sick
- 63. TTYL
- 65. Young fellow

ANSWER ON PAGE 8

PETS

**Must Be Leashed
At All Times and
may not be tied
outside unattended!**

Thank You

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

PIZZA PARTY
THURS, OCT 17 @ 5 PM
PIZZA \$7 PAID IN ADVANCED
\$10 AT THE DOOR
GREAT AFTER WORK FUN!!! TIL 8PM
BRING YOUR OWN DRINKS!
JOIN US ... PIZZA OR NOT!

PLAYWRIGHTS FESTIVAL
 OF NEW PLAYS
 2024

OCTOBER
 19-20, 2024
 2 PM

**DELRAY
 BEACH
 PLAYHOUSE**

PRICE: STARTING AT \$20 PER TICKET

Saturday, October 19	Sunday, October 20
<p>Infomercial by Judy Marilyn Goldstein Directed by Greg Schuh <i>Do you ever wonder if the side effects are worth the cure?</i></p>	<p>The Family Tree by Laura Ratto Directed by Spensyr Bach <i>Ancestry.com's well-kept secret about the afterlife.</i></p>
<p>Tale of the Tiger's Ring by Todd Caster Directed by Jim Tyminski <i>Holmes and Watson take on yet another perplexing case.</i></p>	<p>Daddy Speaks by Sam Leven Directed by Jim Tyminski <i>Two spoiled adult children wait impatiently for their patriarch's demise.</i></p>
<p>Ghost and Ghosted by Kathryn Ryan Directed by Spensyr Krebsbach <i>Two millennials rate their relationship in months, weeks, days, hours and minutes.</i></p>	<p>Wilted Amaryllis by Ambar Colon Directed by Marianne Regan <i>Frances makes a deal with the Grim Reaper and rues its consequences.</i></p>
<p>Heard Mentality by Allison Fradkin Directed by Marianne Regan <i>Will Ada's hearing aids aid and abet her insecurities about her disability, or will they help her turn hearing impairment on its ear?</i></p>	<p>Pandora 2.0 by Katherine H. Vellis Directed by Marianne Regan <i>Zeus gives Pandora yet another box to open and Athena arrives to dissuade her.</i></p>
<p>Donald Alden for Hire by Jim Bisco Directed by Greg Schuh <i>Last episode of a radio drama before it is replaced by a TV facsimile.</i></p>	<p>The Café On Main by Jeff Perlman Directed by Marianne Regan <i>Local café serves its regulars second and third chances at love.</i></p>

Alliance of Delray Residential Associations, Inc.

Next Meeting

Wednesday October 2, 2024

Palm Beach County Housing Challenges

Presentation by

Suzanne Cabrera, President and CEO PBC Housing Leadership Council plus

Understanding the Live Local Act

Speaker:

Jack Weir, JD, President & CEO of Eastwind Development plus

At this meeting, find out if your home is in a flood zone. The Alliance will have a Board Member with computer available to look the information up for you.

plus

Updates from PBSO, PBCFR, & Government Officials

Doors Open 9 AM Meeting Begins 9:30 AM

Meetings take Place at the South County Civic Center

16700 Jog Road Delray Beach

Bagels & Coffee/Tea Served The Public is Welcome



DO YOU WANT TO ADVERTISE IN THE CWL NEWSLETTER????

Email your ad copy as pdf or jpg to: Office@cocowoodlakes.com

Prices listed below are for 12 issues. Prices are prorated if fewer than 8 issues are left in the year:

Full Page: \$750

Half Page \$375

Quarter Page: \$185

Business Card: \$100



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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After





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CEO Lisa Kaufman with her mother Anne.

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JILL TARLOW



REAL ESTATE

COCO WOOD LAKES REAL ESTATE UPDATE
OCTOBER 2024

7
Active
Listings

4
Pending
Sales

15
SOLD
(past 12 months)



SOLD prices range from **\$332,500 to \$532,500** within the last 12 months.

This range in prices reflect the location, condition and upgrades to a home. What is your home worth?

As a expert in our local area, I can guide you through a successful sale, without leaving any money on the table.

THINKING OF SELLING?

Call Jill Tarlow, Coco Wood Lakes Real Estate Specialist since 2012, for a free home consultation;

Jill, 561.797.5362

JILL TARLOW, LANG REALTY



561-797-5262

tarlowhomes@gmail.com

900 E Atlantic Ave, Delray Beach, FL



October 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3 Happy Rosh Hashanah 	4	5
6 Doors open 12:15 Starts at 1:00p 	7	8	9  6:30pm	10	11 Yom Kippur 	12
13	14 	15	16  Ladies Club Meeting 1pm	17  Pizza Party 5pm - 8pm	18	19
20	21	22  Board of Directors Meeting 7:00pm	23	24	25	26  Mentalist Mark Stone 7:30p
27	28	29	30	31 		