

Board of Directors Meeting 9-16-25

- Macky called the meeting to order at 9:30 a.m.
- In her President's Comments, Macky addressed the following:
 - The attorney webinar to address the legal updates due to the passage of HB 913 will be held on 9-18-25. Thus far, there are 155 registrants;
 - The "Ask the Lawyer" webinar will be held on 10-23-25. All questions must be submitted in advance for the attorney's review by 10-9-25. Like questions will be combined;
 - The Presidents' Forum has been rescheduled from 9-23-25 until 9-30-25 because of Rosh Hashanah;
 - SDP: we know that 21 of the 31 buildings that contacted COOCVE and stated that their boards had voted to pursue updating their documents have followed through with KBR. We are interested in hearing from the other 10 buildings. Is there anything COOCVE can do to assist you in bringing this to a conclusion?
- Howard gave the Treasurer's Report;
 - On 8-1-25, the opening balance in the Bank of America Operating Account was \$91,821;
 - There were no deposits into the account;
 - Expenses in the month of August were \$3,480;
 - The closing bank balance was, therefore, \$88,341 on 8-31-25.
 - The 8-31-25 balance in the COOCVE emergency CD account was \$35, 835.
- Howard informed the Board of Directors that CenClub has notified COOCVE that it has recently voted to reduce their funding support of COOCVE from the \$53,000 pledged to us in 2025 to \$35,000 in 2026, a reduction of 34%. No explanation was provided.

- **COOCVE intends to continue to deliver the important programs planned for the community in 2026**
 - **Informative and educational programs to help strengthen condo associations and boards with increasingly complex state and local statutes; Assist CVE owners in understanding their rights and their responsibilities as condo owners.**

- **In order to decrease expenses, COOCVE will no longer employ a temporary administrative assistant. Rather, administrative functions will be assumed by the seven elected volunteers who comprise our Executive Board. Our COOCVE office will remain open for business on Wednesdays and Thursdays and will be staffed by an Executive Board member.**

- **Joe Coppolla gave a report on the Election Committee;**
 - **3 positions are available for both Cenclub and Master Management with 7 available for COOCVE.**
 - **COOCVE is splitting up the positions for the first time, with ½ for 1 year and ½ for 2 years to get it on a staggered basis.**
 - **“Intent to Run” forms are available in paper form in the offices of Master Management, CenClub and COOCVE as well as online at coocve.com and will be printed in the Reporter. The completed form along with associated documents must be received by 11/6/25 at 3:00 p.m..**
 - **“Ask the Candidate” is scheduled for 1/7/26**

- **Eli gave the report for Master Management**
 - **The wall on Hillsboro has been completed. Now the planting needs to be done.**

- The front gatehouse is on schedule to be completed in November. They are working on putting stucco on the outside and finishing the inside.
- There was no report this month from CenClub
- Seacrest, Wright Management and East Coast: All 3 management companies basically said the same thing: they are all 3 busy scheduling budget and annual meetings.
- The registration of Canadian autos was discussed at length. It was decided that the discussion would be tabled and addressed with the sheriff at the Master Management meeting next week.
- Commissioner Daniel Shanetsky informed the Board of Directors of what had occurred at the meeting on 9-15-25:
 - CGA has been replaced by CAP as the new permitting company. CGA did not do a good job in getting our permits issued or getting inspections completed in a timely manner.
 - Deerfield Beach is still in negotiations with the BSO. We may stay with Broward County or we may elect to join with another city. Both Crystal Lake and The Meadows have expressed interest.
- Smoke detectors in the bedroom are the law. To assist with compliance, the Red Cross will be providing free smoke detectors and will be installing them free of charge. The sign-up sheet will be at the COOCVE office on 10-16-25. It will take about a month from sign-up until installation.
- Emerson Poort talked about insurance. Neither he or any other insurance agent knows premium increases or decreases until November. He is hoping that Property Insurance rates go down this year.
 - He said that new companies may enter FL but be careful. They have done it before and left after a year. American Coastal has been providing our Property Insurance for 15 years.

- **The next Board of Directors meeting is October 21st. The meeting was adjourned at 11:00 a.m.**

Respectfully submitted by Judith Stagliano, Secretary