



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.

Demographically, our village has changed. Our average owners range in age from 65 to 78 and have been full time employed most of their lives. They are getting ready to retire and want to enjoy living an active lifestyle in a beautiful environment and maybe travel the world. CVE offers a very beautiful environment and a hard to beat active lifestyle. It is also a great value for all one gets, which can help with some of that travel!

What the majority of owners do not realize is that Century Village East is a very complex condominium environment.

Most owners do not understand how their condominium works, how CVE works, what their condo board's responsibilities are and what their own responsibilities are to their condominium and their community. Very few have a copy of or have read their governing documents, and those documents differ among all the 253 condominiums within our village. It does not help that of these "very few" are those serving on the condominium's governing boards. And of those who are knowledgeable, they often become the President and weaponize that knowledge to intimidate other board members and unit owners who know less. It can get very frustrating.

This is where COOCVE comes in.

We focus on trying to help alleviate the frustration through education, research and recommendations. Although our organization has no authority or responsibility for any condominium owner, board member or other persons or entities in CVE, we try to answer or point to where one can learn, recommend steps to take

and continuously research where to find helpful information on the many subjects associated with condominium living.

COOCVE encourages all to read their condominium documents. They may seem daunting, so we suggest starting with only two parts: the Declaration of Condominium and the By-Laws. We encourage anyone needing help understanding what is written to first ask their board for assistance. This can help you learn together. When you and your board need help learning, you have an Area Chair to help you. Find the Area Chair listing on COOCVE.com under About Us. If no Area Chair or Vice Chair is listed, please contact the COOCVE office. See our location and hours on COOCVE.com.

COOCVE does not offer any of the pretty or fun in CVE. And no condominium is perfect. But for those experiencing significant frustration with how your condominium operates, it can reduce some of the joy of living in CVE. Along with your governing documents, we can help.

COOCVE is all about reducing frustration and increasing joy!

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

Who Manages What in CVE & Locally?

- **CenClub
(954-428-6892)**
Operates the Clubhouse and all recreational facilities. *Call them for:* Problems with swimming pools. Class schedules & special bus trips. Entertainment schedules. Show tickets. New IDs. Athletic schedules. Tennis & pickleball court reservations. Equipment for shuffleboard, putting course, ping pong. Fitness center issues.
- **Master Management
(954-421-5566)**
Controls entrance gates, busses, trash collection, sprinklers, FPL lights. *Call them for:* Security issues. Visitors at entrance gate. Problems with traffic on roads or walkways. Sprinkler issues. Getting a barcode. Subscription to Insider Newsletter. Garbage pick-ups/additional dumpsters. Bus schedules & routes. Lighting in the Village. Road paving & repairs.
- **Condo Association**
Controls it's individual building and building property. *Call the President or Treasurer for:* Association budget. Signed Certificates of Occupancy. Problems with laundry machines or elevator/lift. Monthly premium/payments to condo association. Copies of governing documents & building rules. Minutes and notices of Board Meetings. Landscaping issues. Screening potential new owners/renters. Budget inquiries. Wind mitigation reports. Parking Issues. Service & support animal permission forms.
- **Management Company**
Hired by the Association to manage building finances, cleaning, repairs, and landscaping. *Contact them for:* Bug spraying. Applications to purchase or rent. Emergency clean-ups or repairs. Contractor quotes. Fire and other city inspections. Landscaping services. Notices for Annual Meetings. Payment of fees. Election supervision. Annual Financial Report.
- **COOCVE
(954-596-0775)**
Provides education and research to support condo boards and owners. *Contact the office or coocve.com website for:* Educational workshops & seminars. Contacts for Board certification classes. Community-wide resources CVE Elections. Association forms. Contractor. Survey listings. Association Officer Forums. Buying Group info.
- **City of Deerfield Beach**
Controls: Building permits. Beach parking passes. Milestone & SIRS Inspection reports. Flood Elevation maps.
- **Broward County**
Controls: Taxes & property evaluations. Homesteading. Voter registration.