



Condominium Owners Organization of Century Village East is a volunteer, not-for-profit organization solely responsible for Education, Research and Recommendations on issues intended to improve overall quality of life in CVE.

CVE Election Season Is Here

By Ron Sandler, Chair of Election Committee

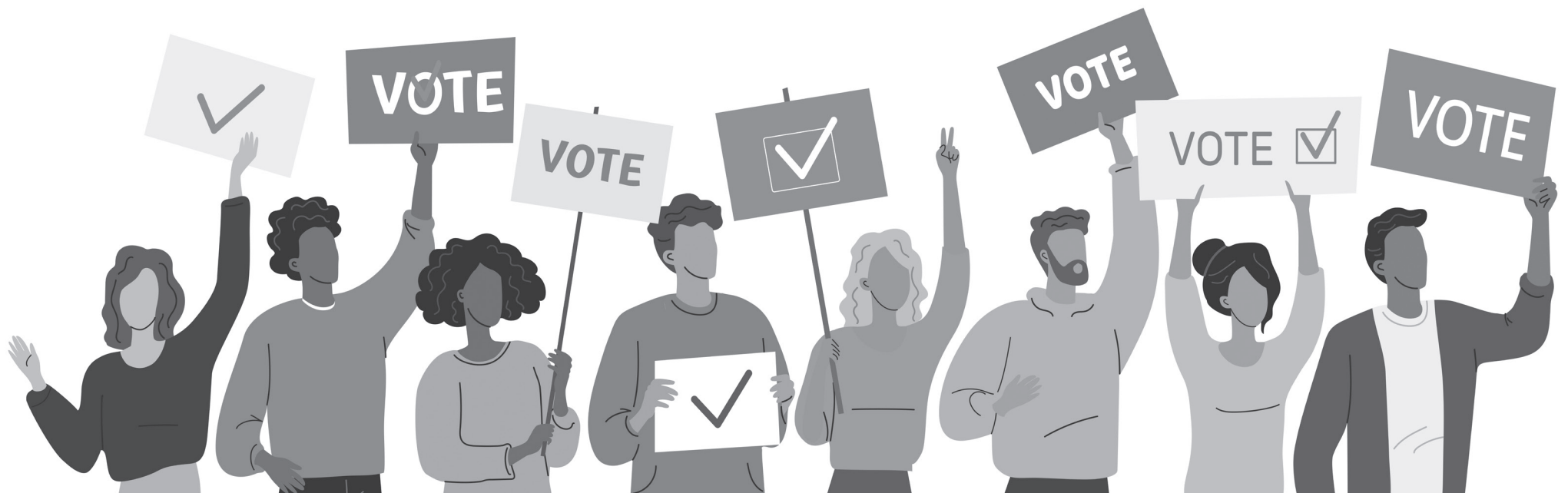
Visit www.coocve.com to read candidate bios, see the COOCVE Directors who will be voting on your behalf in the upcoming CVE 2025 Elections, and stay updated on election details. All candidates running for positions on the Master Management and CenClub Board of Directors are invited to participate in a moderated Q&A session, where they will address questions submitted by your COOCVE Directors. The Candidates Forum is OPEN TO ALL RESIDENTS, and a recording will be available www.coocve.com and on Channel 98.

CVE 2025 Elections - Candidates Forum

Clubhouse Party Room

January 6, 2025

9:30am - 12:00pm



Please see COOCVE.com for location, hours and contact information.

Standard Document Package In Final Review

We are excited to inform you COOCVE's restated rental and non-rental Standard Document Packages (Declaration of Condo, Articles of Inc., Bylaws) are in final review. At this writing, 35 of our 253 associations expressed interest and 23 have sent us the required, signed Board Meeting Minutes approving to move forward with the package as written and the amount necessary to do so (\$3,000 recommended). Those associations will be emailed around Dec. 1st a clean package and the Kaye, Bender, Rembaum legal retainer agreement for \$1,500.

Once those boards read and agree to accept the full set of documents as is, **without any changes**, they sign the legal retainer and send it with a check for \$1,500 to the attorney. Upon receipt, the attorney will prepare and personalize the documents with proper legal identification, naming, property coordinates, etc. Within approximately 3 weeks, that condominium's prepared set of documents will be emailed to them with a cover letter they can use when sending the documents to their members to help them prepare to vote. We encourage boards to request Management Company assistance to help meet all current voting requirements legally and properly.

When the members vote for the documents, the board notifies the attorney and requests the total fee amount to record the documents in the Public Records with the state and Broward County (estimate \$800 - \$1,000 depending on # of pages). Once attorney receives check for total fees, they will assist with paperwork needed to file with the state and register in Broward, included in \$1,500 retainer.

COOCVE is already planning ways to assist those associations with adopting the Standard Document Package **"as is"**. One is to host an SDP Workshop conducted by our KBR attorney within 7-10 days of boards receiving them. This provides boards an opportunity to read them and attend to ask their questions and discuss important issues. More about that to come.

Please note, there is no provision within this \$1,500 standard document package for any changes to the documents. Should an association want changes, that association becomes fully responsible for all associated costs and will no longer be part of the Standard Document Group.

For more details, please visit COOCVE.com > Notices > News > Standard Document Package and email any questions to COOCVE@COOCVE.com.