

4/8/2024 PROPERTY MANAGER'S REPORT

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WWW.UNITEDCIVIC.ORG

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, the first six guests on the guest lists will be retained. **Any additional guests will be removed from the guest list.** CV Residents that need assistance with accessing or maintaining their gateaccess.net guest lists should visit the CV Clubhouse ID office. This notice will also be posted on all of our community media: CV BLOG, bulk email, *UCO Reporter*, TV channel 590, etc. Please help us with “getting the word out”.

HB1029- Last week, our Insurance Agency, AssuredPartners, informed UCO about a bill in the Florida Legislature, **HB1029**, which has been passed and is awaiting the Governor's signature. This new law will expand an existing homeowner assistance program, “**MY SAFE FLORIDA HOME**”, to condominium associations. This pilot program would provide grants to eligible condominium associations **“to make improvements noted in a hurricane inspection report”**. This assistance could include improvements to roofs and upgrades to entry doors and windows.

Once this bill is signed into law by Governor DeSantis, it will likely take some time for the State of Florida to develop an application/implementation plan, and condominium management companies (Seacrest, etc.) would also need to come up with a plan to assist their clients with applying for this program. Since the proposed program involves insurance, we can also expect that AssuredPartners will be developing a plan to help CV Associations with applications and compliance. In the meantime, UCO will continue sharing information about **HB1029** with CV Associations, using community media, as new info becomes available.

CALL FOR CANDIDATES, UCO RECORDING SECRETARY- Due to a recent resignation, there is a vacancy on the UCO Officers Committee. UCO President Fausto Fabbro has requested that CV unit owners who wish to be considered for appointment or election to the position of UCO Recording Secretary send their written Notices of Intent to UCO. The deadline for sending Notices of Intent will be at close of business, **4/15/24**.

CV NEWCOMERS MEETING, 4/9- Please see the flier appended to this report, and post it to Association bulletin boards. All new CV residents are welcome to attend this meeting, which will cover a wide range of topics related to life in our Community.

FPL ENERGY SAVINGS PROGRAM- At the 4/5 UCO Delegate Assembly, FPL Representative Brian Strickland announced a new program intended to help CV residents with their energy costs. A flier for this program is appended to this report, which contains contact info for CV residents.

STRATFORD D- On 3/23, a Stratford unit owner reported a depression in the grass between the Stratford buildings and the lake. This “dip” was right on top of a storm water drain pipe, which usually means that the pipe is rotted out, and soil is falling into the pipe. But this pipe was recently relined with heavy duty PVC material, so I asked Jeff at Seacrest Services to have the dip dug up to see what was going on under there. Soil was falling into the space between the old damaged galvanized pipe and the new PVC liner. Seacrest will put some concrete on top of the old pipe to stop this soil loss and then will backfill and re-sod the area afterwards.

EMERGENCY GENERATORS- EMERGENCY GENERATOR- On 7/27, The Generator People performed scheduled maintenance of the emergency generator at the Haverhill Road Guardhouse. This work 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, approximately 350 gallons. All three of UCO’s emergency generators (2 guardhouses, UCO Office) are under annual maintenance contracts, and are serviced every other month.

ANNUAL TREE TRIMMING- Arborists continue with annual tree and palm trimming at UCO and CV Association properties, in preparation for what is predicted to be an active hurricane season. Since the arborists are on property now, this is a good time for Association Directors to walk around their properties and identify trees and palms that might need additional canopy reductions or thinning (to reduce wind resistance during hurricanes). No part of any tree or palm should be within three feet of a building; this is how rats get into attics. And if there are trees that are putting roots into sewer pipes, this would be a good time to consider removing or root pruning those trees. CV Property Managers can help with this.

END OF REPORT



Newcomers Welcome Meeting

Tuesday, April 9, 2024

2:00 PM

Clubhouse Meeting Room "C"

(All New Residents Welcome)



FPL.

\$500*
value

ATTENTION: CENTURY VILLAGE

**FPL, in cooperation with UCO,
will be conducting free Home Energy Surveys in
your community at no cost to you.**

An FPL Energy Expert will perform an energy evaluation of your home. You will be provided energy saving tips and information on FPL programs to help you learn ways to reduce your energy usage and lower your bill.

If applicable, FPL Energy Expert will perform:

- » A/C unit inspection
- » LED bulb installation up to 3 bulbs
- » Low flow showerhead installation
- » Water heater pipe-wrap installation
- » Faucet aerator installation
- » Door sweep & weatherstrip installation

It will be necessary for you to be home in order to participate.**

Schedule an appointment or learn more:

Curtis Barton 561-755-1442

FPL Energy Expert

*\$350 of free FPL services; \$150 estimated energy savings per year.

**Individual must be 18 years or older.



OKEECHOBEE BOULEVARD GUARDHOUSE- BOTH GUARDHOUSES WERE SCRUBBED, INSIDE AND OUT, BY GLOW CLEANING PLUS ON 3/30.



OKEECHOBEE BOULEVARD GUARDHOUSE- THESE BUILDING EXTERIORS GET GRIMY AND NEED TO BE WASHED PERIODICALLY.



OKEECHOBEE BOULEVARD GUARDHOUSE- SIDEWALKS AT BOTH GUARDHOUSES WERE PRESSURE CLEANED BY GLOW CLEANING PLUS ON 3/30.



STRATFORD D- THIS DIP IN THE GRASS WAS RIGHT ON TOP OF A RECENTLY RELINED STORM WATER DRAINAGE PIPE.



STRATFORD D- THIS IS THE RECENTLY RELINED DRAIN PIPE THAT RUNS UNDER THE DIP IN THE GRASS.



STRATFORD D- I ASKED SEACREST TO EXCAVATE THIS AREA TO SEE WHAT WAS GOING ON DOWN THERE. AFTER REPAIRS ARE COMPLETE, THIS HOLE WILL BE BACKFILLED, AND THE AREA RESODDED.



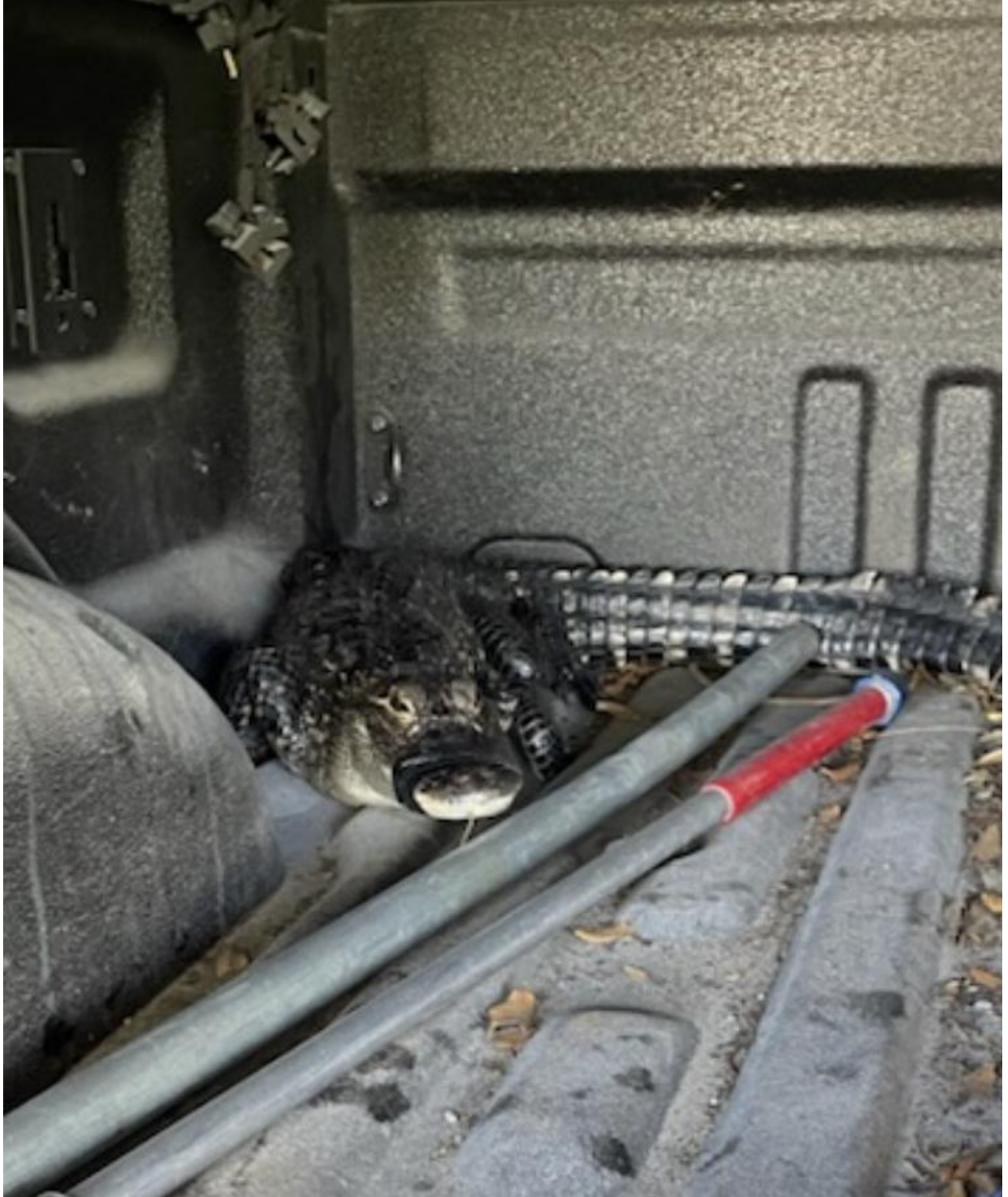
HAVERHILL ROAD GUARDHOUSE- PROPANE FUEL SUPPLY FOR EMERGENCY GENERATOR CONFIRMED, 350 GALLONS.



TOILET TREE- THIS IS ALWAYS AN UNPLEASANT SURPRISE AT A PLACE AND TIME THAT A UNIT OWNER IS LEAST LIKELY TO APPRECIATE IT.



CHATHAM E- THIS BIG OLD TREE IN FRONT OF MY UNIT IS BEAUTIFUL, BUT IT'S ALSO PUTTING ROOTS INTO AN UNDERGROUND SEWER PIPE. SO, IT HAS TO GO. THIS WILL LIKELY REQUIRE PERMIT AND PLANTING OF NEW TREES TO REPLACE THE ORIGINAL. SEWER LINE IS MARKED WITH WHITE SPRAY PAINT IN THE GRASS. CV PROPERTY MANAGERS CAN HELP WITH COORDINATING TREE REMOVALS AND ROOT PRUNING.



THIS SMALL GATOR WAS TRAPPED AND REMOVED FROM CV ON 4/6.



**SHEFFIELD O- CAR WITH NO LICENSE PLATE. REPORTED TO PBC
CODE ENFORCEMENT, COMPLAINT #C-2024-04050003.**



NORWICH E- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT # C-2024-04050001.



ANDOVER H- CAR WITH NO LICENSE PLATE. REPORTED TO PBC CODE ENFORCEMENT. THIS CAR HAS A MONTANA LICENSE PLATE ON ITS FRONT, BUT MONTANA REQUIRES PLATES FRONT AND BACK, AND THE CAR IS PARKED BACK-IN, SO SOMETHING FUNKY IS GOING ON HERE. THE CAR BELONGS TO A GUEST OF AN ANDOVER H RESIDENT.



CAMBRIDGE I- THIS JUNK PILE WAS PUT OUT AFTER THE BULK TRASH TRUCK PASSED BY ON FRIDAY. THIS JUNK WILL SIT OUT ALL WEEK UNLESS THE ASSOCIATION AUTHORIZES THE ADDITIONAL CHARGE FOR SPECIAL PICKUP.



OXFORD 200- DUMPSTER WITH BUSTED WHEEL. REQUEST FOR REPAIR WAS SENT TO WASTE PRO.



WINDSOR O- BUSTED BLUE RECYCLE TOLER. REPORTED IN BY A CV UNIT OWNER. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.