

Coco Wood Lakes Newsletter

June Edition | 2025

A good neighbor
increases the value of
your property.

CZECH PROVERB

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



FirstService Residential OFFICE HOURS

M—F 8AM—5PM

Closed 1—2PM

FIRSTSERVICE RESIDENTIAL

PROPERTY MANAGER:

CHRISTINA HURST

Regional Director:

MARIYA RAU

561-495-1133

BOARD MESSAGE**From the May 27, 2025 Board Meeting**

We're pleased to share a few important updates from around the community!

Roof Replacement Update

The roof replacement project is officially underway! Evans Roofing has submitted the necessary change of vendor form, and we are currently awaiting final paperwork from the county.

The SPA is OPENING!

We are absolutely thrilled to announce that the **spa is FINALLY OPENING!** We know many of you have been eagerly awaiting its return, and we couldn't be happier to welcome you back to this relaxing amenity. Thank you to all our members for your incredible patience — we hope you find time to stop by and enjoy it soon!

Community Interest Survey

We've received the results of the recent community interest survey. Thank you to everyone who participated. Kathy will be sharing more detailed information shortly, so stay tuned!

BMTC & Blue Stream

The BMTC continues to meet regularly with Blue Stream. Progress is ongoing, and we're actively working to identify and resolve issues as they arise. Your feedback remains valuable throughout this process.

Community Directory Update

Due to limited response to our directory information request, we've decided to host the directory **exclusively on the community website**. The CWL website can be accessed at **www.CocoWoodLakes.com**. If you would like to be included, please complete the information sheet found on the website and email it to the management office.

Kristine's Moving on Up

We have recently learned that Kristine will be leaving us at the end of the month. While we are sad to see her go, we extend our heartfelt congratulations and best wishes as she embarks on this new chapter in her career. We are confident she will thrive in her new role. Those of us who have had the opportunity to work with Kristine know how gracious, thoughtful, and effective she has been in addressing both professional and personal matters. Few may fully appreciate the extent of her contributions, but her impact on our community's progress and success has been significant. Kristine has been an invaluable asset to the board, bringing her skills and dedication to ensure the smooth and effective operation to our community. Her presence will be deeply missed.

Welcome Christina Hurst!

Please join us in welcoming Christina Hurst as our new onsite Property Manager! With a strong background and proven experience in the property management industry, Christina brings valuable expertise and a commitment to excellence. She has been thoughtfully selected by both FirstService and the Board to lead the continued management of our community, and we look forward to her positive impact in the days ahead.

Thank you all for your continued support and engagement in our community!

— The Board

Treasurer's Report

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Treasurer's Report

For the period ending April 30, 2025

CASH ON HAND

\$	279,024	Operating Account, includes prepays of \$34,171	
\$	146,054	Operating Money Market	
\$	412,724	Reserve Account	Monthly allocation is \$6667
\$	837,802	Total	

ACCOUNTS RECEIVABLE (Maintenance fees owed, more commonly known as DELINQUENCIES)

\$	41,829	Total Delinquencies	Increase of \$19,622	(from prior month)
\$	14,674	At attorney collections (+ than 90 days)		
\$	26,075	Late letters issued	Late after 15th of the month	
\$	518	Small balances owed by	18 members	

EXPENSES

\$	78,914	Budgeted Expenses per month	
\$	63,934	Actual Expenses for reporting month	
\$	14,980	Expenses under/over budget for reporting month	

Line Items Running Over/Under Budget - YTD

	Budgeted	Actual Cost	Variance	
\$	1,387	\$1,040	\$347	Electric – Clubhouse
\$	2,208	\$2,248	(\$40)	Electric – Street Lights
\$	167	\$1,269	(\$1,102)	Install(only) of Parking Lot Lights
\$	167	\$1,500	(\$1,333)	January Pressure Cleaning
\$	3,929	\$6,057	(\$2,128)	TOTAL Line Item UNDER/DEFICIT Y-T-D

BALANCE SHEET ANALYSIS

Operating Acct	\$425,078	less prepaids	\$34,171
less 2 mos. Cushion	<u>\$157,828</u>	based on 2025 budget	
Avail for exp.	\$267,250		
1 mo. Expenses	\$78,914		
(budgeted)			
Avg, mo. Exp	\$62,508		





IMPORTANT MESSAGE

Update on Internet and TV Installation



We want to update all members on the progress being made with Blue Stream. They are actively working with us to resolve any reported issues. If you are experiencing any interruptions or issues with your Internet service, please report them to the community manager so we can provide Blue Stream with the most accurate information possible. You can email the manager directly at CocoWoodMgr@fsresidential.com.

We're also getting closer to the installation of the new TV services. More details will be coming soon. We're planning a Town Hall meeting and will begin scheduling installation dates, which are expected to take place sometime between July and September. Exact dates are still being finalized, so please stay tuned for updates.

Most of our communications are sent via email and through this newsletter. If you're not receiving them, it is your responsibility to contact the management office to make sure your contact information is up to date. You can reach the office at 561-495-1133.

Thank you for your continued patience and cooperation as we work to improve services for everyone in the community.



President's Message

Food Donations Needed: Help Feed Those in Need

Dear Residents,

A reminder that we are collecting **food donations** to help those in need. The donation box is located **inside the clubhouse** for your convenience.

Thank you to everyone who has already donated — your generosity is making a real difference! We encourage everyone to contribute whatever they can to help feed the hungry in our community. Every donation, big or small, helps bring hope to those who need it most.

Please also note:

Bingo will be on break for the summer and will resume in the fall. Thank you to everyone who participated and made it such a fun season — we look forward to seeing you again after the summer!

Thank you for your continued support!

Sandy Steinberg

shs54@juno.com

561-699-3491

Dear Coco Wood Lakes Members,

I want to extend my heartfelt thanks to everyone who helped make my farewell so special. The wonderful party, kind phone calls, and thoughtful emails truly meant the world to me. Your kindness and warm wishes are deeply appreciated.

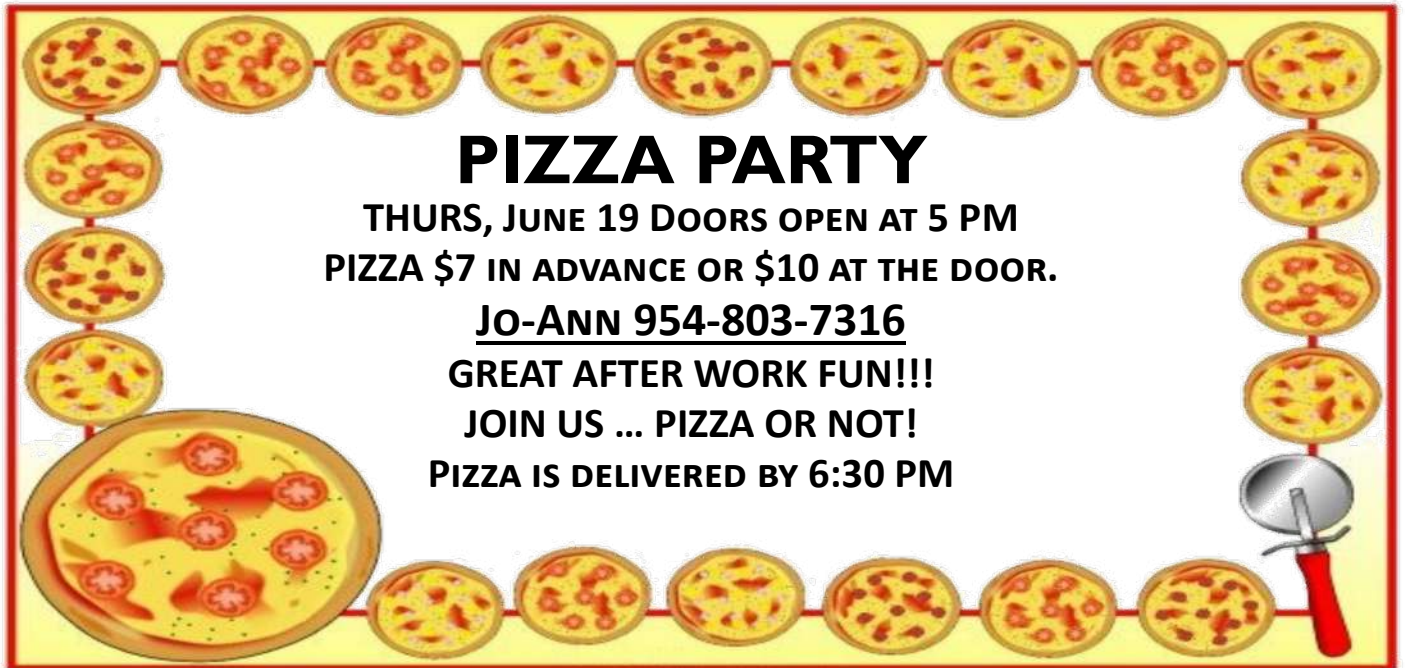
Coco Wood Lakes is a truly special place, and it's been a pleasure working with all of you. I've enjoyed being part of this community and am excited for what the future holds—for both myself and for all of you.

I'm happy to share that your new manager, Christina, will be starting full-time on June 16. In the meantime, we will have an administrative staff member in the office each morning to assist with any needs you may have.

Thank you again for the memories, the support, and the send-off. I wish each of you a happy, healthy future.

Sincerely,
Kristine





PIZZA PARTY

THURS, JUNE 19 DOORS OPEN AT 5 PM

PIZZA \$7 IN ADVANCE OR \$10 AT THE DOOR.

JO-ANN 954-803-7316

GREAT AFTER WORK FUN!!!

JOIN US ... PIZZA OR NOT!

PIZZA IS DELIVERED BY 6:30 PM

JUNE EVENTS

Wednesday, June 11th – 6:00 pm **Game Night**. C'mon down to the Clubhouse and play one of our favorite games or introduce the group to one of yours ...

Thursday, June 19th – **Pizza Night** \$7 for 2 slices with Advance Reservations. Neighbors begin to gather around 5:00 pm, Pizza Buffet served 6:15 pm. Not in the mood for pizza, feel free to come and hang out with your neighbors. No RSVP required and you can bring your own food. Socializing is always allowed!! If you'd like to, stick around and play games after pizza. BYOB

Saturday, June 21st and/or Sunday, June 22nd – **Delray Beach Playhouse Playwrights' Project**. Local playwrights submit staged reading, 10-20 minute one-act new plays. Join us as our neighbor, Aaron Pepis, makes his DB Playhouse debut. Be on the lookout for more info as it becomes available.

UPCOMING SPECIAL EVENTS – SAVE THE DATE !!

Friday, October 31st Halloween Masquerade Party
 Monday, November 10th Celebrate CWL Veterans
 Sunday, November 23rd Friendsgiving & Football
 Saturday, December 6th Holiday White Elephant Gift Exchange
 Thursday, January 1st New Years Day Brunch & Football
 Saturday, January 24th CWL Community Yard Sale
 Sunday, February 8th Super Bowl Party

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.



Celebrating Father's Day: Honoring the Everyday Heroes

Father's Day is a special time to celebrate and appreciate the fathers and father figures who play such an important role in our lives. Whether they're offering guidance, sharing wisdom, or simply being there through life's ups and downs, dads provide a steady source of strength and support.

This Father's Day, take a moment to recognize the sacrifices and love that often go unspoken. From teaching us life skills to cheering us on from the sidelines, fathers shape who we are in countless ways.

Whether you're planning a backyard barbecue, sharing a heartfelt card, or just spending some quality time together, remember—it's not about grand gestures, but the gratitude behind them.

Happy Father's Day to all the amazing dads out there! Your love and dedication make the world a better place.

Honoring Freedom: Celebrating Juneteenth in Our Community

As we approach Juneteenth, we take time to reflect, remember, and honor a profound moment in American history—the day when the last enslaved African Americans in Galveston, Texas, were informed of their freedom on June 19, 1865, more than two years after the Emancipation Proclamation was signed.

For many in our 55 and older community, Juneteenth is not just a historical milestone—it's a reminder of the progress we've witnessed and the struggles many of us have lived through. It's a time to honor resilience, celebrate culture, and recommit to unity and understanding.

This year, let's embrace the spirit of Juneteenth by sharing stories, attending local events, or simply engaging in meaningful conversations. Whether through music, food, art, or education, Juneteenth offers us all a chance to celebrate freedom and reflect on the journey toward equality.

As we commemorate this day, we honor those who came before us and inspire the generations to come. Happy Juneteenth to all—may it be a day of remembrance, celebration, and community.

DOWNLOAD OUR NEW APP TODAY!



Connect PBC



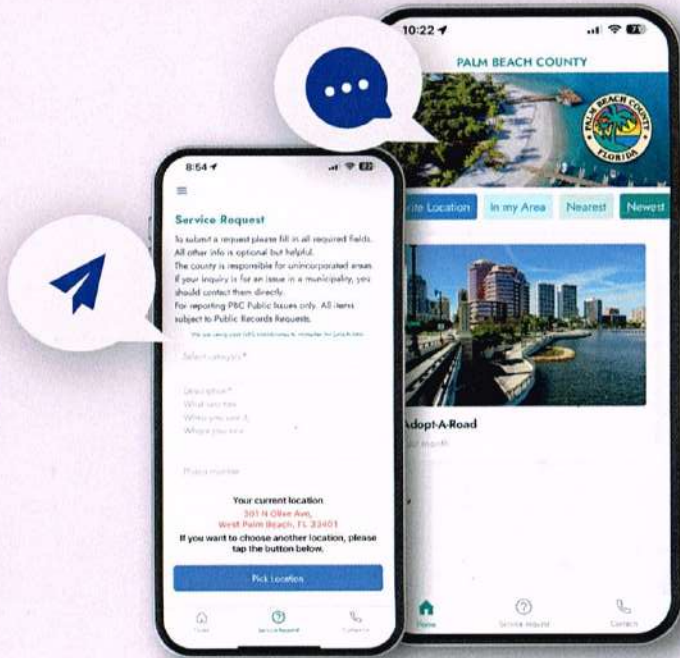
Direct communication with Palm Beach County staff and officials.



Send neighborhood information and service requests.



Customized news feed set up for local alerts and happenings.



P.S. The Handyman

"We do the job you won't do"



Call Paul
954-892-1876



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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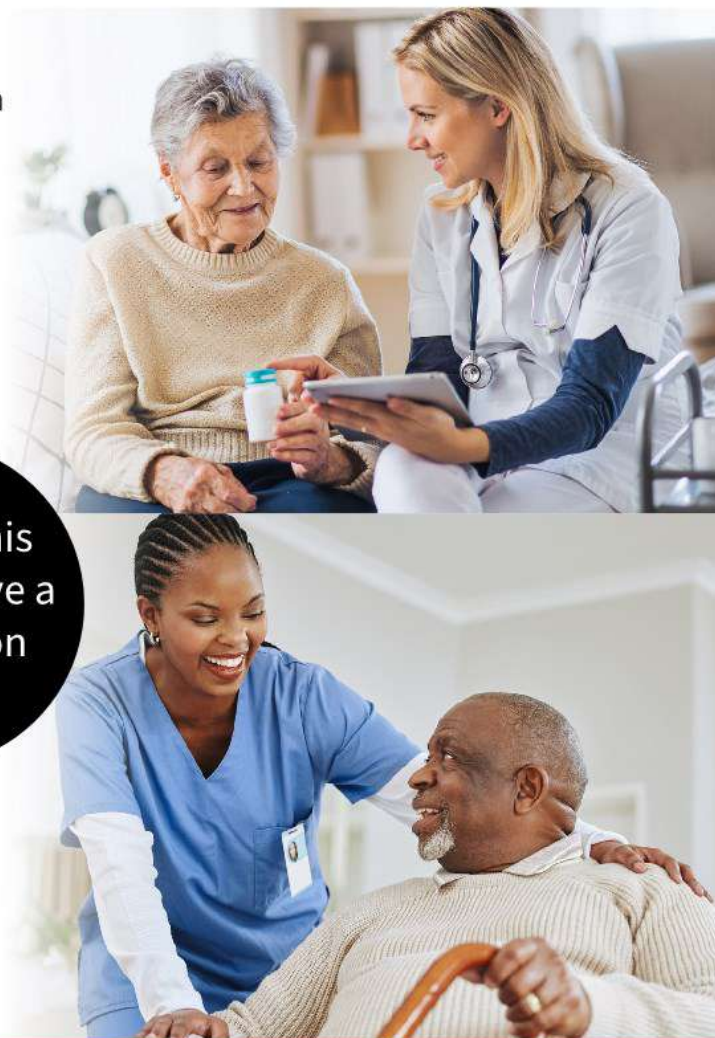
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June 2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11  LCR & Other Games 6:00pm	12	13	14
15	16	17	18	19  Pizza Party 5pm - 8pm	20	21  Delary Beach Playhouse Playwrights' Project
22  Delary Beach Playhouse Playwrights' Project	23	24  Board of Directors Meeting 7:00pm	25	26	27	28
29	30	<p>Prepare for Hurricane Season</p> <ul style="list-style-type: none">- At least 5 gallons of water per person- Non-perishable food for at least 5 days per person- First aid supplies- Batteries <p>Get the full guide at CocoWoodLakes.com/hurricane</p>				