

1/8/2024 PROPERTY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

WWW.UNITEDCIVIC.ORG

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

WWW.UNITEDCIVIC.ORG

New features will be added to this website: useful links, video recordings of UCO meetings, and live streams of our community TV channels. We hope you all enjoy our new website, and thank you JoAnne for your hard work with revamping our Internet and community TV outlets. Later this year, the UCO Communications Committee will be revived; CV unit owners are encouraged to apply for membership on this Committee, which oversees all UCO communication channels: TV channels, bulk email service, the CV Internet website, and our community newspaper, the *UCO Reporter*.

CV unit owners are also encouraged to contribute community notices, pictures, etc. for publication on UCO media. For contributions to the *UCO Reporter*, send to WWW.UCOREPORTERWPB@GMAIL.COM. For the UCO website and TV stations, send to CVTVADMIN@UNITEDCIVIC.ORG.

STORM DRAIN REPAIRS- Last week, Anchor Marine repaired a storm drain pipe at the Oxford section of CV. This pipe had previously been found to be rotted out, causing a subsidence at the front lawn of Oxford 300.

PLYMOUTH POOL- This pool remains closed, after multiple violations were found by the PBC Department of Health. This pool has been refilled, and the entry gates to the pool have been padlocked. CV residents should not use this pool until it is re-certified for use by the PBC Dept. of Health.

EMERGENCY GENERATORS- On 1/2, The Generator People performed scheduled maintenance of the emergency generators at the Okeechobee Boulevard Guardhouse and the UCO Office. This maintenance included check of oil and coolant levels, inspection of the air cleaning filters, and fifteen minute no-load test run of the generator. Propane fuel supply was confirmed at both generators, approximately 350 gallons and 700 gallons. All three of UCO's emergency generators (2 guardhouses, UCO Office) are under annual maintenance contracts, and are serviced every other month.

SEMIANNUAL WATER SYSTEM FLUSH- On 1/4, PBC Water began semiannual flushing of the CV potable water system. There may be a slight chlorine smell to the water coming out of our faucets, but this is harmless and the water is safe to drink. See the notice from PBC Water, appended to this report, for more information.

BICYCLES IN TRAFFIC LANES- Our security contractor reports that a growing number of bicyclists, tricyclists, and mobility scooterists continue to enter and exit Century Village using the vehicle lanes rather than the pedestrian walkways. This is dangerous. On 1/4, a tricyclist got whacked in the head by a gate arm when she piggy backed behind a car. Our gate arms can only detect cars and trucks. They cannot detect pedestrians, cyclists or scooterists, and mixing in with cars and trucks at these busy roadway points is also dangerous.

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

IRRIGATION- On 1/02, Chabot Irrigation performed monthly mechanical/electrical maintenance and flowmeter readings at all 27 CV irrigation pumps, and reported irrigation water usage to the South Florida Water Management District. Monthly recording and reporting of CV's irrigation water use is a SFWMD requirement.

UNREGISTERED AND DERELICT VEHICLES- A number of derelict vehicles and vehicles with expired registration tags were reported to PBC Code Enforcement. Notices of Violation will be sent to the CV Associations that allow these vehicles to be stored on their properties. See PBC Ordinance 2007-013, 2019-005, 2019-034: *"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."* *"It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair."*

CABLE TELEVISION- Our cable television provider, Breezeline, has announced that starting on 1/9, all non-TIVO cable boxes will no longer support Video-On-Demand (VOD) service. See the flier that is appended to this report for more information, or visit the Breezeline Cable Store at 5400 Fairway Street.

STREETLIGHTS- On 1/7, FPL sent repair crews to Century Village, to repair sixteen dark streetlights at various sections of CV.

END OF REPORT

Century Village – West Palm Beach



- [Blog Posts](#)
- [Community Access Tv](#)
- [Subscribe](#)
- [Welcome](#)

THE NEW UCO WEBSITE IS UP AND RUNNING:

WWW.UNITEDCIVIC.ORG. NEW FEATURES WILL BE
ADDED OVER THE NEXT FEW WEEKS.



OXFORD SECTION- THIS UNDERGROUND STORM DRAIN PIPE WAS FOUND TO BE DAMAGED.



OXFORD SECTION- THIS ROTTED OUT SECTION OF STORM DRAIN PIPE WAS REPAIRED AND RELINED BY ANCHOR MARINE ON 1/2/24.




OXFORD SECTION- APPROXIMATELY 130 LINEAR FEET OF UNDERGROUND STORM DRAIN PIPE WAS RELINED. DIAMETER OF THIS PIPE IS 20 INCHES.



**OXFORD SECTION- THIS IS THE OTHER END OF THE RELINED PIPE,
GROUTED IN PLACE INSIDE OF A STORM WATER CATCH BASIN.**



PLYMOUTH SECTION- THIS POOL REMAINS CLOSED BY PBC DEPARTMENT OF HEALTH.


 Palm Beach County
 Water Utilities

Semiannual Water System Flush to Start January 4, 2024

In order to deliver the highest quality water to our customers, Palm Beach County Water Utilities Department (PBCWUD) requires periodic line flushing and temporary treatment modification. These modifications to the disinfection process are routine and an industry best practice as a precautionary measure to maintain the water quality.





From **January 4 through January 25, 2024** PBCWUD will be using free chlorine as opposed to chloramine for water treatment. **This is only temporary and the water is safe to drink.**



As one of our customers, you may notice your water has a slight variation in taste or smell during this period. If you are especially sensitive to this change, keep an open container of drinking water refrigerated for a few hours allowing the chlorine to dissipate.

Users of home dialysis machines, owners of tropical fish and managers of stores and restaurants with fish and shellfish holding tanks are advised to seek professional guidance for removing chlorine residuals.

This process will not affect customers in Belle Glade, Pahokee and South Bay.

Anyone needing more information on this temporary change is advised to call PBCWUD at **(561) 740-4600** and select option #1.

Visit us online at:
pbcwater.com
   
 @PBCWUD


WATER LINE FLUSHING- SOME OF OUR LAWNS ARE GETTING FREE IRRIGATION FROM NEWLY INSTALLED HYDRANTS. PLEASE DON'T TURN OFF THESE TAPS.



WEST DRIVE- IF YOU ARE WALKING, PEDALING, OR SCOOTERING, STAY OUT OF THE VEHICLE LANES AND USE THE PEDESTRIAN WALKWAYS AND GATES. DON'T GET WHACKED IN THE HEAD BY A GATE ARM OR RUN OVER BY A CAR OR TRUCK.



SUSSEX F- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-01020013.



SUSSEX C- BOX TRAILERS OVER EIGHT FEET IN HEIGHT MAY NOT BE STORED ON ASSOCIATION PROPERTY. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-01020014.



**HASTINGS I- CAR WITH EXPIRED TEMPORARY LICENSE TAG.
REPORTED TO PBC CODE ENFORCEMENT. COMPLAINT #C-2024-
01030001.**



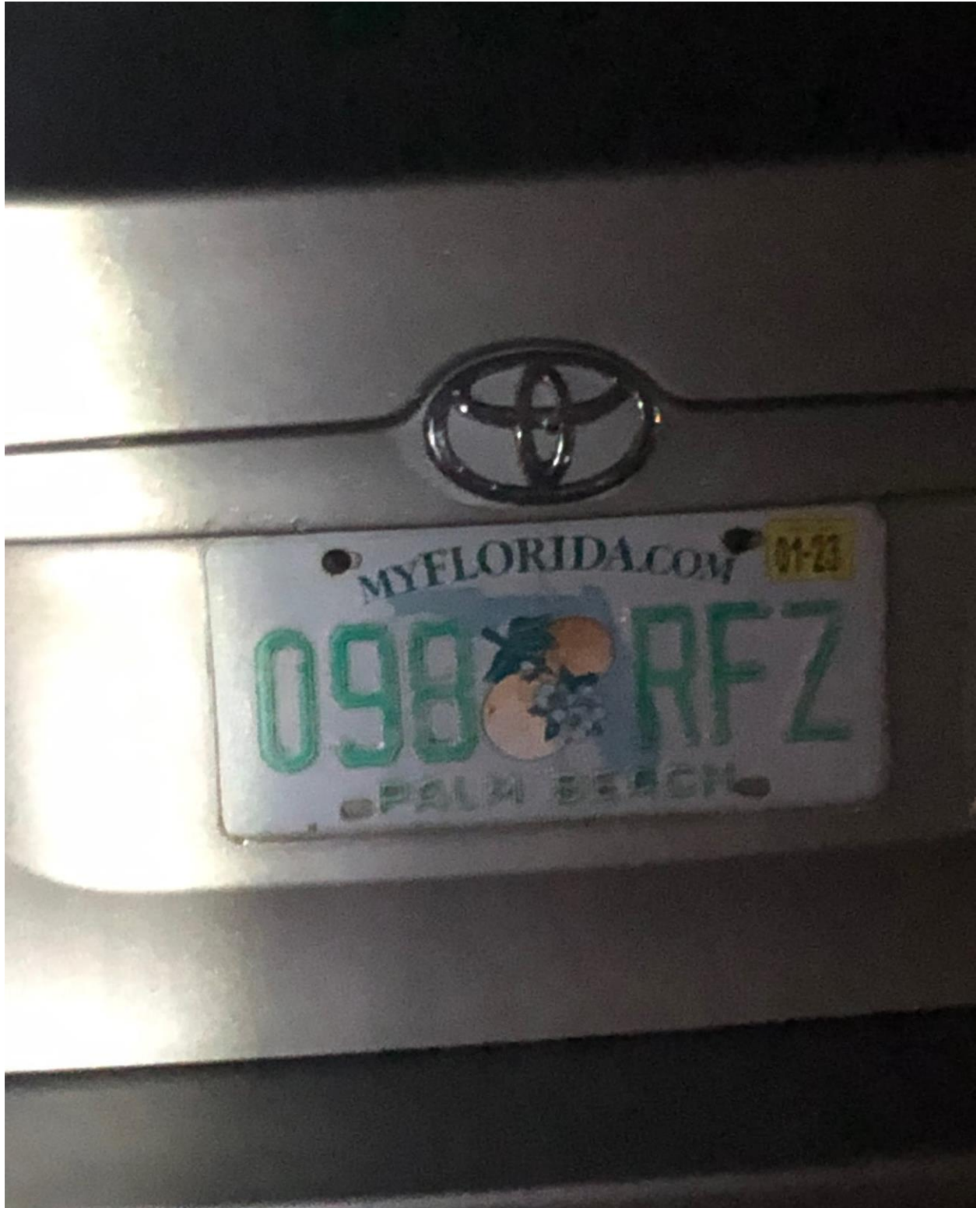
BEDFORD G- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT.



BEDFORD G- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT.



WINDSOR H- CAR WITH NO LICENSE TAG. REPORTED TO PBC CODE ENFORCEMENT.



**CANTERBURY J- CAR WITH EXPIRED REGISTRATION TAG.
REPORTED TO PBC CODE ENFORCEMENT.**

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 07, 2024 9:00 AM

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.: 054	Complexity Level: 1	Status: Removed		
Respondent: CENTURY VILLAGE BERKSHIRE D CONDOMINIUM ASSOCIATION, INC. 94 Berkshire D, West Palm Beach, FL 33417	CEO: John Gannotti			
Situs Address: Berkshire D, West Palm Beach, FL	Case No: C-2023-09270015			
PCN:	Zoned: RH			
Violations:	<table border="1"><tr><td style="width: 5%; text-align: center;">1</td><td>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</td></tr></table> <p style="text-align: right;">Status: CLS</p>		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
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cc: Century Village Berkshire D Condominium Association, Inc.

CV ASSOCIATIONS THAT DO NOT RESOLVE VEHICLE RELATED CODE VIOLATIONS WILL WIND UP ON THE PBC SPECIAL MAGISTRATE’S AGENDA, AND CAN BE FINED FOR NON-COMPLIANCE. IN THIS CASE, BERKSHIRE D REMOVED AN UNREGISTERED CAR AND WAS REMOVED FROM THE AGENDA. CANTERBURY I HAS NOT, AND REMAINS LIABLE FOR FINES.



CANTERBURY I- THIS ASSOCIATION RECEIVED A NOTICE OF VIOLATION, IGNORED IT, AND NOW IS ON THE 2/7 PBC SPECIAL MAGISTRATE'S DOCKET.



IMPORTANT UPDATE

Dear Luther,

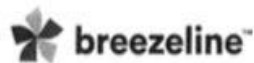
We are reaching out to notify you of changes that will impact your TV service. As of January 9, 2024, Video On Demand (VOD) will no longer function with your current TV equipment.

What does this mean for you?

If you would like to continue to receive VOD, please contact a Customer Care Agent at 877.742.0092. They will be able to assist you with upgrading your equipment to one of our state of the art TiVo set top boxes.

No further action is required if you choose to go without VOD functionality as of January 9, 2024.

Our team is ready to assist and answer any questions you have. We appreciate your business and thank you for being a valued Breezeline customer.



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Breezeline 3 Batterymarch Park Suite 200, Quincy, MA 02169

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WEST DRIVE- ON 1/7, FPL SENT OUT A CREW TO REPAIR SIXTEEN DARK STREETLIGHTS. THANK YOU!



CHATHAM B- WHOLE UNIT DUMP FROM UNIT #28. THIS ASSOCIATION AUTHORIZED THE ADDITIONAL CHARGE FOR SPECIAL PICKUP, AND WILL BACK CHARGE THE UNIT OWNER WHO PUT THE PILE OUT. WASTE PRO SENT BACK A TRUCK ON FRIDAY EVENING TO PICK UP THIS PILE. THANK YOU!



SOMERSET L- OVERLIMIT BULK TRASH PILE, WITH UNCUT/UNTIED CARPET. THIS ASSOCIATION AUTHORIZED THE ADDITIONAL CHARGE FOR SPECIAL PICKUP. WASTE PRO SENT BACK A TRUCK ON FRIDAY EVENING TO PICK UP THIS PILE. THANK YOU!