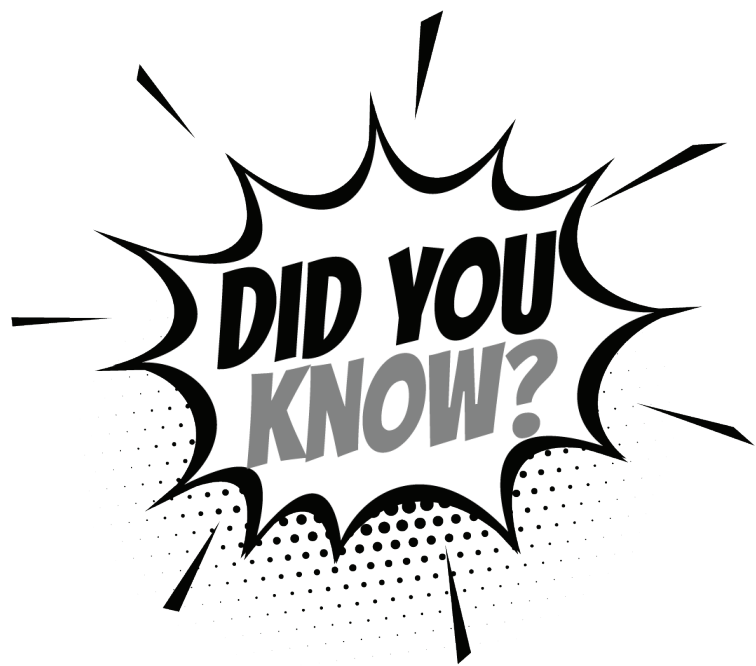




COOCVE'S MISSION

Condominium Owners Organization of Century Village East (COOCVE) is a volunteer, 617, not-for-profit organization solely responsible for Education, Research & Recommendations on issues that may help improve overall quality of life in CVE.

COOCVE owns no property and has no jurisdiction whatsoever over any of CVE's 8,508 condominium owners and their respective 253 associations.



Association Boards need to be careful when reviewing potential new buyers. Buyers who represent an LLC (limited liability company) are usually purchasing to operate a rental business. Most condo documents say units may not be acquired by a corporation, partnership or other entity, and that the units may not be used for business purposes.



We Need Your Building O & D Form !!!

After the Annual Meeting, Association Officers must be registered on Sunbiz and COOCVE needs your building's Officer & Director Form (even if there are no changes from last year). Those forms are used to invite Officers to meetings, and to inform them when issues affect their building. It is important that COOCVE and Master Management have your information.

CALENDAR

March 14	Area Chairs Meeting	9:30 am	Zoom
March 19	COOCVE Board of Directors Meeting	1:00 pm	Zoom
March 26	Presidents' Forum	1:00 pm	Zoom

Accreditation – Is Your Building Association Ready for Excellence?

CIAC, representing Master Management, CenClub and COOCVE, has assembled Community Standards and an Accreditation process. Associations are encouraged to apply for Accreditation as a means to demonstrate their excellence and compliance with their Documents and with Florida law. **Visit our website: cve-ciacc.org for more information. You can contact us by email at: cve.ciacc@gmail.com**

In order to become accredited here are some important things Associations should be doing:

Financial: The Association is in compliance with the financial regulations in F.S. 718, if...

- They prepared a Financial Statement within 90 days after the end of the fiscal year, and made it available to Owners upon request.
- The Annual Budget was adopted by a vote of either the Association Board or the Membership. Copies of the proposed budget and a meeting invitation were delivered to Owners at least 14 days before the Adoption Meeting.
- Financial Statements were supplemented by a Reserve Schedule. Reserves are on the way to being appropriately funded

55+ Community: The Association is in compliance with F.S. 760.29 (4) (a-c) providing for housing for older persons, if...

- Association rules and documents say that, in general, at least one resident (Owner or Renter) must be 55 or older in each unit for the Board to approve residency.
- The Association generally does not allow children under the age of 18 to permanently reside in the building.

Meetings & Elections: The Association is in compliance with F.S. 718, if...

- An Annual Meeting was held with an election of the Board of Directors.
- The 1st Notice of Election was delivered to Owners 60 days before the election.
- Owners were allowed to submit their names for election to the Board. A 2nd Notice of meeting with the election ballot was delivered to Owners 14 to 34 days prior to the election.
- A Board Organizational Meeting to elect officers was held after the Election.

Rules & Procedures: The Association is in compliance if...

- Copies of the Association Documents and Rules are available to unit Owners.
- Board Meetings and Membership meetings are properly noticed and minutes are maintained.
- All persons seeking to purchase, rent or reside in the building are subject to background checks, etc. Applicants are screened by the Association Board before a Certificate of Acceptance (COA) is signed and sealed.
- All leases are registered with the CenClub ID Office.