

## 2/5/2024 PROPERTY MANAGER'S REPORT

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**CANDIDATE'S FORUM-** At the 2/2 UCO Delegate Assembly, the candidate's list for the 3/1 UCO Annual Elections was finalized. There are two candidates for UCO President, two candidates for UCO Treasurer, six candidates for UCO Vice President, one candidate for UCO Recording Secretary, one candidate for UCO Corresponding Secretary, and fourteen candidates for the UCO Executive Board. On **2/8, at 1:30 PM, there will be a Candidate's Forum at the CV Clubhouse, Room C.** All CV unit owners are encouraged to attend this event. A flier for this event is attached to this report, for posting to Association bulletin boards.

**RETURN OF SHELLY MAHLE-** On 11/23, a homeless person, **SHELLY MAE MAHLE**, was arrested in CV by PBSO for "*larceny, petit theft...2+ prior convictions*". This person has a long list of arrests and convictions. Many of these arrests and convictions involve Century Village and CV residents, including burglary, larceny, drug possession, fraud, car theft, unlicensed operation of vehicles, and DUI. On 1/30, Mahle tried to reenter CV, covering her face with a hood. Security escorted her off property.

**CAMPERS, JET SKIS, BOATS-** The use of association parking spaces for the storage of recreational vehicles is a County code violation, and will be reported to the PBC Code Enforcement whenever found. Associations may refer to the following section of the PBC Unified Land Development Code:

*"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 paddleboat, 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].*

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

**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?”*

Mark’s class scheduled for 1/31 was canceled. This class can be viewed at:

<https://beckerlawyers.com/webinar-loans-and-borrowing-money-what-community-associations-need-to-know/>

**ASSOCIATION MEETINGS AT UCO-** The UCO Office Conference Room is available to CV Associations for their Board meetings. A few rules:

- Meetings must be scheduled outside of UCO office hours.
- The Association’s CAM must be in attendance.
- The Association’s CAM must request the use of the UCO Conference Room.

CV CAMs can submit requests to [ADMIN@UNITEDCIVIC.ORG](mailto:ADMIN@UNITEDCIVIC.ORG).

**RATS!**- I received reports of rats along palm hedges on South Drive and Hampshire Street. Rodent bait stations will be installed at these spots. UCO has a community-wide rodent control program in place, but each Association should also have a rodent control program in place, especially with the excavation work that is happening at the South Canal and at the Reflection Bay property. The former golf course has reverted to jungle over the years; disturbing that ground will almost certainly send some animal pests our way soon.

**END OF REPORT**

**EVERYONE WELCOME!**

**UCO CANDIDATES FORUM**

**THURSDAY, FEBRUARY 8**

**CLUBHOUSE MEETING  
ROOM C**

**1:30 – 3:00 P.M**

**MODERATOR:**

**PBC COMMISSIONER GREGG WEISS**

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**UCO ELECTION – FRIDAY, MARCH 1**

**Vote in Clubhouse: 8 a.m. - 9:30 a.m.**



**WEST DRIVE- LONG TIME COMMUNITY MENACE SHELLY MAHLE TRIED TO SNEAK INTO CV ON 1/30, COVERING HER FACE TO AVOID CAMERAS.**





**WEST DRIVE- PLATINUM SECURITY DIRECTOR DANIEL ZELAYA ESCORTS MAHLE BACK OFF PROPERTY. SHE WILL BE BACK, SO LET'S ALL KEEP AN EYE OUT FOR HER; SHE DOES NOT BELONG HERE AND IS ALWAYS UP TO NO GOOD.**



**HERE IS A PICTURE OF MAHLE, IN WARMER WEATHER. IF YOU SEE THIS PERSON, CALL PBSO AND SEND A REPORT TO UCO. THIS PERSON DOES NOT BELONG HERE.**





**CAMDEN L- THE OWNER OF THIS RED MINIVAN IS A LONG-TIME SEASONAL "P.I.T.A.". HE IS IN THE JUNK CAR AND BOAT BUSINESS. EVERY WINTER, HE SCOURS SOUTH FLORIDA FOR JUNK CARS, BOATS, ETC., THEN BRINGS THEM BACK TO CV TO PART THEM OUT. NO MORE. ANYTHING ON A TRAILER THAT THIS GUY TRIES TO BRING IN WILL BE STOPPED AT THE GATES.**





**ANDOVER A- JUNK PILE PUT OUT ON MONDAY, 1/29. THE ASSOCIATION'S PROPERTY MANAGER WAS NOTIFIED. A COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT, #C-2024-01300012.**





**KINGSWOOD D- JUNK PILE PUT OUT TO THE STREET ON SUNDAY, 2/28. NO GOOD. NO CV UNIT OWNER SHOULD HAVE TO LOOK AT THIS MESS ALL WEEK. A COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT, #C-2024-03100010.**





**ANDOVER M- CONSTRUCTION AND DEMOLITION TRASH IS NOT PICKED UP BY WASTE PRO FOR FREE, AND NO JUNK SHOULD BE PUT OUT BEFORE THURSDAY. THE PROPERTY MANAGER FOR THIS ASSOCIATION WAS NOTIFIED. A COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT, #C-2024-01300007.**





**WINDSOR H- THIS CONSTRUCTION AND DEMOLITION MATERIAL, FROM UNIT #157, IS NOT PICKED UP BY WASTE PRO AS PART OF REGULAR BULK TRASH PICKUP SERVICE. THIS ASSOCIATION'S BOARD AND MANAGER WERE NOTIFIED. A COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT, #C-2024-02010007.**





**CAMBRIDGE H- THIS CONSTRUCTION AND DEMOLITION MATERIAL, FROM UNIT #183, WILL NOT BE PICKED UP BY WASTE PRO AS PART OF REGULAR BULK TRASH PICKUP SERVICE. THIS ASSOCIATION'S BOARD AND MANAGER WERE NOTIFIED. A COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT, #C-2024-02010005.**





**GREENBRIER C- THIS JUNK PILE, WHICH EXCEEDS SWA LIMITS FOR REGULAR BULK TRASH PICKUP, WAS SITTING FOR OVER A WEEK. A COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT, #C-2024-02010004.**



**NORTHAMPTON G- JUNK PILE ON THE LAWN. REPORTED TO PBC  
CODE ENFORCEMENT, #C-2024-02020004.**





**EASTHAMPTON F- THESE NASTY MATTRESSES WERE PUT OUT ON SATURDAY, 2/3. A COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT. NO CV UNIT OWNER SHOULD HAVE TO STARE AT STAINED MATTRESSES ALL WEEK LONG.**



**BEDFORD G- ROTTED OUT DUMPSTER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.**





**BEDFORD B- RUSTED OUT DUMPSTER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.**





**WALTHAM E- RUSTED OUT DUMPSTER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.**





**BEDFORD F- BUSTED BLUE RECYCLE TOTER- REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.**





**HASTINGS G- BUSTED YELLOW TOTER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO [UCOGARBAGE@GMAIL.COM](mailto:UCOGARBAGE@GMAIL.COM).**



**DORCHESTER K- CAR WITH EXPIRED REGISTRATION TAG.  
REPORTED IN BY A CV UNIT OWNER. REPORTED TO PBC CODE  
ENFORCEMENT, COMPLAINT #C-2024-01300005.**





**ANDOVER G- CAR WITH EXPIRED REGISTRATION TAG. REPORTED IN BY A CV UNIT OWNER. REPORTED TO PBC CODE ENFORCEMENT.**





**CANTERBURY I- CAR WITH NO LICENSE TAG. REPORTED TO PBC CODE ENFORCEMENT.**



