

3-18-25 COOCVE Board of Directors Meeting

Macky opened the meeting at 9:30 a.m.

Chief Hofstein gave the Sheriff's Office report. Currently, the biggest threat to CVE residents are email and text scams. The perpetrators will not come right out and ask for money. Rather, they will pretend to be Xfinity or another corporation that you may recognize the name of and say you owe money. Most of these perpetrators are overseas; money cannot be recovered. A meeting attendee related that gypsies have been seen at the Publix on Military Rd. If anyone wishes to report a scam, they should contact Chief Hofstein at adam_hofstein@sheriff.org.

Macky then gave the President's report. Ron Sandler was appointed to fill the vacancy on the Executive Board which was created when Donna resigned as President. Macky moved from 1st Vice-President to President and Harriet moved from 2nd Vice-President to 1st Vice-President. Ron will fill the 2nd Vice-President slot created by the vacancy. Macky also related that the Contractors' List will again be on the COOCVE website as well as the Board Certification classes that will be held on site. Also, the Corporate Transparency Act does not apply to condominium associations. Therefore, the form need not be completed by board members. There will not be a BOD meeting in April; the next meeting is 5-20-25 at 9:30 a.m.

Mike gave the CenClub report. The main pool is nearing completion and should be open soon. The roof has been completed. Mike relayed that bikes, especially electric bikes are becoming a problem at the Clubhouse, especially in the tunnel. Mike reiterated that no bikes are allowed on any pool area decks. All bikes should be left in the bike racks. The next CenClub Board meeting is 4-8-25.

Eli gave the Master Management report. There is no start date yet for the Main Gate. The park is a work in progress with parcels 1 and 4 currently having work done.

Rich gave a summary of the February treasurer's report. Howard mailed the full report to me which reflects the following: The opening balance, on February 1st, in the operating account was \$91,931. Deposits into the account during the month totaled \$866.78. Expenses in February were \$28,226 of which 81% was

payment of our annual insurance premiums. The closing bank balance on 2/28/25 was \$64,572. The end of February balance in the COOCVE emergency CD account was \$35,116.

Seacrest representative stated that SIRs were mailed by 12/31/24.

Wright Management discussed the expansion of their website so that everything will be in the same portal. Also, they are attempting to assist their associations with selecting a catwalk vendor since there are many to choose from. Also mentioned was the passage of HB 913 which modifies some of HB 718.

East Coast mentioned that, per a conversation with Macky, that they wanted to work with COOCVE. A Board Certification class was conducted on 3/19/25.

Emerson Poort relayed that if his insured buildings did not hear from him before 4/1/25, American Coastal would not be requiring a new roof immediately for continued coverage. Further, if an association is planning to replace the roof in 2025, send him a copy of the contract. American Coastal has indicated that it would apply a discount to the 2026 premium for those that replace the roof in 2025.

Respectfully submitted by Judith Stagliano, COOCVE Secretary.