

Community Newsletter

BAYWOOD VILLAGE II

QTR 4 | 2025



HAPPY HOLIDAYS!

Season's Greetings to Our Neighbors!

As another year comes to a close, it's a pleasure to reflect on the progress we've made together and to share some exciting updates from our community.

Grant Award & Community Improvements

Baywood Village II is proud to announce that we were awarded a **grant from the City of Coconut Creek** to help offset the cost of our **Tree Replacement Project**, which was successfully completed this year by Auchter.

This achievement was made possible through careful coordination, meetings with city officials, and navigating the grant application process. I would like to extend a special thank you to **Dan Ewing, Board Secretary**, for his valuable assistance throughout this effort.

The grant funds will be applied toward our **next major initiative: beautifying the community entrance**. The City also offers a grant for this type of project, and we look forward to applying in the near future.

Year in Review: Financial Highlights



This year brought significant financial progress and careful stewardship:

- **Maintenance fees were reduced for the second year in a row**, while staying within budget, thanks to the planning and leadership of **our Treasurer, Andrew Schulz**. Please remember to update your maintenance fee in the **ClickPay portal** so it reflects the reduced amount.
- **Our \$400,000 CD investments** were rolled over for another six months, placing Baywood Village II in the strongest financial position we've had in years.
- **\$100,000 has been set aside** in a special account for **five upcoming projects planned for 2026**.

Information Corner

BAYWOOD VILLAGE II
CONDOMINIUM-
ASSOCIATION, INC.
Baywood website:
www.baywoodvillage2.com

BVII BOARD MEMBERS

President: Dulce Diaz
Vice-President: Patricia
Watkins
Secretary: Dan Ewing
Treasurer: Andrew Schulz
Director: Maureen DeHoyos

Homeowners Web-Portal

Baywood Village II
<https://comwebportal.com/login>

Property Management

Company: J & L Property
Management
10191 West Sample Road, Ste.
#203, Coral Springs, FL 33065
Office Phone: 954-753-7966
Property manager: **Thelma
Quiroa**
For after hour emergencies,
please call: 954-968-9791

Improvements & Projects Completed

Turning planning and investment into visible improvements across our community.

Tree Removal & Replacement

- 60 trees planted to meet city requirements
- 7 additional trees planted, including trees received through the City's Arbor Day giveaway and **two generously donated by resident Jose Diaz**, adding beauty and shade to our community.

Pool Area Improvements

- Two new heaters/chillers installed
- New canopy and repaired pool chairs
- Pool leak repairs completed

Enjoy refreshing summer swims and warm, comfortable pool temperatures in the winter.

Electrical Room Compliance

- New doors, locks, and required safety signage installed

Sidewalk & Safety Repairs

- Sidewalks shaved and trip hazards removed throughout the community

Parking Lot Improvements

- Line striping and bumper cleaning/painting in progress
- Delays due to weather, illness, and staffing shortages

Reserve Fund Investments

- Reserve funds invested in secure, high-yield CDs

★ ★ • Community Appreciation: Holiday Decorations • ★ ★

We hope you are enjoying the holiday lights at our entrance! A heartfelt thank you to the volunteers who helped again this year: **Dianne DeBared, Jose Diaz, and Dan Ewing**. Your time and effort are truly appreciated. By decorating ourselves, our community saves hundreds of dollars each year.



Important Community Notice: Recycling Bins

To help maintain cleanliness within the community, the **recyclable bins located next to the waste bins will be removed at the beginning of the year**, as there is no recycling pickup service within the community.

The **City of Coconut Creek Recycling Center** is available at: NW 22nd Street, behind the Police Center (near our entrance)
Hours: Friday, Saturday & Sunday | 8:00 AM – 4:00 PM

Accepted items include:

- Broken-down corrugated cardboard
- Aluminum and steel cans
- Plastic bottles (#1 and #2) with screw caps
- Glass bottles and mason jars

Please adjust accordingly and help us keep Baywood Village II looking its best. Your cooperation is greatly appreciated.

Community Courtesy & Safety Reminders



- **Christmas decorations must be removed by January 11, 2026**, helping keep the community neat and in compliance with seasonal guidelines.
- **Watch Your Speed:** Please follow the 10 mph speed limit throughout the property and remain alert to help ensure the safety of residents, guests, and pets.
- **Respect your neighbors:** small acts of kindness, consideration, and courtesy go a long way in maintaining a positive and welcoming community.
- **Report any damages or repair needs promptly to J&L Property Management** so issues can be addressed in a timely manner. **Contact:** Thelma Quiroa.
- **Iguana tree wrapping** continues to be effective, with only one iguana removal required during the most recent specialist visit, demonstrating the success of our preventative efforts.

Board Update

Unfortunately, we did not achieve a quorum at the Annual Meeting; therefore, no election was held. As a result, **the 2025 Board will remain in place for 2026**, with no changes to the Directors.

I look forward to continuing to serve our community and, together with J&L Property Management, ensuring that day-to-day operations run smoothly and that **Baywood Village II remains a true gem of the Township**. With your cooperation and continued support, we are confident that **2026 will be another successful year**.

Thank you for being an important part of what makes Baywood Village II such a wonderful place to live. I wish you and your loved ones a **happy, healthy, and joyful holiday season**.

Dulce Diaz

President, Baywood Village II

PREPARED BY CRISTIANO PAES LLC