



COOCVE'S ROLE IN THE COMMUNITY

COOCVE's primary role is to educate, communicate and empower the Building Associations and their condo owners. Century Village is unique in that it has 253 separate Building Associations, a Condominium Owners Association (COOCVE) plus two additional management entities - Master Management and CenClub, each with different responsibilities.

COOCVE supports Owners and Board Members by providing seminars, classes, articles, shared documents, and a website (cocoove.com) full of resources to help them understand what rights and responsibilities they have regarding Florida Condominium Law.



ARE YOUR DOCUMENTS UP-TO-DATE???

COOCVE developed the Standard Document Package as a way for Associations to update their documents at a very reasonable cost. As of now 25 Associations in CVE are in the process or have already adopted new documents and several more are planning to do so in 2026. The documents are still available and KBR is extending the price offer into the new year. Minor changes can be made to accommodate different needs of each Association. See our website cocoove.com for information about how to apply.

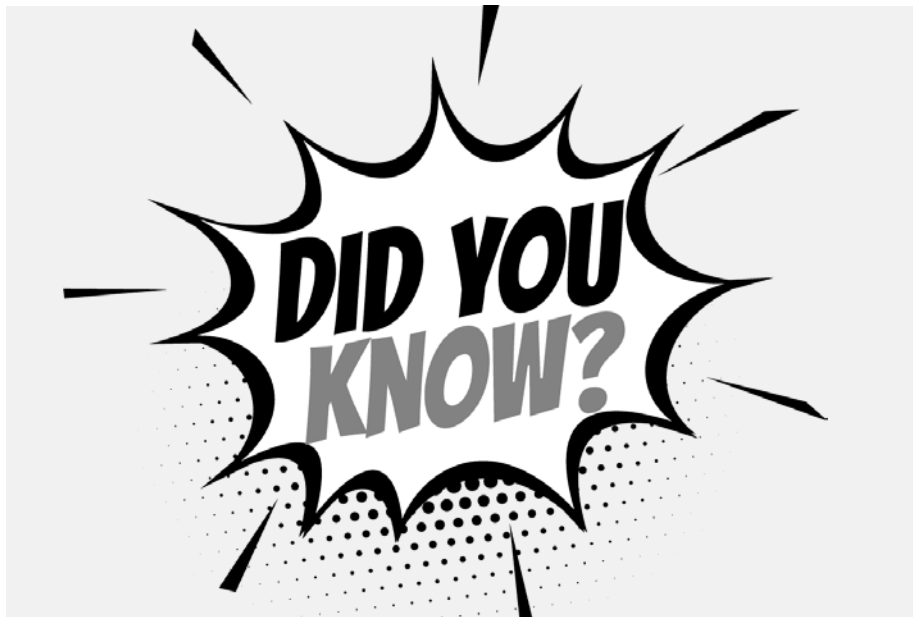
HOUSE BILL 913 - MORE HIGHLIGHTS

- Association election ballots may be received by e-mail. Boards must designate a separate e-mail address, such as VentnorN@gmail.com to receive the completed ballots and an "e-mail administrator" who will review all inbox, spam and junk folders to ensure all ballots are properly counted. To be valid, ballots should be scanned and attached to the e-mail.
- Buildings with more than 25 units must have a website and official records are required to be posted on the website within 30 days. (See cocoove.com for a list of required records to post).
- The deadline for making Annual Financial Reports available to owners is extended from 90 to 180 days after the end of the fiscal year. They don't have to be sent to all owners, only the notice that they are available upon request. If requested, they must be delivered within 5 days, and there must be an affidavit to verify that this was done.

CALENDAR

Nov. 6	Deadline for Candidate Intent To Run Forms	3:00 pm	
Nov. 30	Deadline to Update COOCVE Directors		
Nov. 18	Board of Directors Meeting	9:30 am	ZOOM
Nov. 20	Seminar: Selecting & Growing Trees in CVE	2:00 pm	Rm. GP-A
Nov. 25	Presidents Forum	1:00 pm	ZOOM

DID YOU KNOW?



Insurance: Florida Law requires associations to insure the building for its replacement value.

An independent insurance appraisal on the replacement cost must be done at least every 3 years. fs 718.111(11)(a)

Surge Protectors: Consider putting a surge protector on your elevator's main electric panel to avoid damage during an electrical surge or outage.



TREE ROOTS INTRUDING?

Buildings are finding tree roots intruding into plumbing, toilets, bathtubs and now lanais. Consider hiring a licensed company to cut a trench between the trees and your building to block the roots from further intrusion. It is a great alternative to cutting down a beloved tree.



GOT A PROBLEM?

- *How do we get a website for our building?*
- *Who is responsible to repair water leaks?*
- *How can we start to enforce rules again?*

COOCVE CAN HELP

Contact COOCVE
954-596-0775
coocve@coocve.com



Office Hours Open for Visitors:

9:30am - 2:00pm Wednesday & Thursday

Open for Calls, Emails & Appointments:

9:30am - 2:00pm Monday through Thursday

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