

Advantages of Adopting the Standard Document Package “As Is”

Associations that adopt the SDP, as is, have more in store by way of potential benefits. Sharing the same documents means you belong to an elite Standard Documents Group (**SDG**) and can potentially benefit in many ways. Here are just a few of those benefits:

- Reduced shared cost when amendments need to be made in the future.
- COOCVE providing document education programs to all SDG boards and owners.
- COOCVE will be working on providing a set of “legally checked” RULES. Any association can adopt them as is or alter them as needed. The SDG, because their documents are the same, can apply these RULES to their associations as needed, knowing there is no conflict with their documents. And, as we all learned, RULES can be adopted and changed by the board and do not need to be registered in Broward.
- COOCVE will be working together with the SDG on possible options for having a single board to serve as many SDG associations that wish to participate. Having a group of Associations with enough units (300+) under management, operating under the same documents and governed by a properly trained and experienced board, can do much to make life easier, more joyful and hopefully more economical for all involved.
- With enough association units under a single SDG board, that board has the opportunity to contract for more comprehensive property management services to fully manage the group more equitably. This type of management lessens the work for the board by providing comprehensive customer service to owners rather than the board handling almost everything.
- By having associations joining under one board and being managed by one higher level management service provider, the associations can gain an economy of scale to potentially save on all the most expensive things, i.e., insurance, engineering, construction/repair costs, roofs, painting, catwalks, windows and doors, elevators, laundry equipment, and more.

For those associations wishing to decline the SDP retainer package and customize the prepared documents, they may do so at their own expense, take them to any attorney they wish and pay for whatever changes they wish to make. Depending on how many changes each wishes to make, these legally up-to-date documents, with all the recreation lease language removed, can help minimize the cost to customize them.

Given how long board members wish or plan to continue serving, they may want to consider the short and "long-term" advantages of adopting the SDP as is. It may be worth considering advantages that might serve your association today, but serve even more in the long-term.