

## **1/29/2024 PROPERTY MANAGER'S REPORT**

**By Donald Foster, LCAM**

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**SAD NEWS, TONI SALOMETO-** I regretfully report the death of our colleague and friend, Toni Salometo, who passed away on 1/26/2024. Toni, a life-long insurance professional from New Jersey, moved to Century Village in 2009, and immediately began her service to our Community, starting with her home Association's Board in 2010, then with the UCO Insurance Committee and the *UCO Reporter*. After being appointed to chair the UCO Insurance Committee, Toni reorganized the UCO Insurance Office, streamlined the wind mitigation report and claims process for CV Associations, and instituted an open competitive bidding process for the UCO Insurance Program, saving CV unit owners millions of dollars over the last fourteen years. I will remember my friend's example of selfless community service, and her stock phrase, "***Bottom line here folks...***".

**PLYMOUTH POOL CLOSED-** Last week, UCO received reports of children swimming in the Plymouth Pool, This pool was closed by the Palm Beach County Department of Health in December, 2023 and has not yet been recertified for use. The entry gates to the pool deck are now padlocked, the pool is cautioned taped off to deter people from swimming in this pool, and "POOL CLOSED" signs have been posted.

### **MANIAC THROWS GARBAGE INTO NORTH CANAL FOR NO**

**PARTICULAR REASON-** On 1/17, Rafael Sencion, owner of 417 Sheffield Q, threw a load of trash into North Canal. A video recording of this disgusting behavior was sent to UCO. I directed Seacrest Services to remove the trash, and to send an invoice to the Sheffield Q Condominium Association. This Association will, in turn, invoice Sencion for his disgusting behavior. The cost for this cleanup is five hundred dollars. Treat our Community like a garbage dump, pay for the cleanup.

**CONDO CLASSES AT CV CLUBHOUSE-** Attorney Mark Friedman of the Becker Law firm will be presenting three classes at the CV Clubhouse:

**Borrowing Money/ Taking out an Association Loan-** January 31, 10:30 AM to 11:30 AM. *“Taking out a condominium loan is becoming more common. This seminar will take you step-by-step through the process.”*

**Avoiding Discrimination in Housing-** February 15, 10:00 AM to 12:00 PM. *“Avoid situations where the Board could be accused of discrimination.”*

**Anatomy of a Water Leak-** February 21, 10:30 AM to 12:00 PM. *“In older buildings, leaks are going to occur. How should they be handled? Join the seminar and find out.”*

No registration required for these classes.

**NEW SECURITY CAMERAS, SOFTWARE-** On 1/23, Access Masters installed new security cameras at both entrances to Century Village, replacing older, less functional cameras. New software installed into the Community’s gate access computers will allow license plate info to be sent directly from the cameras to the guardhouse computers. This will shorten the amount of time required for our guards to screen incoming guests, and increase accuracy in recording guest information. All guests, including tradespeople and service providers, must be called in to Security in advance of their arrival to CV, using the guest call-in phone number **(561-689-1789)**, or the gate access website ([www.gateaccess.net](http://www.gateaccess.net)).

**UCO VOLUNTEER LUNCHEON-** UCO volunteers are invited to a luncheon on **Sunday, February 11, 2024**, at **DRIVE SHACK**, located at 1710 Belvedere Road. Doors open at **12:00 PM**. A buffet lunch will be served at **12:30 PM**. UCO volunteers who are planning to attend the luncheon should call **Dianna (561-800-5523)** or **Bobbi (561-688-2602)**.

**END OF REPORT**



**PLYMOUTH SECTION- THIS POOL HAS BEEN CLOSED BY THE PBC DEPARTMENT OF HEALTH.**



**SHEFFIELD Q- THIS UNIT OWNER THINKS THAT NORTH CANAL, WHICH IS CRITICAL FOR OUR COMMUNITY'S DRAINAGE, SHOULD BE FILLED IN WITH GARBAGE.**



**NORTH CANAL- THIS GARBAGE, THROWN INTO NORTH CANAL BY A CV UNIT OWNER, WAS REMOVED BY SEACREST SERVICES. AN INVOICE FOR THIS WORK WAS SENT TO SHEFFIELD Q. SHEFFIELD Q WILL INVOICE MR. SENCION FOR THE REMOVAL OF HIS GARBAGE FROM OUR CANAL.**

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**OKEECHOBEE BOULEVARD ENTRANCE- NEW CAMERAS WERE INSTALLED BY ACCESS MASTERS ON 1/23.**



**OKEECHOBEE BOULEVARD ENTRANCE- THE NEW CAMERA ON THE RIGHT CATCHES LICENSE PLATE INFO AND SENDS IT DIRECTLY TO THE GUARDHOUSE COMPUTER.**





**OKEECHOBEE BOULEVARD ENTRANCE- PLEASE DON'T PIGGY BACK AND CRASH INTO OUR GATE ARMS. DRIVE SLOWLY, AND ALLOW THE GATE ARM TO DROP AND RAISE BETWEEN CARS. IF THE ARM IS NOT LIGHTED RED, WAIT UNTIL IT TURNS GREEN BEFORE DRIVING THROUGH.**



**WEST DRIVE- LAST WEEK, ATLANTIC SOUTHERN PAVING MADE REPAIRS TO ROADS AT VARIOUS SECTIONS OF CV.**



**SHEFFIELD SECTION- ATLANTIC SOUTHERN PAVING INSTALLED NEW CATCH BASINS, REPLACING ORIGINAL BASINS WHICH HAD SUNK BELOW THE ROAD.**



**NORWICH SECTION- NEW STORMWATER CATCH BASIN WERE INSTALLED BY ATLANTIC SOUTHERN PAVING LAST WEEK. THE OLD BASINS HAD SUNK FAR BELOW GRADE, CREATING DANGEROUS DIPS IN THE ROAD.**



**HASTINGS SECTION- NEW STORMWATER CATCH BASINS WERE INSTALLED BY ATLANTIC SOUTHERN PAVING LAST WEEK. THE OLD BASINS HAD SUNK FAR BELOW GRADE, CREATING DANGEROUS DIPS IN THE ROAD.**



**UCO OFFICE- NEW AC CONDENSER, ON LEFT, WAS INSTALLED BY AC ALL STARS ON 1/26. THE CONDENSER ON THE RIGHT IS SLIGHTLY LARGER BECAUSE IT COOLS THE FRONT HALF OF THE BUILDING, WHICH HAS A FRONT ENTRY DOOR OPENING AND CLOSING ALL DAY.**



**SOUTHAMPTON C- THE TREES AND BRUSH BETWEEN THE FENCE AND WALL THAT SEPARATES CV FROM THE SHOPPING CENTER WILL BE REMOVED BY CURTIS LANDSCAPING.**



**WINDSOR A- THIS UNIT OWNER INSTALLED A SPLIT AC UNIT ON THE REAR PATIO. NO PERMIT, AND NO PRIOR PERMISSION FROM THE BOARD. A COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT, #C-2024-01230004.**





**GREENBRIER C- THIS JUNK PILE EXCEEDS SWA LIMITS FOR REGULAR BULK SERVICE. SPECIAL PICKUP, AT ADDITIONAL CHARGE, WILL BE REQUIRED. THE ASSOCIATION'S PROPERTY MANAGER WAS NOTIFIED.**



**CAMDEN K- THIS WHOLE UNIT CLEANOUT HAPPENED ON SATURDAY, 1/27. SPECIAL PICKUP, AT ADDITIONAL CHARGE, IS REQUIRED. THIS ASSOCIATION'S PROPERTY MANAGER WAS NOTIFIED, AND I HAVE SENT A COMPLAINT TO PBC CODE ENFORCEMENT.**



**GREENBRIER A- BUSTED BLUE RECYCLE BIN. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.**



**NORTHAMPTON E- BUSTED BLUE TOTER. REPORTED IN BY A CV  
UNIT OWNER. REQUEST FOR REPLACEMENT WAS SENT TO UCO.  
PLEASE SEND BUSTED DUMPSTER REPORTS TO  
[UCOGARBAGE@GMAIL.COM](mailto:UCOGARBAGE@GMAIL.COM).**



**HAVERRILL ROAD ENTRANCE- VEHICLES OVER FORTY FEET IN LENGTH ARE NOT PERMITTED TO ENTER CENTURY VILLAGE. THIS SCHOOL BUS WAS TURNED AROUND BY SECURITY ON 1/23. THE DRIVER WAS A SUSSEX H TENANT WHO WANTED TO DRIVE THE EMPTY BUS TO HIS UNIT FOR HIS MIDDAY BREAK. NO.**



**NORTHAMPTON C- VAN WITH NO LICENSE PLATE. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-01250018.**



SUSSEX C- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-01220002.



**NORTHAMPTON B- CAR WITH EXPIRED REGISTRATION. REPORTED IN BY A CV UNIT OWNER. COMPLAINT SENT TO PBC CODE ENFORCEMENT, #C-2024-01260010.**