

# Coco Wood Lakes



Bringing Community, Connection, and Celebration!



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



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

## August 2025 Inside this issue:

BOARD MESSAGE	2
TREASURER'S REPORT	3
BLUESTREAM FIBER	4
LADIES CLUB	5
COMMUNITY INFORMATION	6-7
UPCOMING EVENTS	8-9
ADVERTISEMENTS	10-11
CALENDAR	12



## Board Meeting

Tuesday, August 26th

### First Service Residential

Office Hours:

Monday – Friday: 8:00 AM – 5:00 PM  
Closed for Lunch: 1:00 PM – 2:00 PM

Ph # 561-495-1133

Email: [cocowoodmgr@fsresidential.com](mailto:cocowoodmgr@fsresidential.com)

Property Manager:  
Christina Hurst

Regional Director:  
Mariya Rau

## MESSAGE FROM THE BOARD - JULY 2025

### Clubhouse Roof Replacement

We're pleased to report that the new roof installation went extremely smoothly! **Evans Roofing** did a fantastic job, completing the project **ahead of schedule** with only **minimal disruption to pool access**.

This was **not an optional project**—CWL's insurance provider required a signed contract for roof replacement in order to maintain coverage. Upon removal of the old roof, several areas of **water damage** were discovered and professionally **remediated** before installing new plywood and a durable **metal roofing system**.

As part of the process, the deteriorated dormer was removed, giving the building a **sleeker, more modern appearance**. The next phase includes gathering quotes for **gutters** and **exterior paint**. A proposed **community color palette will be presented soon**.

### Storm Response & Maintenance Updates

During recent rainstorms, the Property Management Office experienced water intrusion.

Thanks to **Christina's quick action**, the flooding was contained and **no electrical equipment was damaged**.

The flooring was removed to allow for proper drying and will be replaced.

In the **Blue Room**, mold remediation is underway due to leaks from the old roof.

The **Surge Protection Committee** has accelerated its research and planning in response to electrical damage from recent storms. **Corrective actions** will be communicated and implemented as soon as they are determined.

### Entertainment Committee (EC)

With many new faces in our community, we'd like to discuss the **Entertainment Committee (EC)** and its role at CWL.

The committee includes **JoAnn Orlando, Pat Gorski, and Mary Bowers**, with the help of many wonderful volunteers. **This independent, not-for-profit group organizes** fun and engaging events for CWL residents and their guests.

- **No membership fees** – residents pay only for events they choose to attend.
- **Not funded by CWL** – event proceeds go toward food, talent, supplies (i.e. paper goods, tableware, cleaning supplies, etc.)

Regular monthly events include **Game Night, Pizza Night**, and at least one additional special activity. Details are posted in the Lobby, the **CWL Newsletter**, and sent via **email reminders**.

**We hope to see you at an upcoming event!**

Treasurer's Report - July 17, 2025  
For the period ending June 30, 2025

## CASH ON HAND

\$	243,223	Operating Account, includes prepaids of \$57,658	
\$	146,991	Operating Money Market	
\$	414,463	Reserve Account	Monthly allocation is \$6667
\$	804,677	Total	

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

\$	22,708	Total Delinquencies	Decrease of \$2,341	(from prior month)
\$	15,773	At attorney collections (+ than 90 days)		6 accounts
\$	6,789	Late letters issued	Late after 15th of the month	
\$	146	Small balances owed by	15 accounts	

## EXPENSES

\$	78,914	Budgeted Expenses per month	
\$	78,024	Actual Expenses for reporting month	
\$	890	Expenses under/over budget for reporting month	

## Line Items Running Over/Under Budget - June

	Budgeted	Actual Cost	Variance	
\$	1,944	\$1,583	\$361	Electric – Clubhouse
\$	473,484	\$394,098	\$79,386	Y-T-D EXPENSES vs. BUDGET

## BALANCE SHEET ANALYSIS

Operating Acct	\$332,556	less prepaids	\$57,658
less 2 mos. Cushion	<u>\$157,828</u>	based on 2025 budget	
Avail for exp.	\$174,728		
1 mo. Expenses	\$78,914		
(budgeted)			
Avg, mo. Exp	\$66,165		





# Bluestream Registration Update!



**Onsite Registration  
Closed as of August 1st**

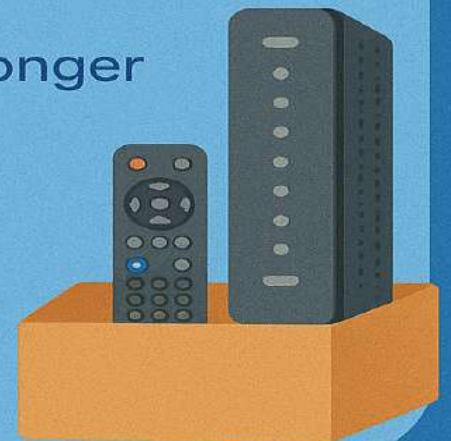
You still have time to register by  
Calling Blue Stream's designated  
**561-264-2880**



**Equipment Return  
Reminder**

As of October 1st, 2025,  
Comcast Xfinity will no longer  
be our service provider.

Please return your  
Comcast/Xfinity equipment  
to Comcast/Xfinity



## New Installation Notice

Installations for **TiVo IP and Video** services are scheduled to run  
from **August 4th through October 1st, 2025.**

**Ladies Club Meetings & Bingo** will remain on vacation **until further notice.**

Please watch for updates in upcoming newsletters

and on **Channel 1075** for the return date.

For more information or if you would like to join the Ladies Club,

please contact: **Sandy Steinberg**

**Email:** [shs54@juno.com](mailto:shs54@juno.com)

## What's In Season for July and August!



Avocado



Lychee



Passion Fruit



Carambola



Mango



Peanuts



Guava



Mushrooms



Watermelon



Longan

The Florida Department of Agriculture and Consumer Services (FDACS) encourages consumers to familiarize themselves with Florida-grown crops and when they are available by viewing the [Florida Seasonal Availability Chart](#). Though most Florida crops are seasonal, some farmers do grow their produce in greenhouses or other facilities, thus making certain items available at different times of the year.





🎉 POOL & SPA NOW OPEN! 🎉

*We're excited to welcome you back!*

The Pool & Spa Area is now 100% OPEN and ready for everyone to enjoy. Whether you're looking to relax in the spa or cool off with a swim, everything is up and running.

To help keep the area clean and enjoyable for all, please:

- Dispose of all trash properly
- Return lounge chairs to their original position after use

📋 Pool rules are posted at the pool area and also available in

📘 CWL Rules & Regulations – Section 13

💬 Thank You!

We appreciate your cooperation. Enjoy the sunshine and the water!



**BE COURTEOUS  
DO NOT BLOCK  
SIDEWALKS WITH  
YOUR VEHICLES**



## **Honoring One of Our Very Own CWL Member & Holocaust Survivor Helen Daniel On Her 100th Birthday – August 6th**

With hearts full of gratitude and love, we proudly celebrate **Helen Daniel**, a remarkable woman of strength, and resilience. As she turns **100 years old**, we honor her extraordinary life as a **Holocaust survivor** and a beacon of hope and courage.

Helen, your journey has touched countless lives and continues to inspire us all. May this centennial milestone be filled with joy, reflection, and the love of those whose lives you've brightened.

With love,

Your Coco Wood Lakes Association





## Upcoming Events



**SATURDAY, AUGUST 9<sup>TH</sup> 6:30 pm**

*Join us for an Old Fashioned Saturday Night Hot Dogs & Beans Dinner. We will be playing Music Bingo. WE play snippets of songs and YOU guess the song, then YOU check your BINGO card to see if it's on there. Prizes and lots of laughs. \$5 per person.*

*Please RSVP by emailing [joannorlando@ymail.com](mailto:joannorlando@ymail.com), text 954-803-7316 or call Christina at 561-495-1133.*



### **UPCOMING SPECIAL EVENTS – SAVE THE DATE !!**

Friday, October 31<sup>st</sup> Halloween Masquerade Party  
Monday, November 10<sup>th</sup> Celebrate CWL Veterans  
Sunday, November 23<sup>rd</sup> Friends giving & Football  
Saturday, December 6<sup>th</sup> Holiday White Elephant Gift Exchange  
Thursday, January 1<sup>st</sup> New Years Day Brunch & Football  
Saturday, January 24<sup>th</sup> CWL Community Yard Sale  
Sunday, February 8<sup>th</sup> Super Bowl Party  
Saturday, April 11th \*Something Rotten\*  
At Delray Beach Play House



## CWL AUGUST SCHEDULE

**SATURDAY, AUG 9TH**

6:30 PM MUSIC BINGO  
Old fashioned Saturday  
Night Hot Dogs, Beans n'  
fixins'

**WEDNESDAY, AUG 13TH**

6:00 pm GAME NIGHT

**THURSDAY, AUG 21ST**

5:00 pm  
PIZZA NIGHT

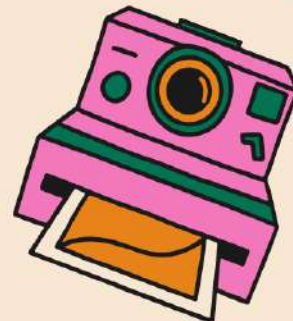
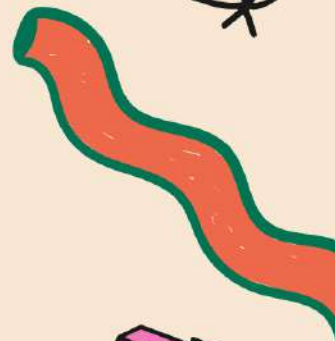
**TUESDAY, AUG 26TH**

CWL Board Meeting

**RSVP BY:**

Email [joannorlando@gmail.com](mailto:joannorlando@gmail.com), text 954-803-7316, call Christina 561-495-1133

**YOUR CWL Entertainment Comittee**  
JoAnn Orlando, Pat Gorski & Mary Bowers







## CornerStone Home Inspections Specialists

**Mark Domville**

Home Inspector/Owner

License# HI17847

Insured biBerk

**Phone: 561-927-4663**

**Email: [cornerstonehomeinspectionsspec@gmail.com](mailto:cornerstonehomeinspectionsspec@gmail.com)**

**Website: [www.cornerstone-home-inspections-specialists.com](http://www.cornerstone-home-inspections-specialists.com)**

**Dependable Car Service We Drive You Everywhere**

**24/7**

**For Reservation Call or Text**  
**Edward**  
**561-212-7578**

**P.S. The Handyman**

"We do the job you won't do"

**Call Paul**  
**954-892-1876**

**YOUR AD HERE**

# 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](mailto:rsuss2@gmail.com)  
 Ina Huth **504-289-8227** [a2fay2@gmail.com](mailto:a2fay2@gmail.com)



## **Promote Your Business in the CWL Newsletter!**

Are you doing business in Palm Beach County!

Reach a supportive and engaged community by advertising in our **CWL Newsletter!**

A fantastic way to connect with Coco Wood Lakes members and grow your business.

### **Annual Rates:**

Business Card Size – \$100

Quarter Page – \$185

Half Page – \$500

Full Page – \$700

### **Try our 3-month minimum options:**

Business Card Size – \$50

Quarter Page – \$75

Half Page – \$150

Full Page – \$200

Let our community know what you do and support one another while you're at it!

To reserve your ad space, contact Christina Hurst Property Manager

Email: [newsletter@cocowoodlakes.com](mailto:newsletter@cocowoodlakes.com)



Owned and operated by fire fighters  
**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](http://www.FullyInvolvedPressureCleaning.com)

Before

After



Coco Wood Lakes does not endorse advertisers.



# August 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p><b>At our age, we don't sweat we glisten with wisdom... especially in August!</b></p> 					1	2
3	4	5	6	7	8	 <p>Music BINGO 6:30pm</p>
10	11	12	 <p>Game Nite 6:30pm</p>	14	15	16
17	18	19	20	 <p>Pizza Night 5pm - 8pm</p>	22	23
24	25	 <p>Board of Directors Meeting 7:00p</p>	27	28	29	30
31						