



WATCH FOR UPCOMING EVENTS AND ACTIVITIES ON CHANNEL 901



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cocowoodmgr@fsresidential.com

Property Manager:
Christina Hurst

Regional Director:
Sheri Martini

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Message from the Board May 2026

Since yesterday was Memorial Day, for many of us it now officially feels like summer! The Board has been very busy over the past month.

For those who attended last month's Board meeting, you witnessed a contentious interaction between a resident and the Board President. While the Board encourages residents to bring forward concerns and questions, we ask that all discussions follow established meeting procedures and community decorum.

The Board immediately reviewed the matter and followed standard protocol by issuing a violation of notice. In addition, we took the opportunity to further review recent changes to Florida Statute 720 that affect all HOAs, including Coco Wood Lakes. The handout we shared includes information regarding how these statutory changes impact our Rules and Regulations.

The recent changes to Florida Statute 720, along with additional pending changes expected to take effect July 1, make it necessary for the Board to prioritize a comprehensive review and update of our governing Rules and Regulations. We are currently developing a plan to move this project forward and will continue to keep the community informed throughout the process.

Now that the property manager's office window leak has been fully addressed, we are excited to move forward by painting the office and reinstalling the flooring.

The contract for the window and door replacement project has been signed, and we are now awaiting delivery schedules and installation timelines.

The Coco Wood Lakes Board of Directors is a volunteer organization, and we sincerely appreciate residents who bring forward thoughtful ideas, concerns, and feedback. Board decisions are made only after considerable time reviewing information, discussing options, and evaluating impacts on the community as a whole.

We recognize that many residents are mindful of rising costs and fixed budgets, and the Board remains equally mindful of financial impacts when making decisions. At the same time, our dues remain among the lowest in comparable communities, and the Board is committed to being proactive rather than reactive in addressing maintenance and improvement needs before they become more costly in the future.

We look forward to the positive changes ahead and appreciate your continued support and involvement in our community.

Respectfully,

CWL Board of Directors

COCO WOOD LAKES

Treasurer's Report - May 26, 2026
For the period ending April 30, 2026

CASH ON HAND

\$	228,915	Operating Account, includes prepays of	\$34,866
\$	153,830	Operating Money Market	
\$	331,653	Reserve Account - Decrease from February reflecting repayment of \$200k Sun Enterprises Loan	
\$	714,398	Total	

ACCOUNTS RECEIVABLE (Maintenance fees owed, DELINQUENCIES)

\$	46,032	Total Delinquencies	*Increase of of \$16,946 from prior month	
\$	22,545	At Attorney - Accounts over 90 days in arrears (represents ~ 49% of total)		6 accounts
\$	23,426	Reminders And Late Assessments	Late after 15th of the month	10 accounts
\$	61	Small (under \$50) balances owed		4 accounts
*Increase of delinquencies are typical in the month that quarterly dues are due				
Total Accounts				20 accounts

EXPENSE SUMMARY

	Budgeted	Actual Exp	Variance	(Over Budget)	
\$	79,616	\$ 73,130	\$	6,486.00	March Budget vs. March Actual - Under budget
\$	318,464	\$ 312,509	\$	5,955.00	YTD Budget vs. YTD Actual - Under budget

LINE ITEMS RUNNING OVER BUDGET YTD

	Budgeted	Actual Exp	Variance	(Over Budget)	
\$	168	\$ 612		(\$444.00)	Office Equipment & Rental (Copier Lease)
\$	15,000	\$ 16,784		(\$1,784.00)	Electricity (Street lights and Clubhouse)
\$	1,000	\$ 2,313		(\$1,313.00)	R&M - Pool/Spa
\$	2,668	\$ 3,832		(\$1,164.00)	*Legal Fees (April overage = \$2,665)

*CWL budgets for normal legal expenses related to collection activities and guidance on law changes. We are currently experiencing an uptick in legal costs due to the necessity to respond to a homeowner that has threatened litigation against the board.

BALANCE SHEET ANALYSIS

Operating Accts	\$382,745		
Less Prepays	-\$34,866		
less 1 mos. Cushion	\$79,616	based on 2026 budget	(adjusted to 1 month, as money in MMA is liquid)
Avail for expenses	\$427,495		



PREPARE FOR HURRICANE SEASON

BE PREPARED. BE SAFE. BE READY.

Florida weather
can change fast.

Take action now to
protect what matters
most.

THE ESSENTIALS: BUILD YOUR EMERGENCY KIT



AT LEAST
5 GALLONS
OF WATER
PER PERSON



NON-PERISHABLE
FOOD FOR AT
LEAST 5 DAYS
PER PERSON



FIRST AID
SUPPLIES



BATTERIES

MORE WAYS TO BE READY



CHARGE UP

Charge all cell phones
and backup battery
packs before the storm.



FUEL UP

Fill vehicles with gas
ahead of time. Stations
may run out of fuel
before the storm.



SECURE OUTDOOR ITEMS

Secure patio furniture,
decorations, and loose
outdoor items that could
become projectiles.



LIGHT THE WAY

Have flashlights
and extra batteries
ready in case of
power outages.



PROTECT IMPORTANT DOCUMENTS

Keep important
documents in a
waterproof container.



DON'T FORGET

Stock up on prescription
medications and
pet supplies.



KNOW YOUR PLAN

Know your evacuation
route and local shelter
locations.



USE GENERATORS SAFELY

Test generators before
the storm. Use outdoors
only—never indoors
or in garages.



KEEP IT COOL

Freeze water bottles
and ice packs to help
keep food cold during
power outages.



STAY INFORMED

Sign up for local
emergency alerts and
stay updated on
weather conditions.



CASH ON HAND

Keep cash on hand in
case ATMs or card
systems are unavailable.



TRIM & CHECK

Trim weak tree
branches around your
home before storm
season.

TOGETHER,
WE CAN WEATHER
ANY STORM.



COCO WOOD LAKES
A GREAT PLACE TO CALL HOME

GET THE FULL GUIDE AT



CocoWoodLakes.com/
hurricane



STAY INFORMED



STAY PREPARED

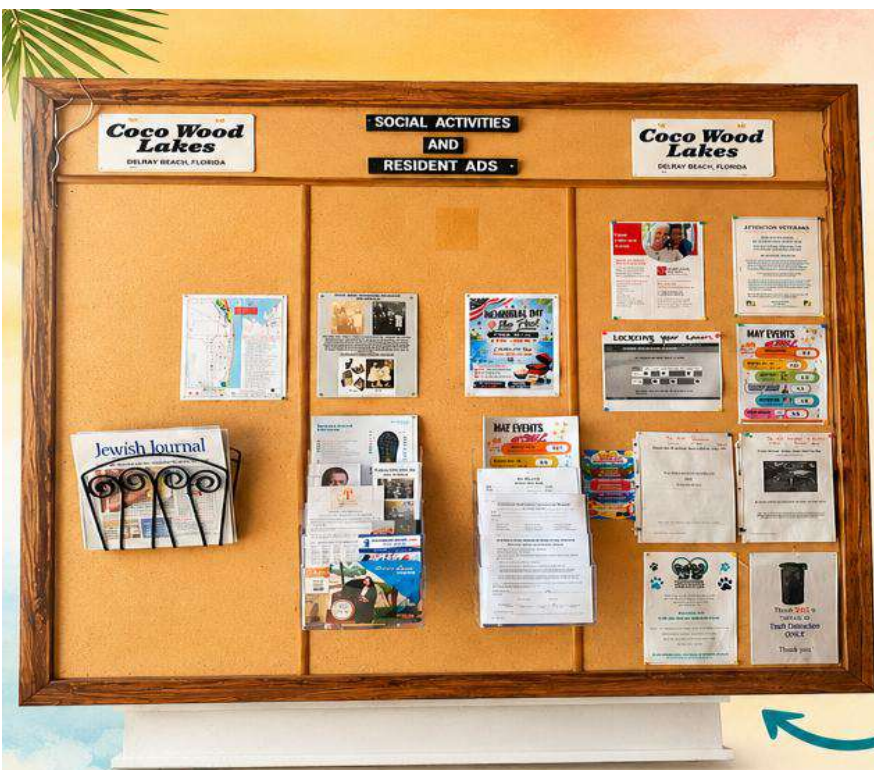


STAY SAFE

THANK YOU COCO WOOD LAKES!

What a wonderful year it has been. Thank you all so much for your kindness, support, and warm welcomes throughout my first year as your Property Manager. It truly means so much to me to be part of such a caring community.

A very special thank you to everyone who came out for Pizza Night to celebrate with pizza and cake! It was wonderful seeing so many smiling faces and spending time together as a community. With appreciation,
Christina Hurst Property Manager



NEW!

UPGRADED NOTIFICATION BOARD

IN THE CWL CLUBHOUSE LOBBY

Come Visit!

Your one-stop spot for everything happening in our community!

Stay Informed. Stay Connected. Stay Involved!



UPCOMING EVENTS & ACTIVITIES



COMMUNITY ANNOUNCEMENTS



RESIDENT RESOURCES



MEETING NOTICES



VENDOR & SERVICE INFORMATION



EMERGENCY UPDATES



NEWSLETTERS AND MORE!

Visit Regularly!

Check back often for the latest updates, important notices, and everything you need to know about Coco Wood Lakes.



Coco Wood Lakes

DELRAY BEACH





Thank you for helping keep Coco Wood Lakes *connected* and *informed!*

— Coco Wood Lakes Management & Board of Directors

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.



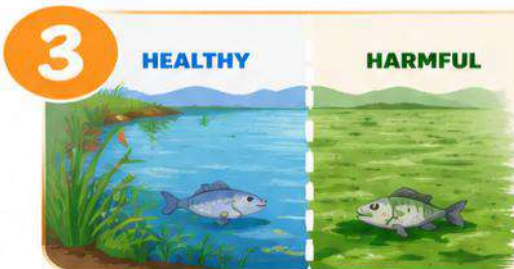
Lawn fertilizers are a big contributor to algae blooms.

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.



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.



Algae blooms may affect oxygen levels and block light

which will harm the aquatic environment.

*Small Actions
Make a
Big Difference!*



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

PETS

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



Thank You



BASIC COURTESY FOR OURSELVES AND OUR GUESTS

- 1



WIPE DOWN

ALL machines and equipment
IMMEDIATELY after use.
Wipes are provided.

*Clean
EQUIPMENT
= RESPECT ♥*
- 2



DO NOT

come to the gym
if **YOU ARE SICK.**

*Healthy You,
Healthy Community!*
- 3



NO CELL PHONE

use in the gym.
Please step outside.

*FOCUS
on your goals,
not your
phone! 🏋️*
- 4



**IF YOU ARE THE LAST
TO LEAVE: TURN OFF:**

- ✓ ALL LIGHTS
 - ✓ ALL FANS
 - ✓ ALL TV'S
 - ✓ MUSIC

*Leave It
Like You
Found It! ♥*
- 5



DO NOT leave any equipment
on the floor when not in use.
Rack all weights.

*Be
CONSIDERATE!*
- 6



NO CAMPING OUT

on machines. Use them
and move on or let others
work in.

*Share
the Space,
Share the Gains! ♥*

♥ Thank you for helping keep our gym clean,
safe & enjoyable for everyone! ♥

June Events

at

COCO WOOD LAKES

**SATURDAY
JUNE 6TH**

SINGO
Songs of Summer
7:00 PM
DESSERT & COFFEE
\$5 PER PERSON

**MONDAY
JUNE 8TH**

IMPROV
6:00–7:30 PM
DONATIONS
ACCEPTED

**WEDNESDAY
JUNE 10TH**

**GAME
NIGHT**
6:00 PM
BYO Everything!

**THURSDAY
JUNE 18TH**

**PIZZA
NIGHT**
5:30 PM
\$8 = 2 SLICES

**TUESDAY
JUNE 23RD**

**BOARD
MEETING**
7:00 PM

**SATURDAY & SUNDAY
JUNE 27TH & 28TH**

*Playwright
Festival*
AT
**DELRAY BEACH
PLAYHOUSE**



Mark Your Calendar
We can't wait to see you!



UPCOMING *Events*

SAVE THE DATE!



SATURDAY,
OCTOBER 31ST

HALLOWEEN
★ ★ *Costume Party* ★ ★



SUNDAY,
NOVEMBER 8TH

★ ★ ★ **CWL** ★ ★ ★
VETERANS BREAKFAST



SUNDAY,
NOVEMBER 22ND

Friendsgiving &
FOOTBALL x o x
(NO TURKEY) o x



SATURDAY,
DECEMBER 12TH

❄️ *Holiday Party* ❄️



SATURDAY,
JANUARY 9TH

🌈 *Salsa Night* 🌈



SATURDAY,
JANUARY 23RD

ANNUAL COMMUNITY
YARD SALE



WEDNESDAY,
FEBRUARY 10TH

— **CWL** —
ANNUAL MEETING



Presented by
YOUR CWL
ENTERTAINMENT COMMITTEE

More details 🌈
COMING SOON!



Support our **NEIGHBORS,**

Marianne Regan, Phil Amico,
Aaron & Susanne Pepis.

Marianne will be directing both days.
Phil & Aaron will be performing Saturday.
Susanne is the Assistant Stage Manager.



Tickets are
\$20 per day
or \$30 for a 2 day pass.



Order tickets by calling
Delray Beach Playhouse
561-272-1281
or online at
www.DelrayBeachPlayhouse.com.

7TH ANNUAL PLAYHOUSE PLAYWRIGHTS FESTIVAL OF NEW PLAYS

SATURDAY & SUNDAY • JUNE 27TH & 28TH

The Playhouse Playwrights Project proudly on its **seventh** year of staged readings of new plays!
Local playwrights are asked to submit an unpublished one-act play for consideration in the festival.
Our goal is to identify those one act plays that may be developed into full-length
plays to be produced by the Playhouse in the future.

★ *Announcing the winners!* ★



The Playwrights Committee is proud to announce this
year's selections. Thank you to all the Playwrights who
submitted and Congratulations to this year's Line-up!

1. **AN ASSASSIAN NAMED LE POUGH**
by Jonathon White
2. **A ROYAL FRIEND**
by Mary Kate Leming
3. **STRONG COFFEE, STRONGER PIE**
by Carol White
4. **FIVE FOR FUN**
by Jim Bisco
5. **FOREIGN AFFAIRS START AT HOME**
by Joseph Tralongo

6. **MADDY**
by Steve d'Oliveira
7. **NEWS THAT BREAKS**
by Bob Lind
8. **THE ROMEOs**
by Jeff Perlman
9. **THERE'S SOMEBODY OUT THERE
FOR EVERYBODY**
by Al Giordano
10. **WHAT'S IN A HANDLE**
by Ani Luna

★ *Thank you for supporting New Voices and New Plays!* ★

See you at the Festival! | Delray Beach Playhouse





**You're
Invited!**

Open House & Ribbon Cutting

We invite you to celebrate with us as we open our new office and continue our commitment to delivering compassionate, personalized care.

Thursday, June 4

2:30pm – 5:00pm

with Ribbon Cutting at 3:00pm

Refreshments will be served

Our new office is located at:
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Boca Raton Florida 33431

Kindly RSVP to:
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RENOVATION PROJECTS TOO!!!!



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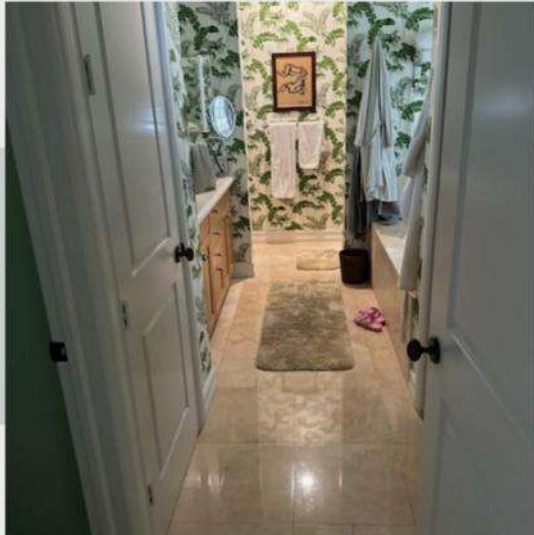
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Hello CWL Neighbors, I'm Edward Rowe, a licensed & insured contractor. My wife, Anna, and I are CWL residents. Is your Bathroom looking dated? You'll be amazed what changes can be made in a small space. Thinking of changing things up in your home .. call me. Kitchens, Bathrooms, Flooring ... I'd love to work with you on ALL of your HOME RENOVATION NEEDS 561-573-0156



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Before

After





**I LIVE, WORK
& PLAY IN CWL**

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Listed	Sold	Address	Bed/Bath	List Price	Sold Price	DOM
12/21/2025		14624 Country Side Lane	2/2	\$574,500		156
3/24/2026		14592 Country Side Lane	2/2	\$489,900		63
5/18/2026		6455 Hitchin Post Way	2/2	\$489,000		8
4/24/2026		14765 Country Lane	2/2	\$429,900		32
5/8/2026		14759 Hideaway Lake Lane	2/2	\$350,000		13
4/25/2026		6431 Hitchin Post Way	2/2	\$349,900		29
5/10/2026		14798 Summersong Lane	2/2	\$349,000		12
4/26/2026	under contract	14888 Sunnyview Lane	2/3	\$495,000		2
2/19/2026	under contract	6348 Whispering Wind Way	2/2	\$415,000		46
4/13/2026	5/22/2026	14651 Hideaway Lake Lane	2/2	\$475,000	\$462,000	11
4/10/2026	5/8/2026	14749 Wood Lodge Lane	2/2	\$450,000	\$445,000	3

FYI: Currently there are 41 active 55+ Single Family properties in Delray Beach (2-3 beds, 2-3 baths, 1-2 garage) listed between \$300,000 & \$600,000. The average list price is \$455,000, the average monthly HOA fee is \$537 with an average of 76 days on the market.

Knowledge is power. Call me for a free, comprehensive market analysis and a smart strategy to maximize your home's value.

Your CWL Specialist!

954-803-7316



954-684-7637



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Heather Craig
Heather.Craig@ccm.com



Loan Officer
Delray Beach, FL Mortgage Loan Officer
NMLS #325921

🌴 ☀️ June 2026 ☀️ 🌴 **Delray Beach Living — Where Every Day Feels Like Vacation!**

🎧 **Listen here: Whenever I call you friend – Kenny Loggins and Stevie Nicks**

<https://open.spotify.com/track/4hqMOeGFInc2GQpwPJVBFI?si=DjH4dPq3QOm3vjtBu7tYOQ>

🎪 **Delray Beach Events You Won't Want to Miss**

🎨 **First Friday Art Walk**

📍 Downtown Delray Beach

📅 June 5 | 6 PM – 9 PM

Enjoy live music, local galleries, art exhibits, and the vibrant creative energy that makes Delray Beach special. Perfect for a relaxing evening stroll with neighbors and friends.

🎵 **Tribute Concert: Kenny Rogers & Dolly Parton**

📍 Delray Beach Playhouse

📅 June 6

Enjoy a nostalgic evening of classic country hits and entertainment.

🍷 **Coco Market Wellness Festival**

📍 Old School Square

📅 June 7 | 9 AM – 3 PM

A family-friendly wellness market featuring yoga, local vendors, food, crafts, and community activities. Bring your reusable water bottle and enjoy a healthy Sunday in the heart of downtown!

Mortgage Moment:

Summer is peak buying season—acting now can help you secure better opportunities before competition heats up.

Ask about my 2nd mortgage program with no monthly mortgage payment – must be 55 or older. Call for details.

📞 Call or 📠 text 954-684-7637 ✉️ Email heather.craig@ccm.com

Heather Craig NMLS 325921— Licensed Loan Specialist (FL, GA, TN, VA, TX, LA, AL) 🏠 ccm.com/heather-craig 900 NW 17th Avenue, Unit 202 Delray Beach, FL 33445 Equal Housing Opportunity. All loans are subject to underwriting approval. Certain restrictions apply. Call for details. All borrowers must meet minimum credit score, loan-to-value, debt-to-income, and other requirements to qualify for any mortgage program. CrossCountry Mortgage, LLC NMLS3029 (www.nmlsconsumeraccess.org). 1623515



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June 2026



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Tourist Season Ends. Hurricane Season Begins.	2	3	4  6:00pm	5	6  7:00pm
7	8  Improv @ the Clubhouse 6pm - 7:30pm	9	10  6:00pm	11	12	13
14  Mexican Train Dominoes 11:00am	15	16	17	18  Pizza Party 5:30pm	19  JUNETEENTH Celebrate Freedom	20
21  Happy FATHER'S Day	22	23  Board of Directors Meeting 7:00pm	24	25	26	27  Playwright Festival at Delray Beach Playhouse
28  Playwright Festival at Delray Beach Playhouse	29	30	Third Quarter HOA Payment Due July 1			