

COOCVE President's Report

By DONNA CAPOBIANCO, President of COOCVE



I've received several emails from owners who live in large condominiums up north in the summer, asking why it is so confusing to live in CVE. Their other condos have one website, one office manned 9-5 by a property management team that handles everyone's questions, complaints, problems, sales, rentals, etc. Everyone shares the same documents and rules, pays one monthly fee by unit size, attends budget and annual meetings, and elects one board of directors to vote on items where the property manager has no decision authority. Descriptions used include "less complicated", "less confusing", "less stressful" for owners and the Board.

The root cause why CVE is the way it is goes back to how it was built. The developer planned four large Century Village complexes. It was easier and quicker for him to incorporate and build each building separately and sell the percentage of units required before starting another. Worked great for him. Created complex governance and management for us owners. The developer did this in West Palm and CVE before he realized the consequences hundreds of totally separate condominium properties and their respective associations would face.

Swansea is the only area in CVE where both buildings are incorporated as one. Century Village Boca and Pembroke Pines were incorporated by area like Swansea rather than by building, helping them to function a bit more reasonably.

Next month we will explore our complex governance and management. Stay tuned....