

# Coco Wood Lakes

## NEWSLETTER

WATCH FOR UPCOMING EVENTS AND ACTIVITIES ON CHANNEL 1075



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BOARD OF DIRECTORS

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

Coco Wood Lakes Assoc., Inc.  
6269 West Atlantic Avenue  
Delray Beach, FL 33484  
CocoWoodLakes.com

Connect Resident Portal  
cocowood-  
lakes.connectresident.com

OFFICE HOURS

M – F 8AM – 5PM  
Closed from 1 – 2PM

561-495-1133

COCOWOOD-  
MGR@FSRESIDENTIAL.COM

Professionally Managed  
FirstService Residential  
Property Manager  
Kristine Diaz, LCAM

# Board's Message

2/14/25

## Message from the Board

On February 12<sup>th</sup> we had our Elections for the 2025 Board of Directors. The four members of the Board who were up for reelection were elected. We would like to thank you for giving us the privilege of serving the Community for another year, The results of the election clearly express the confidence in what we have been able to accomplish. To those of you who may not think we accomplished everything you would have liked us to, we can only ask that you bother to get involved in the process.

We have reached e-voting enrollment of about 65%. We are at the point where what is saved in mailing costs exceeds the yearly cost of the e-voting contract. However 65% is far short of the involvement needed to have any expectation of being able to make the changes that the Board has made, to become permanent. To better reflect the desires of our Association through the necessary Document Changes, it will be necessary to have many more of us taking part in the process. Also, even though over 250 members have enrolled with e-voting, only about 130 bothered to vote. It would be nice for us to believe that the rest of our members are so happy with the way things are headed that they don't see a need to be involved. Even if this is the case, it would be appreciated if more of you would be willing to participate.

We would like to be able to convey optimism regarding our SPA and Roof, but neither of our contractors has done much but disappoint us. Our expectations have been made clear and even at this point we are looking into realistic alternatives.

In our quest to have everyone interested in being able to contact their new friends, we are requesting that you supply whatever level of information you are comfortable with, to Kristine for addition to our Owners Directory.

We became aware that we had been omitting reminding our members that you are welcome to bring up items of interest or concern at Board meetings. This has been corrected and will be brought to everyone's attention and included on the agenda.

We want to remind everyone to look into the upcoming events ... it's a great way to meet your neighbors and have some fun. If you have an idea for a new activity, let us know. JoAnn or Kristine would love to hear from you.



**FINANCIAL REPORT:****MONTH OF January 2025****➤ Operating Cash:**

Operating Account	\$209,961
Money Market Operating Account	\$143,934
Current Balance	\$353,895

- There was a surplus of \$78,370 from 2024, which made it possible for us to pay the insurance premium in full in the amount of \$105,696

**➤ Reserves:**

Reserve Account Balance	\$399,681
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- Decrease due to Pugh Pools Progress payment (not released to vendor) and to Sun Enterprise Interest payment

**➤ Budget Expense Variance/Net Income:**

Current Month Expense	\$65,689
Budget Expense	\$78,914
YTD Variance	\$13,225

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

Line Item	Budget Variance	Explanation
Property Insurance	\$2,279	Budgeted amount is \$135,000 vs Actual at \$105, 696. This will be stated through the year.
Repair Maintenance	\$2,824	Monthly Budget \$3,776 vs Actual Expense \$952 used for cleaning supplies and minor irrigation repairs
Capital Improvement	\$6,667	This line item will remain a surplus until projects are identified and approved.

**➤ List of Delinquent Accounts**

30 Days Past Due	\$26,740.11
90 Days Past Due	\$11,370.80

**6 Accounts are with the Attorney for collections**



As part of our ongoing commitment to keeping you informed, we would like to reintroduce the members of our Board of Directors. Our board is dedicated to serving the community and ensuring the continued well-being and success of our neighborhood.

The 2025 Board members are as follows:

- **Mike Dorman** – President
- **Anita Brown** – Vice President
- **Marianne Regan** – Secretary
- **Jo-Ann Orlando** – Treasurer
- **Kathy Thrasher** – Director
- **Jon Gutmacher** – Director
- **Jess Kaufman** – Director

We believe that clear and open communication is essential for a strong community. To keep everyone informed, we utilize several means of communication, including:

- **Email**
- **Newsletters**
- **TV Channel 1075**
- **Community Website**
- **Phone** – You can contact the community manager at **561-495-1133** with any questions.
- **Monthly Board Meetings**

We are excited to announce the future rollout of a **Homeowner Directory**! Have you ever driven by a neighbor's home and thought, *Where did they get those beautiful lights or those amazing plants?* The directory will allow you to connect with neighbors who have opted in, making it easier to share recommendations and stay connected. If you'd like to be included, **fill out your consent form today!**

**[Did you install your internet with Blue Stream yet? Please call 561-264-2880.](#)**

## Ladies Club Bingo—Everyone is welcome!

Please join us for a night of fun

- **When:** Thursday, March 27th
- **Doors Open:** 6:30 PM
- **Game Begins:** 7:00 PM sharp
- **Location:** The Coco Wood Lakes Clubhouse
- **Costs:** \$20 for 10 games

**Please RSVP by March 24th to:**

Sandy 561-699-3491

SHS54@juno.com

Sharon 484-213-9484





# CWL MURDER MYSTERY DINNER "WHO DONE IT?"

You are cordially invited to join us for:  
**The National Order of Zebra Convention in Las Vegas**

**"What happens in Vegas doesn't always stay in Vegas"**  
Join us for an evening of fun & mystery,  
as CWL's own Phil Amico stars as the  
Super Sleuth Detective Petrosino!

Written & Produced by the talented:  
Marianne Regan

DOORS OPEN 5:45PM

DET. PHIL ARRIVES W/INFO

REGARDING THE MURDER 6:15PM

DET. PHIL BEGINS QUESTIONING 6:30PM

BUFFET DINNER BEGINS 7:15PM

VEGAS STYLE GAMES FOR CLUES 8:00PM

MURDER SOLVED APPROX. 9:00PM

**SAT. 15 MARCH  
2025**

**COCO WOOD LAKES  
AUDITORIUM**

6269 W. ATLANTIC AVE.

DELRAY BEACH, FL 33484

\*\*\*\*\*

**\$25pp\*, Murder Myster Dinner & Games for Clues!**

*\*Tickets must be purchased in advance\**

***ZeBros & ZeBras, Wear Your Best Black & White Attire***

Dinner Menu Includes: Appetizers, Greek Salad(w/Chicken Opt), Chicken  
Francaise, Sausage & Peppers, Eggplant Parm,  
Penne & Broccoli Aglio e Olio, & Dessert/Coffee BYOB

**TO RSVP: Call Kristine @ 561-495-1133 or**

**TEXT JoAnn @ 954-803-7316**

# Puzzles...

				1	6			8
2	3				4			1
					2			
	2	9	7	8		5		
7						8	6	
		5					1	2
				4	3	9		
5	8			6			3	
	9							

*easy*

*MEDIUM*

						4	8	
					6		2	
		7						1
			6			1		
	2			1	5			
	4	3						7
	9				4		3	
				5	7			
		5			8			9

See [CocoWoodLakes.com](http://CocoWoodLakes.com)  
(newsletters menu) for  
word puzzle and Sudoku answers.



# St. Patrick's Day

PAGE 7

Find and circle all of the words that are hidden in the grid.  
The remaining 34 letters spell a secret message.

S	A	S	S	E	N	N	I	U	G	E	V	E	N	T	S	P
I	Y	A	D	I	L	O	H	N	T	Y	Y	P	A	E	P	O
C	T	H	I	S	T	O	R	Y	R	A	R	P	K	G	O	T
I	L	S	O	D	A	B	R	E	A	D	A	A	I	R	H	A
S	C	O	K	L	H	T	N	E	E	T	N	E	V	E	S	T
U	C	I	V	N	V	H	D	E	R	S	O	I	D	E	I	O
M	E	I	C	E	U	A	C	O	N	A	I	T	L	N	B	E
E	L	C	H	E	R	A	N	R	I	E	S	E	K	B	F	S
G	T	H	T	A	L	S	H	R	A	F	S	C	F	E	U	F
A	I	R	P	R	A	E	E	C	T	M	I	I	E	F	E	D
T	C	I	G	I	A	L	B	S	E	R	M	B	T	S	G	H
I	C	S	N	N	A	D	A	R	E	R	D	H	T	Y	A	O
R	R	T	R	N	I	F	I	M	A	E	P	I	C	E	B	L
E	O	I	D	E	L	C	I	T	N	T	V	E	K	A	B	Y
H	S	A	S	E	E	L	N	R	I	A	I	R	L	R	A	D
E	S	N	B	H	N	B	O	A	L	O	O	O	T	L	C	A
S	H	A	M	R	O	C	K	U	D	C	N	R	N	Y	Y	Y

BEER  
BELFAST  
BISHOP  
CABBAGE  
CELEBRATION  
CELTIC CROSS  
CHRISTIAN  
CLOVER  
CORK  
CORNEB BEEF

DANCING  
DUBLIN  
EVENTS  
FEAST DAY  
FESTIVAL  
GREEN  
GUINNESS  
HERITAGE  
HISTORY  
HOLIDAY

HOLY DAY  
IRELAND  
IRISH  
LEPRECHAUN  
LIMERICK  
MARCH  
MISSIONARY  
MUSIC  
PARADE  
PATRON SAINT

POTATOES  
SEVENTEENTH  
SHAMROCK  
SNAKES  
SODA BREAD  
TRADITION  
YEARLY

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[charmingchihuahuasbnb@gmail.com](mailto:charmingchihuahuasbnb@gmail.com)**



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After





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NR 30211672   NR 30211509   NR 30212554   NR 30211009   NR 30210975   NR 30211856   NR 30212386





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.**

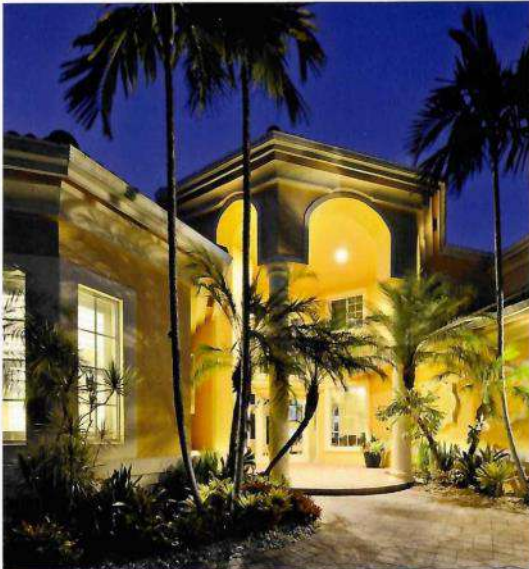
Richard Sussman  
718-570-9230  
rsuss2@gmail.com

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



## Property Fraud Alert

PROTECT YOUR MOST VALUABLE INVESTMENT



Protect yourself from scammers. Sign up today for free monitoring of deeds, mortgages and other county records.



**JOSEPH ABRUZZO**  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
PALM BEACH COUNTY

[mypalmbeachclerk.com](http://mypalmbeachclerk.com)



### What is Property Fraud?

In property fraud, scammers record fake deeds to make it appear as if they own homes that are not actually theirs. These scammers then trick people into giving them money to rent or buy those homes.

### Protect Yourself with Free Alerts

Property Fraud Alert is a free service that monitors the documents recorded in the Official Records of Palm Beach County. Register to receive alerts when a document such as a deed or mortgage is recorded with our office using your name or business's name. You can also monitor an address or parcel number.

### How It Works:

- 1: Register for free at [mypalmbeachclerk.com/pfa](http://mypalmbeachclerk.com/pfa).
- 2: Enter the name, address and/or parcel number you wish to monitor.
- 3: When a document is recorded in Palm Beach County that exactly matches a name, address or parcel number you are monitoring, you will receive an email alert.



[mypalmbeachclerk.com/pfa](http://mypalmbeachclerk.com/pfa)

02.16.24



## 5 Top Reasons

### FOR BUYERS TO LOVE COCO WOOD LAKES



1

A Haven for Pet Lovers 🏡🐕🐈

2

The Lowest HOA Fees in the Area!

3

Three Sparkling, Picture-Perfect Lakes 🌊💧

4

A Warm &amp; Welcoming 55+ Community Where Neighbors Care for Eachother

5

Prime location near Restaurants, Shops &amp; Amenities, and Just a Short Drive to the Beach!

## Thinking of Selling?

Let's explore the Top 5 Reasons to love your home! ❤️

As a dedicated real estate expert specializing in Coco Wood Lakes since 2012, I help homeowners highlight their property's best features and maximize its market value.

**Call me today for a FREE home consultation! ☎️ 561.797.5362**

JILL TARLOW  
TARLOW & TEAM



✉️ TARLOWHOMES@GMAIL.COM

📞 561.797.5362

📍 900 E ATLANTIC AVE,  
DELRAY BEACH, FL 33483



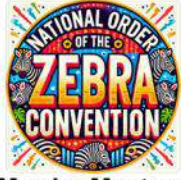










# March 2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>TRASH PICKUP</b>  <b>Monday:</b> Landscaping and regular pickup of household trash.  <b>Thursday:</b> Bulk, recycling and regular pickup of household trash.						1
2	3	4	5	6	7	8
9 	10	11	12  6:00p	13	14	15  Murder Mystery 5:45pm
16	17 	18  Board of Directors Meeting 7:00p	19	20  PIZZA Night 5p	21	22
23	24	25	26	27 BINGO NITE Doors open 6:30 Starts at 7:00 	28	29
30	31	<b>Are your recycling bins broken? Get new ones free by calling 866-NEW-BINS</b>				