



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.

Macky Bachelor's "To-Do List" Reminders:

- **Upcoming COOCVE meetings on ZOOM:** Board of Directors Meeting – Tuesday, Feb. 11 at 9:30 am. and Presidents Forum – Feb. 17, 2025 at 1:00 pm. Contact the COOCVE office if you do not get a meeting invitation and wish to attend.
- **Associations must prepare a Financial Statement** within 90 days after the end of the fiscal year. They must distribute a copy of the statement or a notice that a copy will be delivered upon written request.
- **Associations with annual receipts between \$150,000 - \$300,000 are required to prepare a "compiled" financial statement.** This is usually prepared by an accountant.
- **Board Members must certify in writing to the Secretary of the Association that they have read the condo documents and will uphold them.** This year Board Members must take an approved 4-hour certification course or they will be suspended. A 1-hour refresher class must be taken each succeeding year. Classes are offered through the DBPR and local attorneys. See coocve.com website for a list of available classes. The Board Manual has a copy of the Board Certification Form
- **Complete the 2025 Officer & Director Form** and send it to coocve@coocve.com and to Master Management. The form is available on coocve.com website.
- Good News: the BOI Report from the Corporate Transparency Act still must be filed, but Associations in Broward County don't have to file it until June 30, 2025. In subsequent years the due date is January 1. (See coocve.com : The Board Manual for filing instructions)

Don't forget the Candidates Forum is available to watch on and channel 98 and on COOCVE.com > COOCVE & COMMITTEES > ELECTIONS COMMITTEE > 2025.

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

Every owner in CVE should understand the basics of Florida condominium living. The first chapter from “The Condominium Concept” by Peter M. Dunbar, Esq. helps explain the three distinct parts that make up a condominium. The Florida Condominium Act governs their creation and their ongoing activities and addresses the rights of unit owners and the responsibilities of those who govern the condominium on their behalf. Living in a condominium has many advantages. It also means giving up certain things. Related foot notes can be found on: COOCVE.COM > Associations > Owners > “What All Owners Need to Know”.

The Condominium Concept by Peter M. Dunbar

Excerpts from Chapter 1: *“The Condominium and the Condominium Documents”*

Understanding the Parts: In general discussion the terms “condominium,” “condominium unit,” and “condominium association” are often used interchangeably. At times, however, to interchange one term with another can be not only confusing, but is inaccurate and inappropriate. A “condominium” is not the unit that is lived in, and it is not the entity which has a board of administration. “Condominium” refers to the entire grouping of all three parts together and includes the condominium unit, the common elements, and the condominium association. The “condominium association” is the governing entity for the community and each unit owner is a member of the association. The association is governed by a board of administration and the board is elected by the members.

The unique interrelationship between the parts of a condominium distinguishes it from other similar forms of joint ownership, such as a cooperative or townhouses. A cooperative does not have a unit that is individually owned and the occupants only receive an exclusive right to occupy the apartment unit. Legal title to the property in a cooperative remains in the name of the cooperative association. In a townhouse-style development, residents own their home but there are no “common elements” jointly owned with others. The common property or “common area” is either titled to a homeowners’ association or is made available to residents through a long-term lease or by dedication on a recorded subdivision plat. The condominium is a hybrid estate in property law; and only the condominium form of ownership has the “unit,” the “common elements,” and the “association” as separate and distinct pieces that combine to form the total “condominium.”

Compromise and the Common Scheme: The benefits of condominium living are many. They include a sharing of maintenance responsibilities and the expenses for quality recreation facilities. They promote a concept of community stability and security and provide an organization with central responsibility for efficient and quality operation of the property.

Along with the benefits of the condominium concept, however, there are also some compromises which must be made and each individual unit owner gives up a certain degree of freedom which otherwise might be enjoyed in a separate single family home. The common elements of the condominium are not owned by an individual unit owner and they are to be shared and enjoyed by all.

The concessions and compromises of condominium living have been succinctly described by Florida’s Fourth District Court of Appeal in the following passage:

“Every man may justly consider his home his castle and himself as the king thereof; nonetheless his sovereign fiat to use his property as he pleases must yield, at least in degree, where ownership is in common or cooperation with others. The benefits of condominium living and ownership demand no less. The individual ought not be permitted to disrupt the integrity of the common scheme through his desire for change, however laudable that change might be.”

The overriding principle in the condominium concept is the promotion of the health, happiness, and peace of mind of the majority of unit owners. In accomplishing this goal, there will be some compromises of individual rights. It is the association and the board of administration which continually face the responsibility of maintaining the delicate balance between individual rights of unit owners and preserving the common scheme for the benefit of all the owners.

Upcoming inserts will cover Condominium Documents, Rules & Regulation, etc. The governing documents represent the laws of the condominium and learning how to interpret them is the most fundamental “must know” of being member of the association.