



WATCH FOR UPCOMING EVENTS AND ACTIVITIES ON CHANNEL 901



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Ph # 561-495-1133

cocowoodmgr@fsresidential.com

Property Manager:
Christina Hurst

Regional Director:
Sheri Martini

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After Hours 866-378-1099

Dear Neighbors:

We are happy to share that the clubhouse windows and doors project is on track and anticipate installation to begin in September of this year. We want to extend a huge thank you to Kathy Thrasher and Bernie Pedowitz for all of their hard work and dedication overseeing this project.

We will share a more detailed installation timeline as we approach the fall.

Our property manager, Christina Hurst's last day is Thursday July 2nd. We are very sorry to see her go, thank her for her service, and wish her the best in her new endeavor. We will be sharing more information shortly regarding the transition plan and who to contact for property management requests going forward.

The Board is aware of the ongoing service issues and disruptions with Blue Stream Fiber. Please be assured that our BMTC committee is working diligently with the provider on a resolution. We understand how frustrating connectivity issues can be, and we are holding them accountable to restore optimal service. We will keep the community updated as we receive new information.

Thank you and we hope to see you at one of our community events soon.

Your HOA Board of Directors

COCO WOOD LAKES

Treasurer's Report - June 23, 2026
For the period ending May 31, 2026



CASH ON HAND

\$	180,262	Operating Account, includes prepays of	\$38,573
\$	154,240	Operating Money Market	
\$	299,539	Reserve Account - Decrease of \$32,114 from April - reflecting the deposit for the Windows & Doors replacement	
\$	634,041	Total	

BALANCE SHEET ANALYSIS

Operating Accts	\$334,502	
Less Prepays	-\$38,573	
less 1 mos. Cushion	<u>\$79,616</u>	based on 2026 budget (adjusted to 1 month, as money in MMA is liquid)
Avail for expenses	\$375,545	

ACCOUNTS RECEIVABLE (Maintenance fees owed, DELINQUENCIES)

\$	31,250	Total Delinquencies	*Decrease of \$14,782 from prior month	
\$	17,720	At Attorney - Accounts over 90 days in arrears (represents ~ 57% of total)		3 accounts
\$	13,473	Reminders And Late Assessments	Late after 15th of the month	20 accounts
\$	57	Small (under \$50) balances owed		5 accounts
		Total Accounts		28 accounts

EXPENSE SUMMARY

	Budgeted	Actual Exp	Variance (Over Budget)	
\$	79,616	\$ 87,636	\$ (8,020.00)	*May Budget vs. May Actual - Over budget
\$	398,080	\$ 400,145	\$ (2,065.00)	YTD Budget vs. YTD Actual - Over budget

May overage is attributable to the auditorium AC compressor replacement, landscaping expenses (root removal and much replacement), and office repairs

LINE ITEMS RUNNING OVER BUDGET YTD

	Budgeted	Actual Exp	Variance (Over Budget)	
\$	915	\$ 3,402	(\$2,487.00)	Newsletters (This was a coding error which was caught after financials were closed. Invoice should've been coded to taxes and will be corrected next month)
\$	18,750	\$ 20,785	(\$2,035.00)	Electricity (Street lights and Clubhouse) Utility rates have increased and we continue to run over monthly budgeted amount
\$	665	\$ 5,444	(\$4,779.00)	R&M - Air Conditioning (Auditorium repair \$4,800; Office AC \$644 (to be reclassified to Reserves)
\$	3,335	\$ 5,462	(\$2,127.00)	*Legal Fees

*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. April overage was \$2,665 May overage is \$963

A Personal Thank You

As many of you may have heard, my last day serving
Coco Wood Lakes will be July 2, 2026.

I would like to take this opportunity to sincerely thank the Board
of Directors and the residents of Coco Wood Lakes for the
support and kindness shown to me during my time with the
community. Over the past year, I have learned so much and have
truly appreciated the opportunity to serve as your Community
Association Manager.

It has been a privilege to work with such a dedicated Board and
a community that takes great pride in where they live. I am
grateful for the experience and will always look back on my time
at Coco Wood Lakes with appreciation.

I wish the Board, residents, and community continued
success and happiness for many years to come.

Thank you for allowing me to be a part of
Coco Wood Lakes.

With gratitude,
Christina Hurst, LCAM



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

**DO NOT FEED
DUCKS
GEESE**



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

Bluestream Service Outages – Update from the Bulk Media Technology Committee

As many owners and residents know, Bluestream's network serving Coco Wood Lakes experienced several service disruptions during June, including a major outage that was caused by an FPL power failure at a national data center in Miami. Bluestream advised that both the primary and backup power systems at the facility also failed. Although the data center is not owned or operated by Bluestream, it serves a wide range of organizations, including many large enterprises, Fortune 500 companies, internet and software providers, and other major internet service providers throughout Florida.

The Coco Wood Lakes Property Manager will be distributing a letter from Bluestream that provides additional information regarding these outages. More than 80 Bluestream communities were affected—not just Coco Wood Lakes—although not every customer in every affected community experienced a service interruption.

These outages caused significant disruption for many Coco Wood Lakes residents and even prevented the June Board of Directors meeting from being broadcast via Zoom. Equally frustrating, Bluestream's customer service lines became overwhelmed by the unusually high volume of calls, making it difficult for many residents to reach a representative.

In addition, some residents found that their internet and television service did not automatically resume once power was restored. Service was restored only after Bluestream remotely reset their equipment or the residents manually power-cycled it. Seasonal residents were particularly affected because those who were away from home had no ability to manually reset their equipment and, in some cases, remote resets were unsuccessful.

On Friday, June 26, members of the Bulk Media Technology Committee (BMTC), together with several Board members, met with Bluestream executives, including a Bluestream Vice President, to discuss the recent outages. During the meeting, the BMTC and Board expressed residents' concerns, conveyed the numerous complaints received, and presented several recommendations intended to improve service reliability and customer communications.

Among the recommendations were:

- Implement text message notifications when service outages begin and end, as well as for other important service updates, in addition to the existing email notification system;
- Develop a permanent solution that eliminates the need for residents to manually reset their equipment following service interruptions;
- Provide appropriate compensation or service credits to affected owners for the recent service disruptions;

A follow-up meeting between Bluestream and the BMTC has been scheduled for early July.

We understand that many residents are frustrated by these recent service disruptions, and we share those frustrations, as we also live in Coco Wood Lakes and experienced many of the same issues.

The Board of Directors and the Bulk Media Technology Committee will continue working closely with Bluestream to improve the reliability of network services within our community. We will continue to monitor Bluestream's progress and keep residents informed as additional improvements are implemented.

Bulk Media Technology Committee

HOLLYWOOD COMES TO COCO WOOD LAKES!

Pizza & Movie Night Featuring Netflix's *Little Brother*



Join us for a special evening hosted by our neighbor **Natalie Andre**, proud mom of actor and comedian **Eric Andre**, as we screen his latest comedy, *Little Brother*. Natalie is excited to share her son's latest project with her Coco Wood Lakes neighbors. Come enjoy a fun evening and celebrate one of our community's own

About the Movie

Little Brother is a comedy about a successful real estate agent whose carefully organized life is thrown into chaos when his unpredictable younger brother suddenly reappears. What follows is a hilarious and heartwarming adventure about family, forgiveness, and second chances. Rated R

 **Optional Pizza available with RSVP \$8 = 2 slices or BYO food**

 **Date:** Thursday July 2, 2026

 **Time:** 6:00 PM. for food. Movie starts 6:30 PM

Watch the Trailer: <https://www.netflix.com/tudum/articles/little-brother-john-cena-eric-andre>

RSVP for PIZZA by noon day of event by texting 954-803-7316, emailing joannorlando@ymail.com or calling Christina 561-495-1133



Natalie has some movie “swag” that she may raffle off as a donation to the Entertainment Committee. Some other fun surprises in store too.



Coco Wood Lakes JULY EVENTS

Summer Fun • Friends • Food • Good Times

MOVIE

Thursday, July 2nd
Little Brother

6:00 PM

Optional Pizza

GAME

Wednesday, July 8th
Game Night

6:00 PM

Bring your favorite game and join the fun!

IMPROV

Monday, July 13th
Improv Class

6:00 - 7:30 PM

\$10 per person • RSVP by 7/10

PIZZA

Thursday, July 16th
Pizza Night

5:30 PM

GAZEBO

Thursday, July 23rd
Potluck Happy Hour @ the Gazebo

5:30 PM

BYOB • Bring an appetizer to share • Bring a chair

BOD

Tuesday, July 28th
CWL BOD Meeting

7:00 PM

YOUR CWL Entertainment Committee

UPCOMING *Events*

SAVE THE DATE!



SATURDAY,
OCTOBER 31ST

HALLOWEEN
★ ★ *Costume Party* ★ ★



SUNDAY,
NOVEMBER 8TH

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



SUNDAY,
NOVEMBER 22ND

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



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!



START HERE!

ESTATE SALE!

14537 Shadow Wood Lane
July 8th, 9th, 10th, 11th & 12th
10:00 AM TO 4:00 PM

<https://bluemoonestatesales.com/boca-raton/estate-sale/not-to-miss-estate-sale-jam-packed-with-phenomenal-treasures/>

START ESTATE SALE

COMMUNITY OPEN HOUSE!

TOUR 5 BEAUTIFUL HOMES & the Clubhouse!

 **SATURDAY, JULY 11TH**
11:00 AM TO 2:00 PM

 **SUNDAY, JULY 12TH**
NOON TO 3:00 PM

1



14677
Shadow Wood Lane
2 Bed/2 Bath
1 Car Garage
\$460,000

2



14582
Sunny Waters Lane
2 Bed/2 Bath
w/ enclosed Patio
2 Car Garage
\$399,000

3



14915
Pepper Mill Lane
2 Bed/2 Bath
1 Car Garage
\$358,000

4



14765
Country Lane
2 Bed/2 Bath
2 Car Garage
\$429,900

5



Coco Wood Lakes Clubhouse
6269 W. Atlantic Avenue
Delray Beach
(NW corner Atlantic Ave/ El Clair Ranch Rd)

Explore Our Community...
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Hello CWL Neighbors, I'm Edward Rowe, a licensed & insured contractor. My wife, Anna, and I are CWL residents. This is one of my recent CWL updates. What a difference! 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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Listed	Sold	Address	Bed/Bath	List Price	Sold Price	DOM
3/24/2026		14592 Country Side Lane	2/2	\$489,900		92
4/24/2026		14765 Country Lane	2/2	\$429,900		61
5/8/2026		14759 Hideaway Lake Lane	2/2	\$350,000		42
4/25/2026	under contract	6431 Hitchin Post Way	2/2	\$349,900		37
5/10/2026	under contract	14798 Summersong Lane	2/2	\$349,000		33
4/26/2026	under contract	14888 Sunnyview Lane	2/3	\$495,000		2
12/21/2025	6/24/2026	14624 Country Side Lane	2/2	\$574,500	\$550,000	156
2/19/2026	6/2/2026	6348 Whispering Wind Way	2/2	\$415,000	\$420,000	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

COMING SOON



PEPPER MILL LANE



SHADOW WOOD LANE

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SMART WAYS TO USE YOUR HOME EQUITY




HOME IMPROVEMENTS

Update your kitchen, add a new bathroom, or create the outdoor oasis you've always dreamed of. Increase comfort and your home's value.




OFFSET INCOME

Use your equity to supplement your retirement income, reduce financial stress, and enjoy greater peace of mind every single day.




VACATION OF A LIFETIME

Cruise the Mediterranean, explore Europe, or visit those bucket-list destinations. Your equity can help make lifelong memories a reality.




HELOC FLEXIBILITY

A Home Equity Line of Credit (HELOC) gives you flexible access to cash—use what you need, when you need it, with interest only on what you use.

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July 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
HOA Dues Are Due July 1st			1	2  6:00pm	3 	4 
5	6	7	8  6:00pm	9	10	11
12	13  Improv @ the Clubhouse 6pm - 7:30pm	14	15	16  Pizza Night 5:30 - 8pm	17	18
19  Mexican Train Dominoes 10:30am	20	21	22	23  Potluck Happy Hour 5:30pm	24	25
26	27	28  Board of Directors Meeting 7:00pm	29	30	31	