

## 1/15/2024 PROPERTY MANAGER'S REPORT

By Donald Foster, LCAM

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**NEW UCO WEBSITE-** Our Recording Secretary, JoAnne Robinson, has created a new website for UCO and Community notices and information:

[WWW.UNITEDCIVIC.ORG](http://WWW.UNITEDCIVIC.ORG)

Last week, Joanne added a new feature to our Community Website, a direct link to our Community TV channel 590. CV unit owners will now be able to keep up with CV events, notices, and meetings from anywhere in the world. And the high quality background music is very nice to have on while the CAM writes his weekly report. CV unit owners are encouraged to contribute community notices, pictures, etc. for publication on UCO media. For contributions to the *UCO Reporter*, send to: [WWW.UCOREPORTERWPB@GMAIL.COM](mailto:WWW.UCOREPORTERWPB@GMAIL.COM). For the UCO website and TV stations, send to: [CVTVADMIN@UNITEDCIVIC.ORG](mailto:CVTVADMIN@UNITEDCIVIC.ORG).

**BOARD MEMBER CERTIFICATION CLASS-** All new Association Directors are required to be certified within 90 days of being elected or appointed to the Board, and to provide proof of this certification to the Board. Best way to accomplish this is to attend a **BOARD MEMBER CERTIFICATION CLASS**, either in-person or online. On **January 24, 9:30 AM to 12:00 PM**, Mark Friedman of Becker Law will present this class at the **CV Clubhouse Theater**. To register for this class, please go to:

<https://online.beckerlawyers.com/77/1652/landing-pages/rsvp-blank.asp?sid=e90e1c17-4390-4e46-a9b9-5ac5f8b89bf0>

This in-person and very informative class is a convenient way to satisfy the board member certification requirement.

**HOUSING FOR OLDER PERSONS ACT (HOPA)-** Century Village is a “HOPA Community”, which means that CV Associations may restrict persons under 55 years of age from residing in our Community. One of the requirements for maintaining HOPA Community status is for each CV Association to perform a survey of residents every two years. The Association’s Property Manager or Attorney can help with satisfying this requirement. For more information about this requirement, please see the following webpage, produced by the Becker Law Firm:

<https://beckerlawyers.com/55-communities-do-i-still-need-a-survey-every-2-years/>

**SOUTH FLORIDA FAIR-** On **1/22/24**, UCO will provide bus service to the South Florida Fair. The first bus will leave the Century Village Clubhouse at 11:00 AM and the last bus will leave the Century Village Clubhouse at 3:00 PM. The last bus to return to CV will leave the Fairgrounds at 4:00 PM.

**UCO MEETING WITH PINNACLE HOUSING GROUP-** Palm Beach County Commissioners have declared surplus a 6.34 acre vacant parcel at **5741 Okeechobee Boulevard**. This parcel is between the UCO building and the PBC Library. The PBC Commissioners also made a requirement that this parcel, once sold, must be used for affordable housing. On 1/12, the UCO Officers Committee met with representatives of **Pinnacle Housing Group**, as this company has expressed interest in purchasing and developing this vacant parcel. Timothy Wheat, the company’s President, informed that his company would, if permitted, create **approximately 100 housing units for persons over age 62**, with on-property services and amenities. The UCO Officers made clear their concerns about traffic congestion at the Okeechobee Boulevard entrance to CV, as well as other security related concerns, and also a preference for senior housing and/or services at this parcel. UCO will keep our Community informed of any further developments concerning this vacant parcel, and our PBC Commissioner, Gregg Weiss, is keeping an eye on this as well.

**TOWING CONTRACTS-** Many CV Associations have allowed their towing contracts to expire. **Each Association's towing contract must be renewed annually.** There is no charge for having a current towing contract, and a contract must be in place if an Association needs to tow a car. Blank towing contracts are available at UCO, or can be sent via email by sending a request to: [UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM). These contracts must be signed by a board member, have association seal affixed, and returned to **Sisters Towing, 6907 Southern Boulevard**. It is also required that code-compliant towing signs be installed on association properties. CV Property Managers can help with placement and installation of these signs.

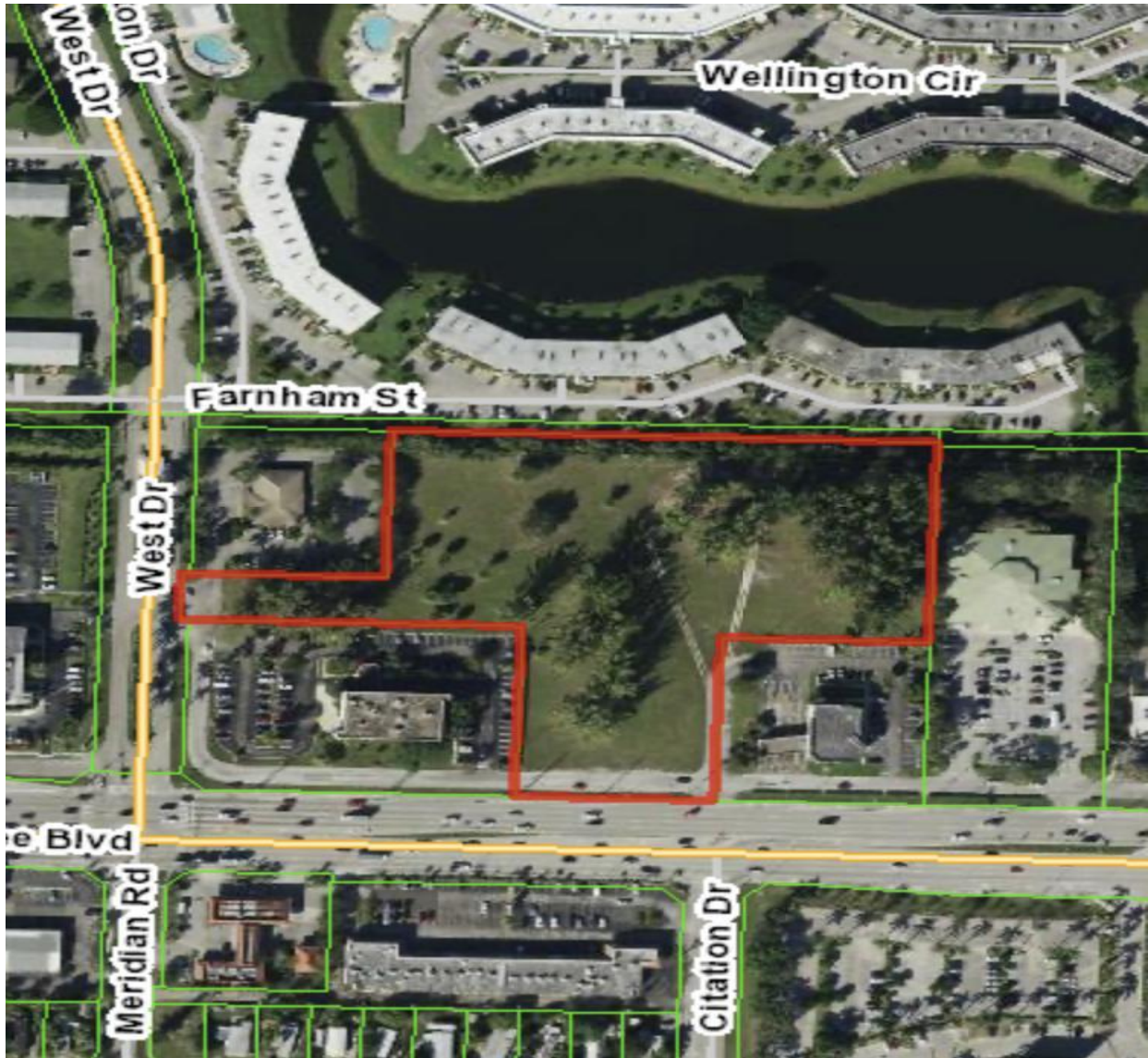
**UCO VOLUNTEER LUNCHEON-** The UCO Social Events committee has planned a celebration to thank the CV unit owner volunteers who worked for all the residents of Century Village during 2023. UCO volunteers can join their fellow volunteers on **Sunday, February 11, 2024**, at **DRIVE SHACK**, an indoor-outdoor golf facility located at 1710 Belvedere Road. Doors will open at **12:00 PM**, and a buffet lunch will be served in the Fairway Dining Room starting at **12:30 PM**. UCO volunteers who are planning to attend the luncheon must respond to the UCO Social Committee in advance of **2/1/24** by calling **Dianna (561-800-5523)** or **Bobbi (561-688-2602)**. If you leave a message, state your name and the committee you serve on. Our thanks to all CV unit owners who serve as volunteers at UCO.

**END OF REPORT**



**CV CLUBHOUSE- A DOCUMENT SHREDDING EVENT HAPPENED ON 1/12. VERY WELL ATTENDED. MORE OF THESE EVENTS WILL BE SCHEDULED SOON.**





**5741 OKEECHOBEE BOULEVARD- THIS IS THE VACANT PARCEL THAT HAS BEEN DECLARED SURPLUS BY PBC COMMISSIONERS, WITH A REQUIREMENT FOR AFFORDABLE HOUSING DEVELOPMENT.**



**OKEECHOBEE BOULEVARD- THIS STREET LIGHT IS NOT INSIDE CV, BUT MANY OF OUR RESIDENTS CROSS THE STREET HERE, SO I CALLED IT IN TO FPL.**





**OKEECHOBEE BOULEVARD- THIS STREET LIGHT WAS REPAIRED ON 1/12.**



**WELLINGTON K-THIS LIGHT HAS AN ISSUE WITH AN UNDERGROUND POWER CABLE. IT WILL BE A WHILE UNTIL THIS IS REPAIRED.**





**COVENTRY D- THE PRESIDENT OF THIS ASSOCIATION REPORTED THIS LIGHT IN TO UCO FOR REPAIR, BUT THESE LIGHTS ARE ASSOCIATION RESPONSIBILITY. PROPERTY MANAGEMENT WAS NOTIFIED.**



**WEST DRIVE- THIS RAILING, AT THE PEDESTRIAN WALKWAY NEAR WINDSOR F, WAS SMASHED BY AN ACADEMY BUS. THIS IS THE SECOND RECENT OCCURRENCE OF THIS RAILING BEING SMASHED BY A BUS. INVOICES FOR REPAIRS, EXCEEDING SIX THOUSAND DOLLARS, WILL BE SENT TO ACADEMY BUS.**





**WEST DRIVE- THIS IS THE SECOND TIME THAT AN ACADEMY BUS HAS SNAGGED THIS WALKWAY RAILING. THE DRIVERS NEED TO SLOW DOWN AND NEGOTIATE THIS TURN CAREFULLY. THE CONTRACTOR HAS ACKNOWLEDGED THE ISSUE AND WILL ADDRESS IT.**





**WEST DRIVE- THESE POTHOLES, NEAR THE UCO AND WELLS FARGO BUILDINGS, WERE CAUSING CV DRIVERS NO END OF GRIEF. THE PROPERTY OWNER HIRED A PAVING CONTRACTOR TO MAKE REPAIRS.**





**WEST DRIVE- PAVING REPAIRS AT WELLS FARGO BUILDING COMPLETED ON 1/7.**



**CHATHAM J- MINIVAN, STUFFED WITH JUNK AND WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-01080005. ALL CV ASSOCIATIONS SHOULD HAVE CURRENT TOWING CONTRACTS, WHICH MUST BE RENEWED ANNUALLY.**





**CAMDEN I- ALLOWING RECREATIONAL VEHICLES TO BE STORED AT ASSOCIATION PARKING AREAS IS A CODE VIOLATION, AND THIS RV WAS BLOCKING SIGHTLINES FOR DRIVERS MAKING TURNS FROM BOTH DIRECTIONS. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT # C-2024-01110001. THE OWNER OF THE RV, MR. FARRAN, MOVED THE VEHICLE TO CANTERBURY D, BUT THE PRESIDENT OF THAT ASSOCIATION ASKED HIM TO MOVE IT OFF PROPERTY.**

***“No person shall park, store, or keep any equipment, commercial vehicle, recreational vehicle, marine vessel, trailer, or sports vehicle such as a dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe, or paddle boat, on any public street, or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24-hour period, each such period commencing at the time of first stopping or parking. [Ord. 2007-013] [Ord. 2019-005] [Ord. 2019-034]”.***



**EASTHAMPTON C- REPORTED TO PBC CODE ENFORCEMENT. BOX TRAILERS MAY ONLY BE PARKED ON ASSOCIATION PROPERTY IF THEY ARE BEING USED BY A RESIDENT, HEIGHT DOES NOT EXCEED NINE FEET, OR IF A VALID BUILDING PERMIT IS DISPLAYED ON THE PREMISES (PBC ORDINANCES 2005-041, 2007-013)**





**NORTHAMPTON G- THIS JUNK BOX HAS NOT LEFT THE PROPERTY IN MONTHS. REPORTED TO PBC CODE ENFORCEMENT.**

***“NO PERSON IN CHARGE OR CONTROL OF ANY PROPERTY...SHALL ALLOW ANY NONOPERATIVE, WRECKED, JUNKED, OR PARTIALLY DISMANTLED VEHICLE TO REMAIN ON***



**SUCH PROPERTY LONGER THAN TEN (10) DAYS.” (PBC ULDC, ARTICLE III, SECTION 19-95).**



**NORTH DRIVE- WE HAVE HAD A RASH OF SUPERMARKET SHOPPING CARTS BEING ABANDONED ON CV WALKWAYS. SECURITY HAS BEEN DIRECTED TO STOP THESE CARTS FROM ENTERING CV.**



**SOME SIGNAGE AT THE PEDESTRIAN ENTRANCES WOULDN'T HURT. ORDERED.**





**SOMERSET K/L- MIRROR GLASS MUST BE PUT INTO THE DUMPSTER AND BUSTED UP. WASTE PRO WILL NOT PICK UP LARGE PIECES OF GLASS BY HAND, FOR SAFETY REASONS. THE ASSOCIATION'S PROPERTY MANAGER WAS NOTIFIED, AND THE GLASS WAS PROPERLY DISPOSED OF. THANK YOU!**



**ANDOVER H- CABINETS ARE NOT PICKED UP BY WASTE PRO AS PART OF REGULAR BULK TRASH SERVICE.**





**ANDOVER H- ORIGINAL CV CABINETS ARE MARKED WITH THE UNIT NUMBER. IN THIS CASE, 194 ANDOVER H.**



**CAMBRIDGE D- BUSTED BLUE RECYCLE BIN. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.**





**EASTHAMPTON A- BUSTED BLUE RECYCLE BIN. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO [UCOGARBAGE@GMAIL.COM](mailto:UCOGARBAGE@GMAIL.COM). PICTURES ARE VERY HELPFUL.**