

12/18/2023 PROPERTY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

INSURANCE- For CV Associations that participate in the UCO Insurance Program, the deadline for returning signed option sheets is 12/19. Associations who do not return a signed option sheet will be assigned to "OPTION TWO".

PBC BUILDING DEPARTMENT MEETING- On 12/15, CV Unit Owners attended an informational meeting hosted by the **Palm Beach County Department of Planning, Zoning and Building**. The purpose of the meeting was to address the growing problem of unauthorized and unpermitted construction and demolition at CV units, and the problem of some CV Associations allowing their buildings to fall into disrepair. Presentations were made by representatives of PBC Divisions of Code Enforcement, Buildings, and Contractor Certification. After these presentations, there was an extensive question and answer session, and all of the Officials made themselves available after the meeting to speak with CV unit owners individually. This meeting was recorded, and will soon be available on the CV BLOG:

<https://village-blog-and-chat.blogspot.com>

TRANSPORTATION- There are a few seats still available for the 1/23/24 UCO excursion bus trip to the Benzaiten Center for the Creative Arts. To reserve a seat on this excursion, please call Diane at 561-471-2950.

POOL CLOSURE, PLYMOUTH SECTION- On 12/8, the Plymouth/Stratford pool was closed by the PBC Department of Health, for multiple violations involving walking surfaces, safety equipment, signage, mechanical faults, and low chlorine level. The pool will be reinspected on 12/18, and will remain closed until recertified by PBC Department of Health.

END OF REPORT



128 NORTHAMPTON G- AN UNPERMITTED EXTERIOR WALL IS BEING BUILT AT THE BACK OF THIS UNIT. THIS MESS HAS BEEN REPORTED TO PBC CODE ENFORCEMENT. THESE REAR PATIOS ARE ASSOCIATION COMMON ELEMENT, SO IT WILL VERY LIKELY BE THE ASSOCIATION THAT RECEIVES THE NOTICE OF VIOLATION, AND ANY ASSOCIATED FINES.



128 NORTHAMPTON G- ALLOWING GASOLINE TO BE STORED ON ASSOCIATION LIMITED COMMON ELEMENT IS NOT A GOOD IDEA. THIS WAS REPORTED TO PBC CODE ENFORCEMENT. ASSOCIATION BOARDS, AND THEIR PROPERTY MANAGERS, NEED TO REGULARLY INSPECT THEIR PROPERTIES TO NIP THIS NONSENSE IN THE BUD BEFORE IT GETS OUT OF HAND. THIS MESS DID NOT HAPPEN OVERNIGHT.



128 NORTHAMPTON G- FOR SOME REASON, THIS WATER METER BOX WAS REMOVED, AND THE USAGE METERS FOR TWO UNITS WERE DISCONNECTED. PBC WATER HAS BEEN NOTIFIED.



**128 NORTHAMPTON G- WATER FROM A ROOF GUTTER
DOWNSPOUT IS UNDERMINING THE FOUNDATION OF THIS
BUILDING.**



CV CLUBHOUSE- ON 12/15, CV UNIT OWNERS ATTENDED A PRESENTATION BY PBC DIVISION OF PLANNING, ZONING AND BUILDINGS. CENTURY VILLAGE WPB HAS BEEN IDENTIFIED AS A PARTICULAR PROBLEM AREA FOR PZB, WITH FAR TOO MANY INSTANCES OF UNPERMITTED AND UNSAFE CONSTRUCTION WORK. ONLY REGULAR PROPERTY INSPECTIONS AND SWIFT ACTION, WHEN NEEDED, CAN STOP THESE ILLEGAL CONSTRUCTIONS THAT ARE MAKING OUR HOMES UNSAFE.



PLYMOUTH SECTION- THIS POOL WAS CLOSED BY THE PBC DEPARTMENT OF HEALTH ON 12/8. IT WILL BE REINSPECTED ON 12/18. POOL WILL REMAIN CLOSED UNTIL IT PASSES INSPECTION.



SOUTH DRIVE- LAST WEEK, D.R. LAWN SERVICE TRIMMED PALMS ALONG THE MAIN ROADS OF CV. AS USUAL, SOME CV RESIDENTS TRIED TO GATHER UP THE COCONUTS TO BRING HOME. SECURITY TURNED AWAY 18 CV RESIDENTS AND 6 CONTRACTORS.



CENTURY BOULEVARD- ON 12/16, D.R. LAWN SERVICE COMPLETED TRIMMING OF PALMS ALONG THE MAIN ROADS OF CV. JUST IN TIME FOR THE STORM.



SOMERSET SECTION- THIS PILE, FROM 69 SOMERSET D, EXCEEDED SWA LIMITS FOR REGULAR BULK PICKUP SERVICE. THE ASSOCIATION'S PROPERTY MANAGER AUTHORIZED THE ADDITIONAL CHARGE FOR SPECIAL PICKUP.



EASTHAMPTON C- WHOLE UNIT DUMP. DISGUSTING. REPORTED TO PBC CODE ENFORCEMENT.



ANDOVER H- ANOTHER GROWING RUBBISH PILE. REPORTED TO PBC CODE ENFORCEMENT.



BERKSHIRE K- CRACKED BLUE RECYCLE BIN. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



WELLINGTON C- CRACKED BLUE RECYCLE BIN. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.



**WELLINGTON D- CAR WITH EXPIRED REGISTRATION TAG.
REPORTED IN BY A CV UNIT OWNER. COMPLAINT WAS SENT TO
PBC CODE ENFORCEMENT, #C-2023-12120002.**



WINDSOR H- CAR WITH EXPIRED REGISTRATION TAG. REPORTED IN BY A CV UNIT OWNER. COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT, #C-2023-12120001.



KENT A- CAR WITH NO LICENSE PLATE. REPORTED TO PBC CODE ENFORCEMENT.



SUSSEX D- JUNKBOX CAR WITH A TEMPORARY TAG THAT EXPIRED IN AUGUST. REPORTED TO PBC CODE ENFORCEMENT.

Agenda No.: **Complexity Level: 1** **Status:** Active
Respondent: CANTERBURY I CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti
4300 Jog Rd, 540118, Greenacres, FL 33463
Situs Address: Canterbury I, West Palm Beach, FL **Case No:** C-2023-09200013
PCN: **Zoned:** RH

Violations: **1** **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically a beige Toyota 4d with expired FL# KPNC40.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 09/20/2023 **Status:** CEH

cc: Canterbury I Condominium Association, Inc.

Agenda No.: **Complexity Level: 1** **Status:** Active
Respondent: CENTURY VILLAGE BERKSHIRE D CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti
94 Berkshire D, West Palm Beach, FL 33417
Situs Address: Berkshire D, West Palm Beach, FL **Case No:** C-2023-09270015
PCN: **Zoned:** RH

Violations: **1** **Details:** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically a green Chevrolet 4d with expired FL # 001342.
Code: Unified Land Development Code - 6.D.1.A.4.a.2.a
Issued: 09/27/2023 **Status:** CEH

cc: Century Village Berkshire D Condominium Association, Inc.

CV ASSOCIATIONS THAT IGNORE DERELICT VEHICLES ON THEIR PROPERTIES EVENTUALLY WIND UP ON THE PBC SPECIAL MAGISTRATE'S AGENDA, AND CAN RECEIVE FINES FOR ALLOWING THESE VEHICLES TO BE STORED ON THEIR PROPERTIES. THESE TWO ASSOCIATIONS ARE ON THE 2/7/24 AGENDA.