

COOCVE President's Report

By DONNA CAPOBIANCO, President of COOCVE



COOCVE must provide an annual report each January. Here is our 2024 report.

Finances: COOCVE's Executive Board has been hard at work to provide a reasonable and well-thought-out business plan and budget to assist Master Management and CenClub with their decisions on funding COOCVE going forward. Constant vigilance and innovative ideas from the team continues to help COOCVE find new and innovative ways to improve its corporate financial planning, bookkeeping needs, streamlining operations and improving our legal status by using our new documents to

reduce our involvement in lawsuits.

FEMA Flood Zone Revalidation List: Worked with City in formatting and distributing to all associations Letters of Map Amendment (LOMA) "revalidating" removal from flood zones.

USPS Mailboxes for Associations: Worked with USPS in formatting and distributing to all associations the "How To's" of establishing association mailboxes.

CVE Reporter Share Purchase Offer: Investigated and worked diligently with our attorney and board of directors April to May to investigate and properly respond to the CVE REPORTER offer to buy back their shares from COOCVE.

COOCVE Document Amendments: April thru November we produced COOCVE Amended and Restated Articles of incorporation and Bylaws. Took board through the proposed amendments for input and made changes accordingly. Oct. 15th Board adopted the revisions, and the Articles were certified on Sunbiz.org 10/30/24. Please note our 617 corporation is not required to register its bylaws in Broward County. We operate under those new documents today.

Standard Document Package: June to November, along with our law firm, Kaye, Bender, Rembaum, we produced Amended and Restated Declaration of Condominium, Articles of Incorporation and Bylaws for any association wanting them. We negotiated the STANDARD DOCUMENT PACKAGE (SDP) retainer where for \$1,500 any association willing to accept the STANDARD DOCUMENTS as written, could sign the retainer, KBR would prepare the documents for the association to send to its membership for vote and receive assistance with getting the Articles filed with the state and remaining documents registered with Broward County. Those associators, wishing to customize the documents, have a clean, free of all long-term lease language, legally up-to date set to take to any attorney and pay to alter them as they wish. Depending on how much change they desire, they likely will save in legal costs. See more regarding Advantages of Adopting the SDP "As Is" in this January Reporter insert.

Treasurers Workshop was well-received and dealt with current issues facing association secretaries and how best to accomplish the needs of the position.

Association Guidance and Education: COOCVE remains often called upon by boards and their members to provide personal guidance and education on how to improve their communication and operations to work together more effectively and harmoniously.

President's Forum continues as a highly successful vehicle for boards to get together and talk about common issues and share resolutions. This year more than ever, associations, large and small, sought and shared contractor info and ways to save, sorely needed during 2024's unprecedented numbers of legal, structural, and mandated changes.

Election Committee is hard at work as this report is being written, preparing for the 2025 election. The Association Representative Board of COOCVE has the critical job of voting and we hope for strong participation. See more election details in this January Reporter insert.

Area Chair Committee has 15 out of 21 Area Chairs currently. Since early 2024 no one has volunteered to chair the committee. In 1989, the Reporter was the only community communication device. The Council of Area Chairs was formed to help COOCE disseminate information between Reporter issues. Area Chairs volunteer to run for the position, call for a meeting of associations in their area, and those associations vote her/him in as they wish. Elected Area Chairs vote for their Chairperson to lead the committee. We await area election results.

Website Renovation is in progress to offer our community more helpful information in ways they prefer to obtain it. COOCVE.com is a critical communication tool that needs to adapt to serve our changing CVE community as it organizationally, culturally, socially and economically changes .

COOCVE Office: February 1st to December 10th, the COOCVE office served approximately 215 visitors (1.3 per day) and 169 callers (1.2 per day) on various COOCVE related topics and resident emails are increasing. Prior to moving to our beautiful location a few years ago, for 10+ years the office was open 1 or 2 days a week for a few hours and communicated primarily via email and phone. We now have good data to explain why. Our revised 2025 office hours will be posted on COOCVE.com.

For 2025, our volunteer officers will focus on doing what we do best and do so within reasonable volunteer hours. Your COOCVE team is adapting to what CVE is telling us they want and need. We look forward to conducting more research to find and provide more recommendations to help improve the quality of life of our boards an owners and offer more education programs.