



COOCVE'S MISSION

*Condominium Owners Organization of Century Village East is a volunteer, 617, not-for-profit organization solely responsible for **Education, Research & Recommendations** on issues intended to 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 associations.

Association DOCUMENT Project

Many garden and high-rise associations are telling us they need to amend their documents. New laws are looming, and their old documents are causing problems for them and their owners. On top of this, the average cost to amend documents currently ranges between \$4,500 and \$7,500.

COOCVE, in an attempt to address this need, is preparing a RESTATED full set of standard documents (Articles, Declaration, By-Laws) from templates we already have. The standard set is intended to:

1. Save associations money by adopting a standard set of documents rather than paying the premium cost to produce their own.
2. Remove all Demised Property/LEASE language.
3. Provide a current, clean restated set of documents conforming to FL.S. 718.
4. Meet most common CVE document language.
5. Allow for associations to customize their RULES & REGULATIONS to compensate for something they might want that is not in the document set.

Our Association Document Committee is planning to have the set ready for attorney review next month. As soon as we have the details for our associations of steps and costs involved, we will immediately share it.

This project represents only one of the many ways COOCVE seeks to provide education, research and recommendations on issues intended to improve overall quality of life in CVE. We also proudly support CIAC and several of our officers volunteer in that worthwhile endeavor as well. We are working hard to make a positive difference in our community.

CALENDAR

May 21st President's 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.