

Coco Wood Lakes



WATCH FOR UPCOMING EVENTS AND ACTIVITIES ON CHANNEL 901

BOARD MEETING



AUGUST 25TH, 2026

AUGUST 2026
INSIDE THIS ISSUE:

BOARD MESSAGE	2
TREASURER'S REPORT	3
COMMUNITY NEWS	4-6
UPCOMING EVENTS	7-8
ADVERTISEMENTS	9-13
CALENDAR	14

BOARD OF DIRECTORS

ANITA BROWN	PRESIDENT
JOANN ORLANDO	VICE PRESIDENT
KATHY THRASHER	TREASURER
MARIANNE REGAN	SECRETARY
JESS KAUFMAN	DIRECTOR
JON GUTMACHER	DIRECTOR
BERNIE PEDOWITZ	DIRECTOR

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

cocowoodmgr@fsresidential.com

Regional Director:
Sheri Martini

First Service Residential
After Hours 866-378-1099

COCO WOOD LAKES – MESSAGE FROM THE BOARD**7/28/2026**

It's certainly been a hot couple of weeks since our last board meeting!

Despite the summer heat, it's been wonderful to see neighbors out enjoying evening walks and relaxing by the pool as the temperatures begin to cool each day. Those moments are what make Coco Wood Lakes such a special place to call home.

Behind the scenes, your Board has been hard at work as well. We've been reviewing bids and evaluating the best options for repairing the west walkway, while also preparing for the installation of our new outdoor water fountain—a needed repair we hope everyone will enjoy.

Earlier this month, we held a properly noticed special board meeting to begin discussions on our Document Modernization Project. Thank you to everyone who attended and shared thoughtful comments and ideas. Your participation helps us make informed decisions that reflect the needs of our community.

We'd also like to extend our sincere appreciation to Maribel Fernandez Dillon, who has been serving as our Interim Property Manager since July 15. Maribel has done a wonderful job assisting homeowners and helping keep things running smoothly during this transition.

Our entertainment committee has also been keeping the fun going with several well-attended events, including a fantastic Movie Night featuring Eric Andre, son of our neighbor Natalie Andre. It's always great to see residents gathering together and enjoying time with friends and neighbors.

As our community continues to grow, we encourage everyone to stay connected. If you have neighbors who don't regularly check their email or visit the clubhouse, please consider sharing the monthly newsletter with them. And if you've noticed new faces around the neighborhood, take a few minutes to introduce yourself. A simple hello can go a long way in making someone feel at home.

Thank you for helping make Coco Wood Lakes a welcoming, friendly, and engaged community. We look forward to seeing you at our upcoming meetings and events!

COCO WOOD LAKES

Treasurer's Report - July 28, 2026
For the period ending June 30, 2026

CASH ON HAND

\$	153,218	Operating Account, includes prepays of	\$63,173
\$	154,638	Operating Money Market	
\$	299,647	Reserve Account	Windows/Doors contract Total \$66,444 Plus permits (pd \$32,972 5/18) Ttl to be paid - \$33,472 (plus permit) Balance Reserve Acct Available - \$266,175
\$	607,503	Total	

BALANCE SHEET ANALYSIS

Operating Accts	\$307,856	
Less Prepays	-\$63,173	
less 1 mos. Cushion	\$79,616	based on 2026 budget (adjusted to 1 month, as money in MMA is liquid)
Avail for expenses	\$324,299	

ACCOUNTS RECEIVABLE (Maintenance fees owed, DELINQUENCIES)

\$	27,701	Total Delinquencies	*Decrease of \$3,549 from prior month	
\$	18,294	At Attorney - Accounts over 90 days in arrears	(represents ~ 66% of total)	3 accounts
\$	9,303	Reminders And Late Assessments	Late after 15th of the month	10 accounts
\$	104	Small (under \$100) balances owed		3 accounts
			Total Accounts	16 accounts

Note: At the close of January this year, we had 59 accounts in delinquency status - the current number represents a 73% reduction in the number of accounts in delinquency!

EXPENSE SUMMARY

	Budgeted	Actual Exp	Variance	Under / (Over) Budget	
\$	79,616	\$ 74,198	\$ 5,418.00		June Budget vs. June Actual - Under budget
\$	477,696	\$ 474,344	\$ 3,352.00		YTD Budget vs. YTD Actual - Under budget

LINE ITEMS RUNNING OVER BUDGET YTD

	Budgeted	Actual Exp	Variance	(Over Budget)	
\$	1,398	\$ 3,684	(\$2,286.00)		License, Taxes, Permit - Pool/Spa Permit \$475; 2025 Taxes \$2,786; Annual budget \$2,800
\$	26,310	\$ 29,081	(\$2,771.00)		Electricity (Street lights and Clubhouse) Utility rates have increased and we continue to run over monthly budgeted amount
\$	4,002	\$ 6,265	(\$2,263.00)		*Legal Fees

*CWL budgets for normal legal expenses related to collection activities and guidance on law changes. We will continue to track over budget due to costs incurred in April and May responding to a homeowner that has threatened litigation against the board.



Dear Coco Wood Lakes Residents,

Following the recent service disruption impacting Coco Wood Lakes, we would like to provide a detailed update on our findings, actions taken, and next steps.

- **Root Cause & Remediation Plan**

Our investigation determined that the primary cause of the disruption was not the loss of power itself, but an unusually high surge in internet traffic as the network automatically adjusted to the outage. This surge overwhelmed a critical internet gateway serving Coco Wood Lakes and neighboring communities, resulting in intermittent connectivity and interruptions to services such as TiVo.

Service was restored by redistributing traffic across additional equipment. Since then, we have increased system capacity to better handle similar events in the future, significantly reducing the likelihood of recurrence.

As part of our ongoing remediation efforts, we are planning a full failover test to ensure that our gateways can successfully manage traffic under these conditions with the newly added resources.

- **Device Self-Recovery Solution in Development**

We have engaged Plume to investigate reported device self-recovery concerns. We are working on both temporary and permanent solutions.

- **Outage Communication Improvements**

We are actively working with our development teams to enhance outage communications, including implementation of text message notifications and IVR updates, to ensure more timely and proactive communication during future events.

- **Community Engagement**

We are open to coordinating a board meeting or town hall to review this event in detail and address any questions.

We understand how impactful service disruptions can be and appreciate your patience as we continue improving network resilience and communication processes. Our team remains fully committed to delivering reliable service experience for your community.

Best Regards,
Grettel Sami
561-862-7623
BAU Account Manager
Blue Stream Fiber
Coco Wood Lakes Dedicated Phone # 561-264-2880



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 to Bernie Pedowitz for donating the water dispenser

Thank you to Marianne Regan for keeping the Clubhouse filled with sweet treats, coffee, desserts ...

Great News ... The Inaugural Season of CWL Fantasy Football League is about to happen. Mark Karkenny has volunteered to be the Commissioner of our League. There are 12 spots available, please let me know asap if you're interested.

Actually, 10 spots remaining after me and Mark. First 10 people that reply are in.

We're keeping the entertainment schedule light for August with just Game Night and Pizza night. Starting in September, we'd like to add another monthly event to the calendar ... possibly Taco Tuesday. Please let us know if you have a suggestion for a monthly event. We are also thinking of adding a Card Night to the schedule, possibly a different game every month ... still in discussion stages. Again, your input is appreciated.

August No Improv this month

Game Night Wednesday Aug 12th

Pizza Night Thursday, Aug 20th

UPCOMING EVENTS ** SAVE THE DATE

Saturday, October 31st Halloween Masquerade Party

Sunday, November 8th Celebrate CWL Veterans

Saturday, December 12th Holiday Party

Saturday, January 9th Salsa Night

Saturday, January 23rd CWL Community Yard Sale

Wednesday, February 10th CWL Annual Meeting

Saturday, March 20th Mystery Dinner

YOUR CWL ENTERTAINMENT COMMITTEE!

Jo-Ann Orlando, Pat Gorski & Mary B.



BLUE STREAM TOWN HALL MEETING



YOUR VOICE.
YOUR SERVICE.
YOUR COMMUNITY.



MONDAY, AUGUST 10TH @ 6:00 PM



Are you having issues with your Blue Stream service ..
then you need to come to this meeting.
There will be a "link" available
if you are unable to attend in person.



We are also keeping a "log" in the office. If you have an issue
to report, please call 561-495-1133 or email
CocoWoodMgr@fsresidential.com. Please include your
name, address, phone number (for BS to respond to you),
brief description of the issue with date and time of occurrence.



THE COCO WOOD CUP

PLEASE JOIN US FOR THE INAUGURAL SEASON OF
COCO WOOD LAKES FANTASY FOOTBALL

No experience required!



- Mark Karkenny, has agreed to be our Commissioner. There are 12 teams in our League and will be available on a first come, first served basis.
- Reach out today to JoAnn Orlando by text **954-803-7316** or email joannorlando@gmail.com.
- The team buy-in is **\$25**.
- There will be a prize for the **top 3 teams** and, of course, a **last place surprise**.
- We will be using **ESPN FANTASY FOOTBALL** app (fantasy.espn.com).
- Our draft will be at the **end of August**.
- More info coming as our league fills up.



★ Remember, a Little *friendly competition* is good. ★

AT THE END OF THE SEASON, IT'S ALL ABOUT BRAGGING RIGHTS 🤔



CWL EVENTS

AUGUST

NO IMPROV THIS MONTH



Wednesday,
August 12

GAME NIGHT

**6:00
pm**



Thursday,
August 20th

PIZZA NIGHT

**5:30
pm**



Tuesday,
August 25th

BOD MEETING

**7:00
pm**



Join the **CWL Fantasy Football League** –
info coming soon.

Contact JoAnn Orlando if you want to be
part of our inaugural season.



SAVE THE DATE ★★ UPCOMING EVENTS



Saturday, October 31st

Halloween Masquerade Party



Sunday, November 8th

Celebrate CWL Veterans



Saturday, December 12th

Holiday Party



Saturday, January 9th

Salsa Night



Saturday, January 23rd

CWL Community Yard Sale



Wednesday, February 10th

CWL Annual Meeting



Saturday, March 20th

Mystery Dinner

Care you can trust.



Call today to talk to a Compassionate Expert.

Dedicated and professional caregivers, matched to your family's needs—because comfort and safety matter most.

We refer caregivers who can provide:

- Assistance with activities of daily living
- Personal care
- Light housekeeping
- Errands
- Transportation
- Live-in / hourly care
- Post-rehab / hospital care
- Alzheimer's and dementia care
- And much more!



**CareGivers
of America**
Home Healthcare Services

Reach out today for a free consultation:

561.279.3217

CareGiversofAmerica.com

**MENTION THIS AD
AND GET A DISCOUNT!**

Proudly Serving: Broward, Palm Beach,
Miami-Dade, Martin, Saint Lucie,
Okeechobee, and Indian River Counties

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

Dependable Car Service We Drive You Everywhere

24/7

For Reservation Call or Text
Edward
561-212-7578



Huntington Handyman

732.977.4331
abe.rothenberg@gmail.com

- Ceiling Fans
- TV Mounting
- Screening
- Grab Bars
- Drywall installation/Repair
- Electrical
- Painting
- Plumbing
- Caulking

RENOVATION PROJECTS TOO!!!!



P.S. The Handyman

"We do the job you won't do"

Call Paul
954-892-1876



CornerStone Home Inspections Specialists

Mark Domville
Home Inspector/Owner
License# HI17847
Insured biBerk

Phone: 561-927-4663
Email: cornerstonehomeinspectionsspec@gmail.com
Website: www.cornerstone-home-inspections-specialists.com



WE HAVE REFERENCES IN THE NEIGHBORHOOD.

RENPOL
CLEANING SERVICES

- Houses • Offices • Condos • Apartments
- Post Construction • Residential
- Commercial • Move in/out • Deep Cleaning
- One Time Cleaning • First Time • Daily
- Weekly • Bi-Weekly • Monthly

(954) 708-4703
renpol services@hotmail.com





Landscape Designs by Ronnie, Inc.
"Professional Landscape and Lawn Care Service"
www.Landscapedesignsfl.com
Landscapedesignsbyronnie@gmail.com

Ronald Di Dio
561-305-3692

PO BOX 811074
Boca Raton, FL 33481

Paypal, Venmo, Zelle, Credit Cards
Licenced/Insured



ERIC TOMKO
Roofing Consultant

- ✓ Roofing
- ✓ Soffits
- ✓ Gutters
- ✓ Exterior Painting

ARES EXTERIORS
FL Roofing Lic# CCC1335920

(561) 774-9535 (m)
(407) 640-0056 (o)
eric@aresexteriors.com
www.aresexteriors.com




Coco Wood Lakes HOA does not endorse or recommend any advertisers.

Hello CWL Neighbors, I'm Edward Rowe, a licensed & insured contractor. My wife, Anna, and I are CWL residents. This is our personal home. What a difference! Neighbors stop me every day inquiring about our new Bahama Shutters. Thinking of changing things up in your home .. call me. Kitchens, Bathrooms, Flooring, Curb Appeal ... I'd love to work with you on ALL of your HOME RENOVATION NEEDS 561-573-0156

DOES YOUR HOUSE HAVE CURB APPEAL ENVY ?!?



BEFORE

N.Y. TILE & MARBLE INC.
FOR ALL YOUR HOME RENOVATION NEEDS
561-573-0156

AFTER

**FULLY INVOLVED
PRESSURE CLEANING**



OWNED AND OPERATED
BY LOCAL FIREFIGHTER

Call or Text 561-629-6207

FullyInvolvedPressureCleaning@gmail.com

Owned and operated by fire fighters
FULLY INVOLVED PRESSURE CLEANING
We clean

Sidewalks, Driveways, Pool Decks,
Exterior House Cleaning, Gutters,
Roofs, Fencing, Patios and more

Call or Text today: 561-629-6207

www.FullyInvolvedPressureCleaning.com

Before

After



Coco Wood Lakes HOA does not endorse or recommend any advertisers.



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

joannorlando.com | 954-803-7316 | joannorlando@mail.com

Listed	Sold	Address	Bed/Bath	List Price	Sold Price	DOM
2/18/2026		14677 Shadow Wood Lane	2/2	\$460,000		103
7/2/2026		6396 Whispering Wind Way	2/2	\$425,000		24
5/8/2026		14759 Hideaway Lake Lane	2/2	\$489,900		74
4/24/2026	Under Contract	14765 Country Lane	2/2	\$429,900		83
3/24/2026	Under Contract	14592 Country Side Lane	2/2	\$489,900		122
7/2/2026	Under Contract	14898 Fairwind Lane	2/2	\$420,000		13
7/4/2026	Under Contract	14582 Sunny Waters Lane	2/2	\$399,900		22
7/3/2026	Under Contract	14915 Pepper Mill Lane	2/2	\$358,000		8
4/25/2026	7/10/2026	6431 Hitchin Post Way	2/2	\$489,900	\$345,000	37
5/10/2026	7/13/2026	14798 Summersong Lane	2/2	\$489,900	\$255,000	33
4/26/2026	6/26/2026	14888 Sunnyview Lane	2/2	\$489,900	\$485,000	2

COMING SOON

SLEEPY WILLOW - RENTAL



14537 SHADOW WOOD LANE



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



**COLDWELL BANKER
REALTY**



HOA DELRAY

Hello AUGUST!

Your Home. Your Equity. Your Options.

At 55 and better, this is your time to enjoy the Florida lifestyle—and your home equity can help you make the most of it.

Proudly
Serving Delray
Beach & Our
55+ Community
Neighbors!

Turn the *equity* you've built into the life you want to live.

SMART WAYS TO USE YOUR HOME EQUITY



HOME IMPROVEMENTS

Update your kitchen, add a pool 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

Explore new destinations, visit family, take that cruise—your home 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.



You've worked hard. Now let your home equity work for you.

As a local expert who understands the needs of our 55+ community, I'll help you explore the best option for your goals—no pressure, just solutions.



LET'S CHAT!
Schedule your complimentary, no-obligation consultation today.



Local. Trusted. Here for You.

HEATHER CRAIG
LOAN SPECIALIST



CROSSCOUNTRY MORTGAGE™

Proudly Serving Delray Beach & Our 55+ Community



954-684-7637



heather.craig@ccm.com



ccm.com/heather-craig



Delray Beach, FL

NMLS 325921
CrossCountry Mortgage, LLC
NMLS 3029



*Live Well.
Love Delray.*

Thank you for allowing me to be a resource you can count on!



HOME EQUITY ISN'T JUST A NUMBER—IT'S FREEDOM, FLEXIBILITY AND OPPORTUNITY. *Let's unlock it together.*

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.



August 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
TRASH PICKUP Monday: Landscaping and regular pickup of household trash. Thursday: Bulk, recycling and regular pickup of household trash.						1
2	3	4	5	6	7	8
9	 Town Hall 6:00pm	11	 6:00pm	13	14	15
16	17	 The Clubhouse is where you vote	19	 PIZZA PARTY 5:30p	21	22
23	24	 Board of Directors Meeting 7:00p	26	27	28	29
30	31	Are your recycling bins broken? Get new ones free by calling 866-NEW-BINS				