

President's Report – June, 2025

By Macky Bachelor, President / COOCVE

Summer is fast approaching. Even though owners are gearing up for their summer activities and many of our snowbirds have traveled north, we're noticing a growth of interest and enthusiasm in the Village. Our COOCVE meetings are well attended, and we're seeing a lot of new people stepping up to serve as association officers and COOCVE directors. They are getting involved and that is good news for our community.

The 2025 Florida legislative session concluded on May 2 with the unanimous approval of House Bill 913. It is on Governor DeSantis' desk and once signed, it will take effect on July 1, 2025. Below are some of the highlights. (Please see HB 913 for a more complete listing of new provisions.)

- Extended Deadline for SIRS: Moves the structural-integrity study deadline from December 31, 2024, to December 31, 2025.
- Two-Year Reserve Pause: Allows condo associations to temporarily suspend reserve funding obligations for two years immediately after completing their milestone inspection.
- Funding Flexibility: Enables the use of lines of credit or loans to meet reserve requirements, subject to a majority-owner vote.
- Expanded Document Posting Requirements: Associations with 25 or more units are required to post approved meeting minutes and hyperlinks to video recordings of all meetings on their websites.
- Meeting Notices and Accessibility: Notices for virtual meetings must include digital access details and specify a physical location where members can attend in person.
- Loss of Citizens Coverage: Associations missing inspections/SIRS still face bar from Citizens Property Insurance, driving them to private markets with higher rates.