

4/15/2024 PROPERTY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTEANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

WWW.UNITEDCIVIC.ORG

IGUANA TRAPPING, CLUBHOUSE ISLAND- Recently, W.P.R.F. Vice President Eva Rachesky hired a trapper to reduce the population of iguanas on Clubhouse Island and other recreational properties. These iguanas are burrowing into the shoreline and more critically, into the supports of the bridge that connects Clubhouse Island to Century Village. The method of removal is live trapping; these traps, which are shaded, are checked every day, per Florida statute, to make sure that the iguanas are treated humanely. An unknown person, possibly a guest, is opening these traps and freeing the iguanas. This is a bad idea, for several reasons:

- Once an iguana is trapped, it is "trap smart"; it will never enter a trap again. Now we have trap smart iguanas living near the bridges and shorelines which will require individual snaring. This is expensive.
- Iguanas bite, have sharp tails and claws, and carry salmonella. If a human is bitten or scratched, or comes in contact with iguana feces, they have a good chance of contracting **salmonellosis**, a serious bacterial infection that especially affects children and old people.

Our security contractor has clear images of the people who are interfering with these iguana traps but have not been able to identify them. One of these images is appended to this report. It would be a big help if any CV unit owner could identify these people for us. Any information sent to UCO will be kept confidential: UCOMAINTEANCE@GMAIL.COM.

LEAF BURNING IN FITNESS CENTER SAUNA- W.P.R.F. staff discovered that leaves had been placed on the heating element of the men's sauna at the Hastings Fitness Center. The leaves caught fire, so this sauna has been closed until further notice.

HOMELESS PEOPLE, REFLECTION BAY- Homeless people continue to enter Century Village through a construction fence behind Golf Edge. A report was sent to PBSO (**case #24051812**), and PBC Code Enforcement (**complaint #C-2024-04110003**). On 4/11, PBSO Deputies entered Reflection Bay and trespassed or arrested a number of homeless persons who had established a campsite on the property. On 4/11, I spoke with Tim Smith, Project Manager at Kolter Land, who assured me that Kolter will make a better effort to secure this property. This week, Budget Fence and Gate will repair and reinforce this fence. Platinum Security will continue to keep an eye out for these people who have no business in Century Village.

NEWCOMERS MEETING- On 4/9, over sixty CV residents attended a UCO sponsored newcomers meeting, which covered a wide range of topics related to life in our Community.

MOTOR VEHICLE DEPARTMENT AT CV CLUBHOUSE- On 5/3, Florida Highway Safety and Motor Vehicles will bring their **Florida Licensing On Wheels** mobile office to the Century Village Clubhouse. Hours of service will be **9:00 AM until 12:00 PM**. Please see the flier that is appended to this report. This is a good opportunity for CV snowbirds to renew their registrations for vehicles that will remain in CV over the Summer. ***All vehicles parked in CV must be registered and insured at all times.***

NEW TRAFFIC PLAN, CENTURY BOULEVARD EXIT LANES- Earlier this year, following a traffic accident that involved a CV unit owner, UCO and Congregation Aitz Chaim contacted PBC Traffic Division and requested that the traffic congestion at the Haverhill Road exits be studied, with an eye toward increasing driver and pedestrian safety. As a first step, PBC Traffic Division engineers submitted a plan for modifying the pavement turning arrows at the CV exit lanes. This plan is simple: ***the left exit lane will be marked for left turns and straight across to Congregation Aitz Chaim; the right lane will be for right turns only.*** After careful study and consultation with experts, the UCO Officers Committee approved this plan. An image of the approved plan is appended to this report.

UCO INSURANCE- Our insurance carrier, AssuredPartners, has sent the following message to 47 CV Associations:

“Property insurance carrier American Coastal Insurance Company did property inspections at all Century Village WPB condo buildings. Based on the inspections, some buildings came back requiring the boards to obtain roof inspections by June 2, 2024. These roof inspections can be completed by a licensed roofing vendor of the Association’s choice. If the inspections come back with recommendations for repairs, the Associations will need to provide timelines for these repairs by June 2nd. If the inspection is clean, then we can just submit that report to prove the roof is in good working order. The carrier wants to make sure roofs are in good condition, and that any needed repairs are addressed.”

CV Association Boards that need assistance with arranging for these roof inspections should contact their Property Manager (Seacrest, Pruitt, etc.).

POTHOLE, OXFORD SECTION- On 4/9, a pothole was discovered near Oxford 300, near a stormwater catch basin and directly over a recently relined storm water culvert pipe. Anchor Marine checked out the culvert pipe on 4/10 and found no damage. This pothole will be repaired soon.

DEEP CLEANING, PLYMOUTH LAUNDRY- On 4/13, Glow Cleaning Plus performed quarterly deep cleaning at the Plymouth Laundry. Restroom, laundry machines, and work surfaces were sanitized. The interior was high dusted, floors were scrubbed, and exterior walls and walkways were pressure cleaned.

END OF REPORT



**WEST DRIVE- PBSO ENFORCES TRAFFIC RULES INSIDE CV.
PLEASE DRIVE SLOWLY AND MAKE FULL STOPS AT STOP SIGNS.
THESE TICKETS ARE EXPENSIVE.**



REVEAL
TACTACAM TRAP 93F 34°C 04/08/2024 17:50:12

CLUBHOUSE ISLAND- THIS PERSON, LIKELY A GUEST, IS LETTING IGUANAS OUT OF THE TRAPS THAT HAVE BEEN SET BY A LICENSED WILDLIFE TRAPPER. IF ANYONE RECOGNIZES THIS PERSON, PLEASE SEND A CONFIDENTIAL REPORT TO UCOMAINTEANCE@GMAIL.COM. WE JUST WANT TO ASK HER TO STOP THIS ACTIVITY, FOR SAFETY REASONS.



DUE TO
NONCOMPLIANCE
WITH SAUNA RULES.
MEN'S SAUNA WILL BE
CLOSED INDEFINITELY.



W.P.R.F. Inc.





GOLFS EDGE SECTION- SECURITY STEALTH CAMS PICKED UP THESE GUYS ENTERING CENTURY VILLAGE FROM REFLECTION BAY. THEY KEEP BUSTING THROUGH THE RB CONSTRUCTION FENCE.



REFLECTION BAY- TRESPASSER ARRESTED BY PBSO ON 4/11.



REFLECTION BAY- TRESPASSER ARRESTED. PBSO DOES NOT FOOL AROUND.



CV CLUBHOUSE- OVER SIXTY NEW CV RESIDENTS ATTENDED THE 4/9 UCO NEWCOMERS MEETING, WHICH COVERED A WIDE RANGE OF TOPICS CONCERNING LIFE IN CENTURY VILLAGE.

A decorative border surrounds the central text, consisting of a repeating pattern of red icons. Each icon depicts a person holding a document or sign, arranged in a grid-like fashion around the perimeter of the page.

NEW GUEST POLICY

This notice is for CV residents who maintain a guest list on: www.gateaccess.net

Starting on: 7/1/24

CV residents will only be able to have six persons on their permanent guest list.

After: 7/1/24

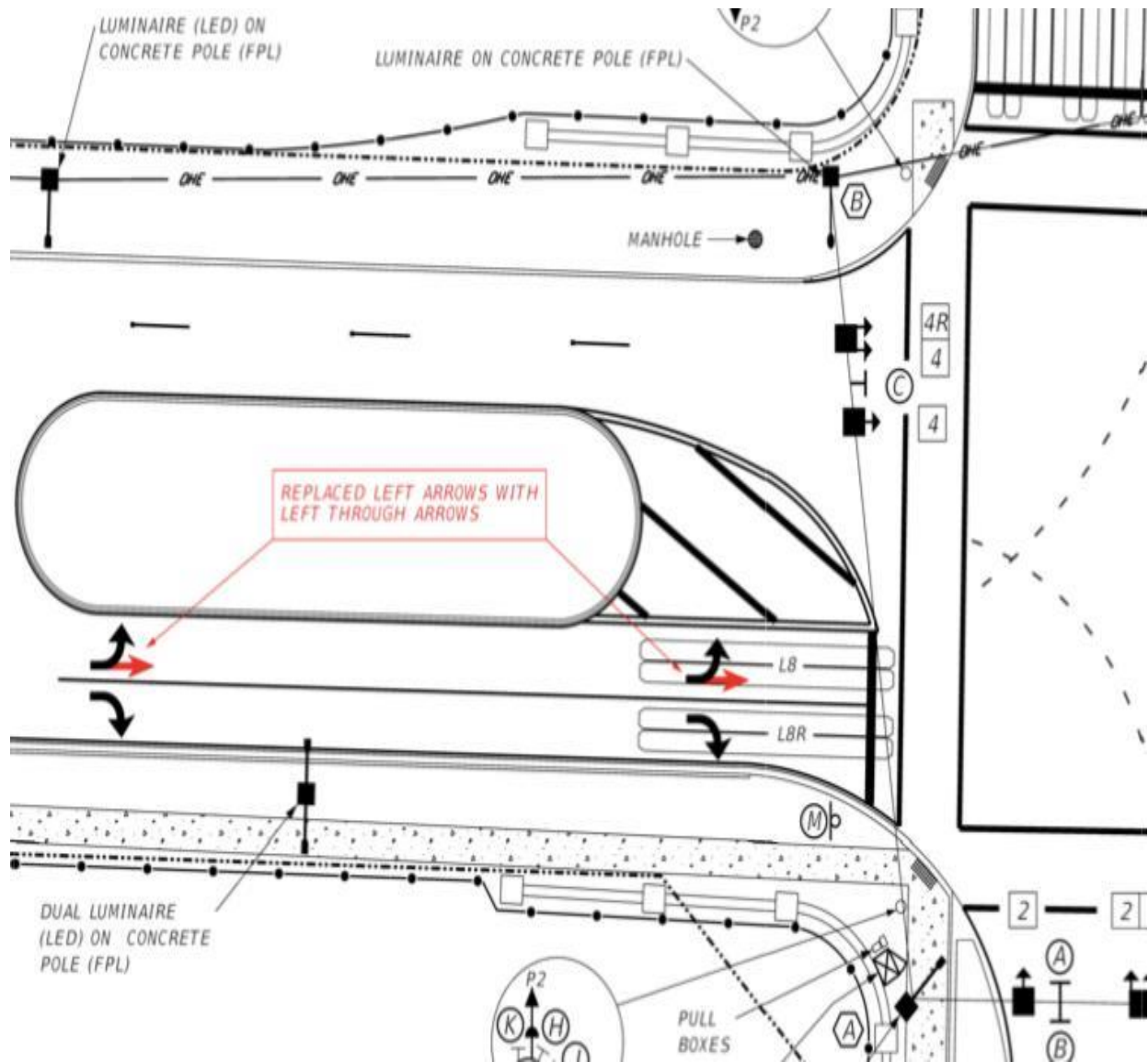
The first six guests on the guest lists will be retained. Any additional guests will be removed from guest list.

CV Residents that need assistance with accessing or maintaining their gateaccess.net guest list visit the CV Clubhouse ID Office: Monday-Friday 8:30 am — 12:00 pm and 1:00 pm — 4:00 pm.

A flier announcing this change in our guest policy is appended to this report; we ask that the CV Association Boards post this important notice to bulletin boards.

This notice will also be posted on all of our community media: CV BLOG, bulk email, UCO Reporter, TV channel 590, etc.

UCO



CENTURY BOULEVARD- HERE IS THE TRAFFIC MODIFICATION PLAN FOR THE HAVERHILL EXIT LANES. LEFT EXIT LANE WILL BE FOR LEFT TURNS AND CROSSING HAVERHILL TO CONGREGATION AITZ CHAIM. THE RIGHT EXIT LANE WILL BE FOR RIGHT TURNS ONLY. DURING PEAK OCCUPANCY SEASON, THIS AREA IS HEAVILY CONGESTED WITH CARS AND PEDESTRIANS, PLEASE DRIVE CAREFULLY, SLOWLY, AND MINDFULLY. SAFETY FIRST!



OXFORD SECTION- THIS NEW POTHOLE IS NEAR A STORMWATER CATCH BASIN, AND RIGHT OVER A RECENTLY RELINED STORM WATER CULVERT PIPE, SO ANCHOR MARINE WAS CALLED TO CHECK IT OUT. THERE WAS NO DAMAGE FOUND INSIDE THE PIPE, SO THE POTHOLE WILL BE FILLED AND COMPACTED. THE ASPHALT SURFACE WILL BE REPAIRED.



PLYMOUTH LAUNDRY- ON 4/13, GLOW CLEANING PLUS PERFORMED DEEP CLEANING AT THE PLYMOUTH LAUNDRY.



Florida Licensing on Wheels mobile offices brings motorist services directly to the customer. FLOW mobiles offer the following services:

- First time license (\$48.00)
- Convert out of state license (\$48.00)
- Renewals (\$48.00 for Class E; fees vary for CDL)
- Replacements for lost or stolen license (\$25.00)
- Address/name changes (\$25.00)
- ID cards (\$25.00)
- No FEE Poverty Letter.
- Reinstatements (fees vary)
- Emergency Contact Information Registration (free)
- Vehicle Registration Renewals (fees vary)
- Disabled Parking Placard Issuance and Renewals (Permanent-free; Temporary- \$15.00)



For your convenience, the FLOW Units accepts the following methods of payment: Cash, Check, and Credit Cards.

**PLACE: CENTURY VILLAGE CLUBHOUSE
DATE/TIME: FRIDAY, MAY 3RD, 9:00 AM TO 12:00 PM**





SOUTH DRIVE- TREE TRIMMING WORK CONTINUED LAST WEEK, MOSTLY ON LEAFY TREES ALONG THE MAIN ROADS. THIS WORK INVOLVES CANOPY REDUCTION, THINNING (WHICH IS FOR HURRICANES), AND REMOVAL OF “SUCKERS” WHICH ARE STRAY BRANCHES GROWING OFF THE TRUNKS.



WEST DRIVE- BUDGET FENCE AND GATE REPAIRED THIS RAILING ON 4/9, WHICH WAS SMASHED INTO BY AN ACADEMY BUS. ACADEMY WILL BE INVOICED FOR THIS REPAIR.



SOUTHAMPTON SECTION- THIS SECTION OF FENCE WAS REPLACED BY BUDGET FENCE AND GATE ON 4/9. THE FENCE WAS SMASHED INTO DURING A THREE-CAR COLLISION ON OKEECHOBEE BOULEVARD EARLIER THIS YEAR.



WALTHAM D- WHOLE UNIT CLEAN OUT. THIS ASSOCIATION HAS AUTHORIZED THE ADDITIONAL CHARGE FOR SPECIAL PICKUP, WHICH WILL BE CHARGED BACK TO THE RESPONSIBLE UNIT OWNER.



CAMBRIDGE SECTION- CARPET MUST BE CUT TO FOUR FOOT SQUARES, ROLLED AND TIED. THIS MESS HAS BEEN OUT FOR OVER TWO WEEKS, SO A COMPLAINT HAS BEEN SENT TO PBC CODE ENFORCEMENT. NOTICE OF VIOLATION WILL BE SENT TO CAMBRIDGE H.



STRATFORD C- LARGE PIECES OF 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.



WALTHAM G- RUSTED OUT DUMPSTER. REQUEST FOR REPLACEMENT SENT TO WASTE PRO.



GOLFS EDGE- BUSTED LID ON A BLUE RECYCLE BIN. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM.



**SUSSEX A- CAR WITH LONG EXPIRED REGISTRATION TAG.
REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-
04100011.**