

## **4/1/2024 PROPERTY MANAGER'S REPORT**

**By Donald Foster, LCAM**

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**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. 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 CV residents are welcome to attend this meeting, which will cover a wide range of topics related to life in our Community.

**RATS!**- In response to a report from a CV unit owner of rat infestation along North Canal, additional rodent bait boxes were installed along the south side of the canal, along Falkirk Street. ***The UCO rodent control program is not intended to substitute for each CV Association having their own rodent control program in place.*** CV Association Property Managers can help with arranging for rodent control services, or Associations can contract directly with any licensed pest control company (Hulett Environmental, Marty Bugs, etc.). Also, please don't touch or move these boxes. The bait inside the boxes is a highly toxic blood thinner that could make a person sick if it gets on their skin.

**HOLE IN FENCE, GOLFS EDGE-** A CV unit owner reported a hole in a fence that separates Golfs Edge section and the Reflection Bay property, with people moving through the hole. Platinum Security discovered at least one person attempting to enter Century Village through the hole. Platinum closed up the fence hole with caution tape and installed additional stealth cameras. PBSO and Kolter Land were notified. Budget Fence and Gate will make permanent repairs to the fence this week.

**ANNUAL TREE/PALM TRIMMING-** On 3/29, Requelme Tree Service began annual trimming of trees and palms on property owned or maintained by UCO. Sherlock Tree Service is performing annual maintenance trimming of trees and palms at CV Associations managed by Seacrest Services.

**PAVING REPAIRS-** Last week, Atlantic Southern Paving made repairs to roads and walkways at various sections of Century Village.

**EMERGENCY GENERATORS-** On 3/28, 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 400 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.

**END OF REPORT**



Newcomers Welcome Meeting

Tuesday, April 9, 2024

2:00 PM

Clubhouse Meeting Room "C"

(All New Residents Welcome)



**CANTERBURY/CAMBRIDGE SECTIONS- ADDITIONAL RODENT BAIT TRAPS WERE INSTALLED ALONG NORTH CANAL ON 3/29.**



**GOLFS EDGE- THIS HOLE IN THE CONSTRUCTION FENCE THAT SEPARATES CV FROM REFLECTION BAY IS BEING USED BY HOMELESS PEOPLE SQUATTING ON THE RB PROPERTY. PLATINUM SECURITY CLOSED UP THE HOLE WITH CAUTION TAPE AND CALLED PBSO TO MAKE A REPORT, CASE #24-047963.**



**GOLFS EDGE- ADDITIONAL STEALTH CAMS AND NO TRESPASSING SIGNS WERE INSTALLED AT THIS SPOT.**



**GOLFS EDGE- HOMELESS PEOPLE ARE LIKELY OCCUPYING THE DISUSED GARAGE BUILDINGS THAT ARE CLOSE TO GOLFS EDGE. PBSO AND THE OWNERS OF THE REFLECTION BAY PROPERTY WERE NOTIFIED.**



**WEST DRIVE- ON 3/29, REQUELME TREE SERVICE BEGAN ANNUAL MAINTENANCE TRIM OF TREES AND PALMS ON UCO OWNED AND MAINTAINED PROPERTY. THIS WORK WILL CONTINUE NEXT WEEK.**





**WELLINGTON G- A ROOT DAMAGED WALKWAY WAS REPAIRED BY ATLANTIC SOUTHERN PAVING.**



**ANDOVER SECTION- PAVING REPAIR COMPLETED.**



**CANTERBURY SECTION- PAVING REPAIR COMPLETE.**



**BEDFORD SECTION- PAVING REPAIR COMPLETE.**



**SOUTHAMPTON SECTION- PAVING REPAIR COMPLETE.**



**UCO OFFICE- PROPANE FUEL TANKS FOR EMERGENCY GENERATOR- APPROXIMATELY 700 GALLONS.**



**OKEECHOBEE BOULEVARD GUARDHOUSE- PROPANE FUEL TANK FOR EMERGENCY GENERATOR- APPROXIMATELY 400 GALLONS.**



**PLYMOUTH FOUR- CAR WITH EXPIRED REGISTRATION TAG.  
REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-  
03290003.**





**BEDFORD SECTION- CARPETS MUST BE CUT TO FOUR FOOT SQUARES, ROLLED AND TIED.**



**OXFORD 300- HOLEY DUMPSTER, REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.**



**BERKSHIRE E- BUSTED BLUE Toter. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.**



**UCO OFFICE- BUSTED YELLOW Toter LID- A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.**



**ANDOVER I- BUSTED BLUE Toter. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.**



**STRATFORD L- BUSTED BLUE Toter. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.**



**CHATHAM U- BUSTED LID. REPORTED IN BY A CV UNIT OWNER.  
REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE  
SEND BUSTED DUMPSTER REPORTS TO  
[UCOGARBAGE@GMAIL.COM](mailto:UCOGARBAGE@GMAIL.COM). PICTURES ARE VERY HELPFUL.**

