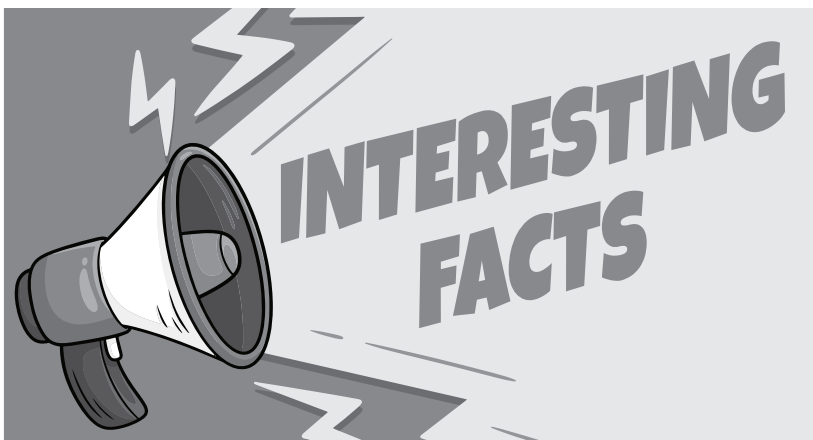




## COOCVE'S ROLE IN THE COMMUNITY

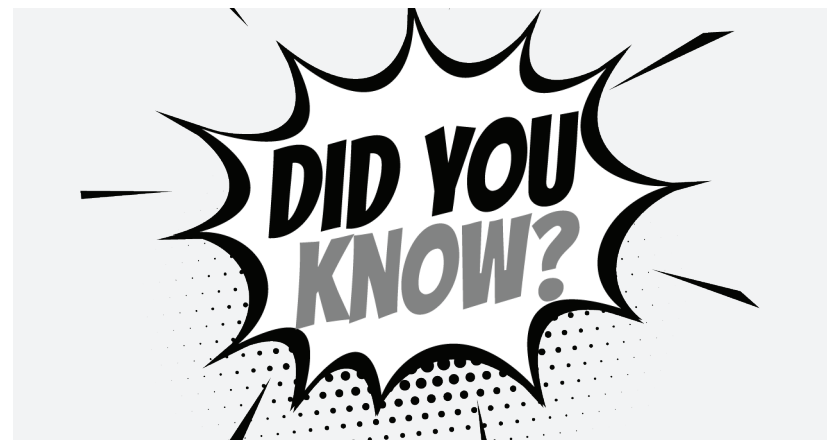
COOCVE's primary role is to educate, communicate and empower the Building Associations and their condo owners. Century Village is unique in that it has 253 separate Building Associations, a Condominium Owners Association (COOCVE) plus two additional management entities - Master Management and CenClub,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

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



**Building Appraisals** are required every three years. That dollar amount is used to calculate your building's replacement cost for the insurance.

**Wind Mitigation** reports are required every five years. If you've recently replaced your roof -- get a new wind mitigation. That should help reduce your next year's insurance bill both for the building and for unit owners.



**Year-End Financial Reports:** Each association is required to make one available to its owners. That report must be a "compilation" from a certified public accountant when the association's annual receipts exceed \$150,000. Many of our high-rises are in that category.

**Root intrusion** into unit owners plumbing is becoming more common. Good news: Your arborist can dig a ditch to cut the roots and save you from having to remove those big trees!

### H.B. 913 - became law on July 1, 2025

Here are some of the new changes. (See [www.coocve.com](http://www.coocve.com) for a more complete summary.)

- October 1, 2025 is the deadline for Associations to register with the DBPR. Registration includes board members' contacts, name of your banks, SIRS documentation, etc.
- Video conference (ZOOM) meetings must be recorded, and the recording must be maintained one year as an official record of the association.
- For any meeting conducted by video conference, notices must include a physical location where unit owners can attend in person.
- If the annual membership meeting is held electronically, then a quorum of the board members must be physically present at that physical location.

## CALENDAR

August 26

President's Forum

1:00 - 3:00 pm

ZOOM