

2/19/2024 PROPERTY MANAGER'S REPORT

By Donald Foster, LCAM

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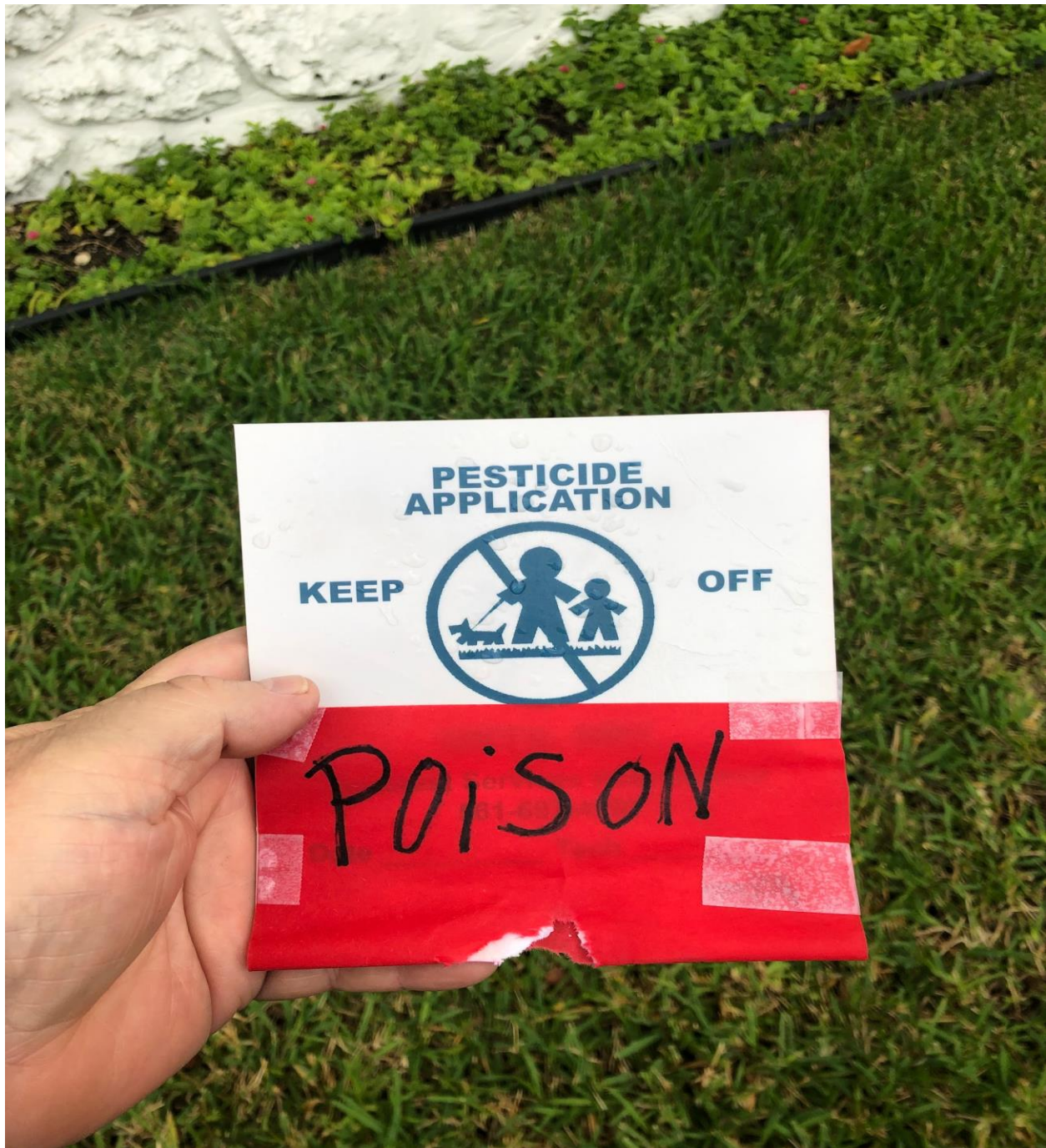
INSURANCE- UCO welcomes new volunteer **Suzanne Saramak** to the UCO Insurance Department. Suzanne is an insurance professional from Long Island, and holds a Florida "2-20" license, which allows her to handle insurance claims at UCO; she is already a big help to UCO volunteer Mike Bunk. Our insurance agency, AssuredPartners, has also agreed to assign a licensed claims specialist to be at UCO two days each week, to assist with claims processing.

POISON, OXFORD SECTION- Recently, an Oxford 300 unit owner reported to her Board that she had applied "poison" to the Association's outdoor common grounds, to deter dogs from being walked near her unit. Applying "poison" or any pesticides by an unlicensed person is dangerous and illegal. This Association does not know what type of "poison" was applied by this unit owner, and must now take steps to ensure the safety of people and animals. This Association has informed their Property Manager, consulted with their Attorney, and reported the incident to the Palm Beach County Sheriff's Office, **case #24-035208**. Until this latest episode of "stupid/crazy" is resolved, please steer Fido and Fifi clear of Oxford 300.

TREE/BRUSH CLEARING, SOUTHAMPTON C- On 2/15, Curtis Landscaping removed trees and brush from behind the fence at the east side of Southampton C, near the wall that separates the Guitar Center shopping center and Century Village. Work will continue this week.

SOUTH CANAL- Last week, Landtec Construction continued removal of brush, trees, and fences along South Canal. This work is required to complete survey work in preparation for the future dredging of this important piece of infrastructure.

END OF REPORT



OXFORD 300- THE OWNER OF UNIT #101 PUT THESE SIGNS UP IN FRONT OF HER UNIT, WHICH PUTS THE ASSOCIATION AND THEIR MANAGER "ON THE HOOK" TO FIND OUT WHAT DANGEROUS THING HAPPENED HERE. WE ALL HAVE BETTER THINGS TO DO THAN TRACKING DOWN THESE KOOKOO BANANA BEHAVIORS.



SOUTHAMPTON SECTION- WHEN THIS FENCE WAS INSTALLED, THE SHRUBS/TREES WERE LEFT IN PLACE TO MAKE IT DIFFICULT FOR PEOPLE TO CLIMB INTO CV. NOW THE SHRUBS/TREES ARE DAMAGING THE FENCE, SO THEY HAVE TO GO.



SOUTHAMPTON SECTION- THE SPACE BETWEEN THIS WALL AND OUR PERIMETER FENCE IS BEING CLEARED BY CURTIS LANDSCAPING SERVICE. THE BEER CANS, LIQUOR BOTTLES, TAKE OUT CONTAINERS AND OTHER UNMENTIONABLES FOUND HERE IS A GOOD CLUE THAT THIS AREA NEEDS TO BE MONITORED, AND THIS BRUSH CLEARANCE WILL MAKE THAT JOB EASIER FOR PLATINUM SECURITY.



**THIS HOLE IN THE MASONRY WALL WAS DISCOVERED ON 2/16.
THE OWNER, COHEN COMMERCIAL, WAS NOTIFIED.**



HERE IS THE HOLE FROM THE SHOPPING CENTER SIDE OF THE HOLE. LIKELY HIT BY A GARBAGE TRUCK.



SOUTHAMPTON SECTION- THIS SECTION WAS CLEARED ON 2/16. WORK WILL CONTINUE THIS WEEK. THIS WALL WILL BE PRESSURE CLEANED AND PAINTED, THE FENCE WILL BE REPAIRED AND REINFORCED, ADDITIONAL CAMERAS WILL BE INSTALLED.



SOUTHAMPTON SECTION- STEALTH CAMS ALONG THIS FENCE LINE ALLOW SECURITY TO MONITOR FOR WALL/FENCE JUMPERS.



ANDOVER SECTION- THIS SECTION OF OLD PERIMETER FENCE NEEDED TO BE REMOVED TO ALLOW FOR LAND CLEARING AND SURVEYING WORK. IT WILL BE REPLACED AFTER THE CANAL IS DREDGED.



ANDOVER SECTION- RECENT LAND CLEARING SHOWS HOW IMPORTANT THIS CANAL IS: ALL OF ANDOVER DRAINS OFF THROUGH THIS PIPE INTO THE CANAL.



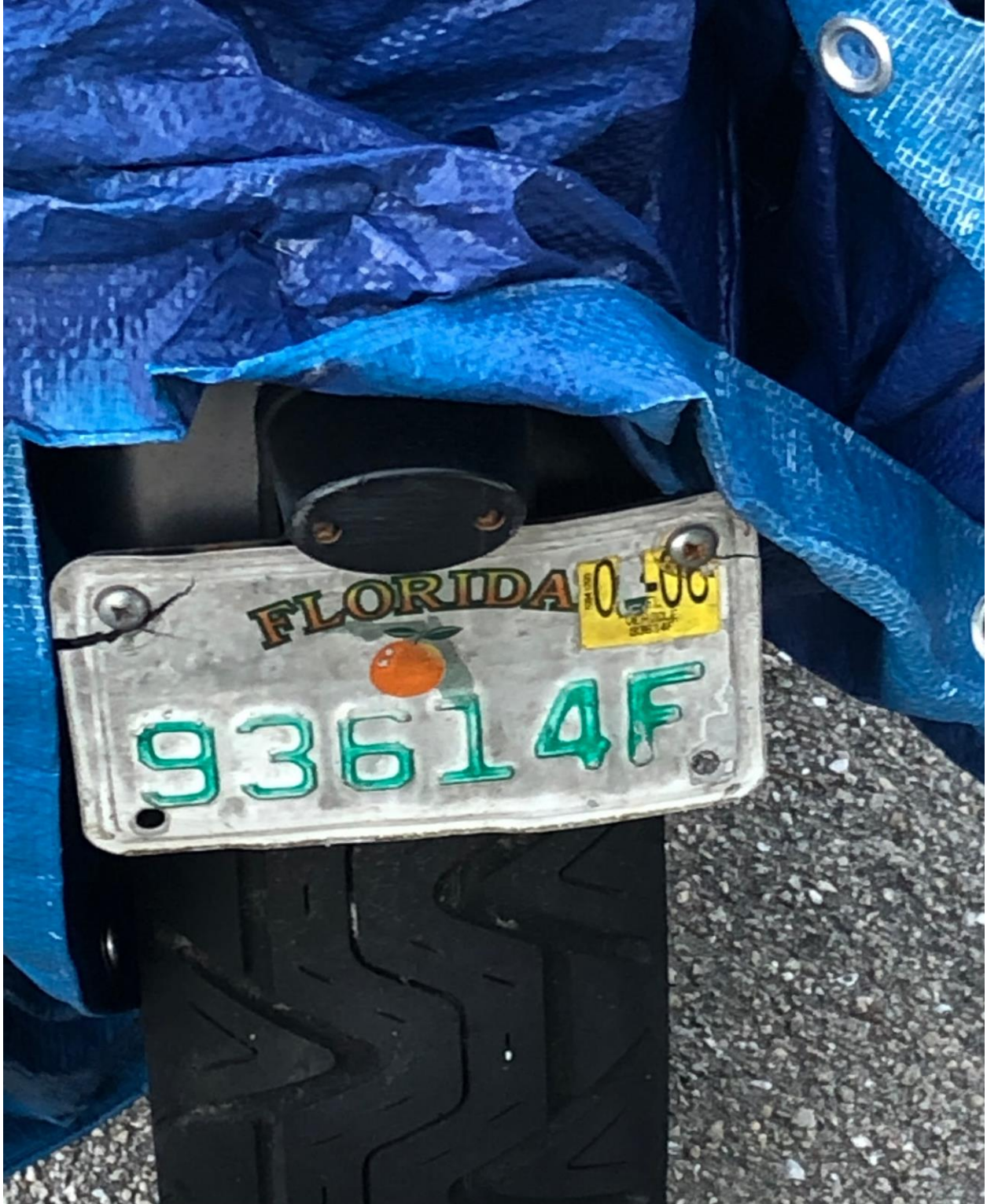
COVENTRY SECTION- ON 2/13, CV UNIT OWNERS REPORTED THIS GATOR CRAWLING OUT OF NORTH CANAL. THIS IS UNUSUAL; NORTH CANAL IS USUALLY TOO SHALLOW FOR GATORS, BUT THIS IS A PARTICULARLY WET WINTER, SO THE WATER LEVEL IS HIGH. BE CAREFUL WALKING FIFI AND FIDO ALONG THIS CANAL.



NORTHAMPTON K- PROPANE TANK UP AGAINST THE BUILDING. REPORTED TO UCO BY A NORTHAMPTON K UNIT OWNER. THIS IS DANGEROUS. A REPORT WAS SENT TO PBC CODE ENFORCEMENT, COMPLAINT # C-2024-02130019. THE ASSOCIATION'S PROPERTY MANAGER WAS NOTIFIED.



CAMDEN B- NASTY LOOKING COVERED MOTORCYCLE. HAS NOT MOVED IN YEARS. EYESORE.



CAMDEN B- EYESORE MOTORCYCLE HAS AN EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-02120001 .



CHATHAM P- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-02120008.



CHATHAM T- THIS TRUCK WAS PARKED IN A GUEST PARKING SPACE, STICKING OUT INTO THE RIGHT-OF-WAY. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-02140001. TRUCK WAS GONE AS OF 2/18.



NORTHAMPTON G- THIS PICKUP TRUCK WAS STICKING OUT INTO THE RIGHT-OF-WAY. THIS LONG RUNNING CONDITION WAS PREVIOUSLY REPORTED TO PBC CODE ENFORCEMENT. A TOW NOTICE WAS PLACED ON THIS TRUCK ON 2/16, AND IT WAS MOVED INTO ANOTHER PARKING SPOT ON 2/17. SINCE THIS ASSOCIATION HAS IGNORED ALL REQUESTS TO POLICE UP THIS REPEAT OFFENDER, THE TRUCK WILL BE TOWED WITHOUT NOTICE UPON THE NEXT OFFENSE.



STRATFORD SECTION- A NUMBER OF BULK TRASH ITEMS AT SEVERAL CV SECTIONS WERE MISSED BY WASTE PRO ON 2/16.



CANTERBURY SECTION- WASTE PRO SENT OUT A CLAM TRUCK ON 2/17 TO REMOVE THE MISSED BULK TRASH ITEMS. THANK YOU!



EASTHAMPTON H- LARGE PIECES OF MIRROR GLASS MUST BE PUT INTO THE DUMPSTER AND BUSTED UP. WASTE PRO WILL NOT PICK UP THESE PIECES BY HAND.



SHEFFIELD A- RUSTED OUT DUMPSTER. REPORTED IN BY A CV UNIT OWNER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



ANDOVER K- RUSTED OUT DUMPSTER. REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



CAMDEN I- RUSTED OUT DUMPSTER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.

