

4/29/2024 PROPERTY MANAGER'S REPORT

By Donald Foster, LCAM

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WWW.UNITEDCIVIC.ORG

SPECIAL ELECTION- On **5/3**, there will be a Special Election to fill a vacancy on the UCO Officers Committee, the Recording Secretary. This Special Election will be conducted by the UCO Elections Committee, and will happen similarly to the regular UCO elections that happen in March.

Voting will be from 8:00 AM until 9:30 AM, in Room C at the CV

Clubhouse. It is not necessary for UCO Delegates who wish to vote to attend the monthly Delegate Assembly meeting, which begins at 9:30 AM. Only registered UCO Delegates can vote in this Special Election. CV Association Boards that wish to update their UCO Delegate registration forms must do so in person at UCO, before **12:00 PM on Wednesday, 5/1**. A sample Special Election Ballot is appended to this report.

VACANT PARCEL, 5741 OKEECHOBEE BOULEVARD- Last year, Palm Beach County Commissioners declared as surplus a County-owned 6.34 acre vacant parcel on Okeechobee Boulevard, just east of the entrance to CV, between the UCO Office and the Public Library. It is the intention of the Commissioners that this parcel be developed for housing, of which there is an acute shortage. On **5/3**, immediately following the UCO Delegate Assembly, **Isami Ayala-Collazo, PBC Director of Facilities Development and Operations**, will make a presentation to CV residents that will explain the options related to developing this vacant parcel. This will be a Town-Hall style meeting, open to all CV residents. Feedback to PBC is encouraged, along with community concerns, such as additional traffic, etc.

GARAGE SALE- On 5/26, a junk sale at Dorchester G was blocking traffic on North Hampshire Street. Garbage trucks and buses were unable to pass, and drivers were stopping to check out the junk that was for sale. Security was dispatched to clear the road. These sales must happen on Association property, and not in parking areas or through streets. Roadway signage is not permitted, and will be removed by security whenever found.

DUMPSTER NEWS- Bulk trash pickup day is on Friday. Bulk trash items should be put out on Thursday. This past Friday, bulk trash at various sections was put out after the bulk trash truck had passed by. Junk piles left out all week are County Code violations and will be reported. An informational flier is appended to this report; please post to Association bulletin boards. Let's all help keep CV clean!

FINANCE- On 5/24, Treasurer JoAnne Robinson chaired a meeting of the UCO Finance Committee. One of the topics that was discussed was CV Association's financial obligations to UCO, for community services such as security, cable television, bus system, and maintenance of roadways. Each CV Association is assessed quarterly for their share of these services, and are invoiced each quarter. JoAnne has noticed a pattern with some CV Associations that do not pay their assessments on time, make partial payments, or carry balances. The Committee will create a formal procedure for collection of assessments, and will assist the Treasurer with this function. CV Directors can help by checking with their Property Managers to make sure that these invoices are paid at the beginning of each quarter.

W.P.R.F. ASSET RECOVERY PROGRAM- Occasionally, CV Associations must contend with unit owners who default on financial obligations to the Associations. Getting these defaulted units back on track can be legally complicated and expensive for small condominium associations, and a financial burden to individual unit owners who must pay their share of the defaulted unit's obligations. W.P.R.F., manager of the CV recreational facility has, with the cooperation of UCO, developed an "**Asset Recovery Program**" to assist CV Associations with these defaulted units. For CV Associations that meet certain requirements, W.P.R.F. will initiate a foreclosure action on defaulted units, attempt to gain title to these units, and get these units re-sold and back on a paying basis both with the associations and with W.P.R.F. CV Association Directors who are interested in getting more information about this program can contact UCO Treasurer JoAnne Robinson at TREASURERONE@UNITEDCIVIC.ORG. UCO President Fausto Fabbro and UCO Corresponding Secretary Dave Boas can also help CV Association Boards with this important program.

CONDO BOARD CERTIFICATION CLASS- All Association Directors are required to be certified within 90 days of being elected to the Board. Best way to accomplish this is to attend a **BOARD MEMBER CERTIFICATION CLASS. ON 5/7, 10:00 AM to 12:00 PM**, the Florida Department of Business and Professional Regulation will present this class at **Room C in the CV Clubhouse**. No advance registration is required; all CV unit owners are welcome to attend. This class will be video recorded and rebroadcast on community media, but in-person attendance is required in order to receive a Certificate of Completion. This is the time of year that most new Directors are elected or appointed to their Association Boards. This in-person class is a convenient way to fulfill the certification requirement.

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 CV Clubhouse. Hours of service will be **9:00 AM until 12:00 PM**. Please see the flier that is appended to this report, which lists the services that will be provided. This will be a good opportunity for CV snowbirds to renew registrations for their vehicles that will remain in CV over the Summer. ***All vehicles parked in CV must be registered and insured at all times. Unregistered cars are reported to PBC Code Enforcement, with Notices of Violation sent to CV Associations.***

IRRIGATION- April has been a very dry month. All CV irrigation sections are fully functional but without rain, there are a number of areas where the grass has turned brown, or at least crispy. CV Property Managers have made adjustments to the residential and UCO irrigation schedules to maximize irrigation, but only a good rain will bring all the lawns back to “green”. At my request, PBC Water has resumed supplying CV with a supply of reclaimed water; this will help with keeping the water levels up in our lakes, and particularly at North and South Canal, which need a minimum level to keep several pump stations running.

END OF REPORT



SOUTH DRIVE- PBSO CONTINUES TO ENFORCE TRAFFIC LAWS INSIDE CV. PLEASE DRIVE SLOWLY, DON'T PASS ON DOUBLE YELLOW LINES, AND MAKE FULL STOPS AT STOP SIGNS. THESE TICKETS ARE EXPENSIVE.

Fill In Oval

May,3rd 2024 UCO Ballot

Do Not Fold

Fill In Oval

Do Not Fold

May 3rd 2024 UCO Ballot

Recording Secretary

Select one (1)

Jean Berman

Bobbi Levin

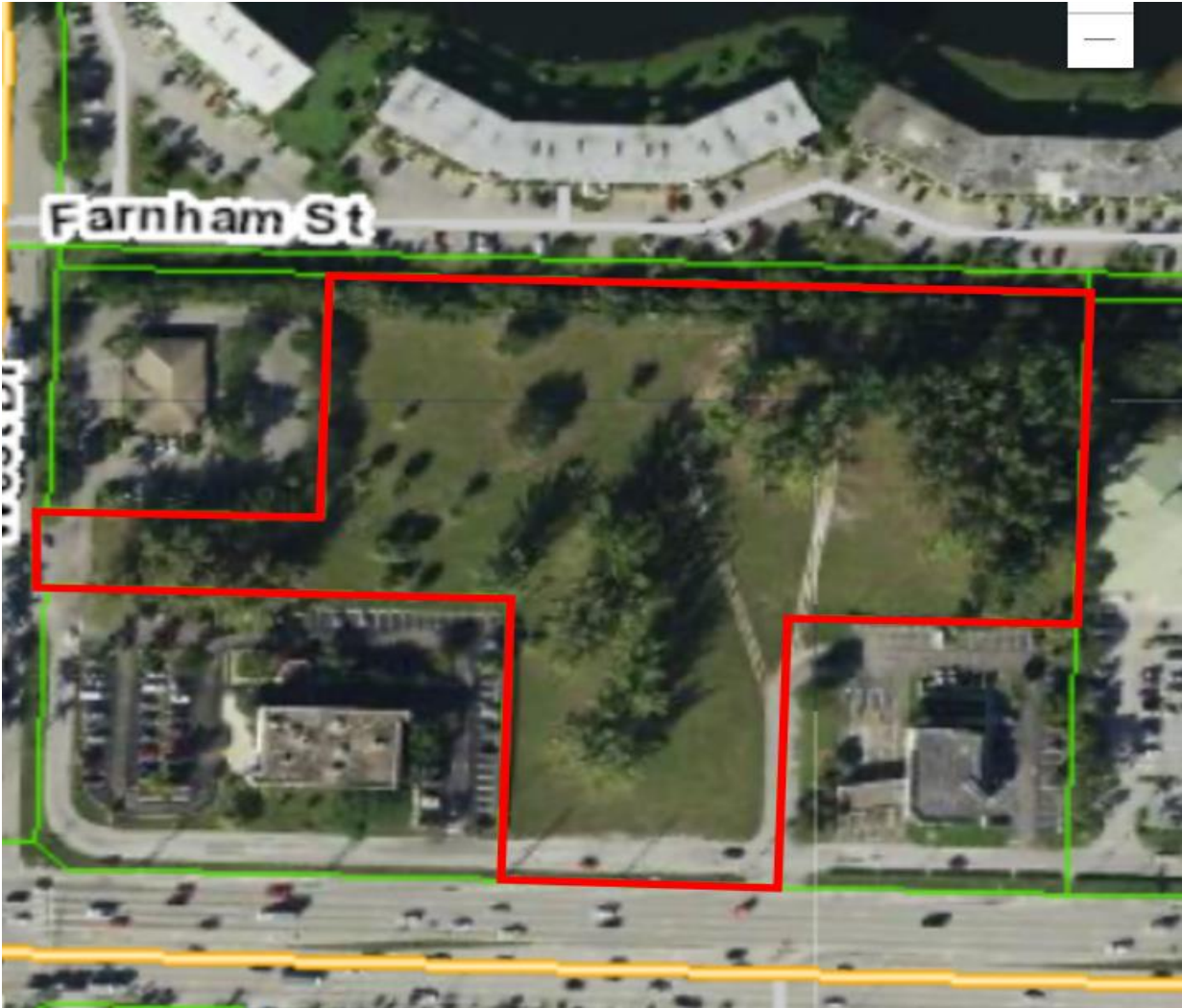
Kelly Janssen

Bob Rivera

If you exceed the MAXIMUM number of votes allowed in any category
YOUR BALLOT will be DISQUALIFIED

Do Not Fold

5/3/24 SPECIAL ELECTION SAMPLE BALLOT.



5741 OKEECHOBEE BOULEVARD- THIS IS THE VACANT PARCEL THAT HAS BEEN DECLARED SURPLUS BY PALM BEACH COUNTY. IT IS INTENDED TO BE DEVELOPED FOR AFFORDABLE HOUSING.



April 22, 2024

**RE: Palm Beach County-Owned Real Property
5741 Okeechobee Boulevard**

**Facilities Development &
Operations Department**

2633 Vista Parkway
West Palm Beach, FL 33411

Telephone - (561) 233-0200
www.pbcgov.com/fdo

**Palm Beach County
Board of County
Commissioners**

Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator
Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Dear Property Owners, Neighbors and Interested Parties,

Many of you are likely to be familiar with the referenced County-owned property abutting the County's Library System Okeechobee Boulevard branch. The County acquired the property in 2002 and remains vacant. On September 12, 2023, County staff recommended and the Board of County Commissioners (Board) approved, that the property be declared surplus in order to be disposed for development of affordable and/or workforce housing.

In moving forward with the potential disposition of the property, the Board has directed us to conduct community outreach to better inform a future request for proposals (RFP). Hence the purpose of this letter and what follows.

On behalf of Palm Beach County and its Board, FDO will be conducting a **town hall meeting** at the **Century Village Club House (5500 Century Boulevard)** on **Friday, May 3, 2024 at 11:00 a.m.** to receive public comment and input on the future disposition of the property for development of affordable and/or workforce housing. The results will assist us in drafting the associated RFP in a manner that most effectively balances local and countywide considerations.

We hope you will attend this open public forum if you feel compelled to participate and share individual interests. Should you be unable to attend and wish to provide comment or have any questions, I can be reached at (561) 233-1447 or IAyalaCollazo@pbc.gov.

Cordially,


Isami Ayala-Collazo
FDO Director
Assistant County Administrator



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





**BEDFORD G- CAR WITH NO LICENSE PLATE. REPORTED TO PBC
CODE ENFORCEMENT, COMPLAINT #C-2024-04230003.**



ANDOVER E- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT. ALL VEHICLES PARKED INSIDE CV MUST BE REGISTERED AND INSURED AT ALL TIMES.

MEET WITH THE PRESIDENT

Starting May 17, 2024

Main Clubhouse – Meeting Room “C”

9:30 AM – 11:30 AM

OPEN FORUM

ALL RESIDENTS WELCOME

**LEARN HOW UCO AND CENTURY
VILLAGE WORK**

**BRING YOUR QUESTIONS AND
CONCERNS**



FALKIRK STREET- PBC WATER UTILITIES HAS RESUMED SUPPLYING RECLAIMED WATER TO CV. THIS WILL HELP WITH KEEPING WATERWAY LEVELS HIGHER DURING THIS DRY MONTH.



DORCHESTER G- WHEN JUNK SALES SPILL OUT INTO THE THROUGH STREETS AND BLOCK THE GARBAGE TRUCKS AND BUSES, CHAOS ENSUES. PLEASE KEEP JUNK SALES ON ASSOCIATION PROPERTY, AND NOT IN THE PARKING AREAS OR THROUGH STREETS. AND NO SIGNAGE IS PERMITTED ON CV ROADS.



DORCHESTER J- THIS MATTRESS WAS PUT OUT RIGHT AFTER THE BULK TRASH TRUCK PASSED BY. IT WILL NOW SIT OUT ALL WEEK. NOBODY LIKES STARING AT NASTY OLD MATTRESSES ALL WEEK.



NORTHAMPTON G- THIS JUNK PILE WAS PUT OUT ON SATURDAY MORNING, AND WILL SIT OUT ALL WEEK. THIS IS A COUNTY CODE VIOLATION AND WILL BE REPORTED.



CENTURY VILLAGE RESIDENTIAL CONTAINERIZED GARBAGE AND RECYCLING COLLECTION GUIDELINES

SERVICES PROVIDED:

- **Garbage – 2X/week**
- **Bulk (furniture & appliances) – 1X/week (Friday)**
- **Recycling – 1X/week (Wednesday)**
- **During peak season months (November 1 through April 30) the hauler will provide two (2) times a week recycling collection service at no additional charge**
- **Upon request, an Association may have an extra garbage pick-up (or larger dumpster) each week for an additional monthly fee**

IMPORTANT INFORMATION TO KEEP COSTS AS LOW AS POSSIBLE:

- **Garbage ONLY should be placed into the dumpster**
- **A resident, contractor or handyman must never place construction debris or bulk items in the dumpster**
- **Should you see anyone placing construction debris in a garbage dumpster call your Board representative or Property Manager immediately.**
- **To avoid any collection disruption, all remodeling construction debris (wood concrete, kitchen cabinets etc.) is required to be removed by your contractor or handyman each day. You do not pay for construction debris removal. Waste Pro is not required to remove construction debris..**
- **Yellow Recycling Container - paper and cardboard ONLY**
- **Blue Recycling Container - plastic, aluminum and glass containers ONLY**
- **Bulk items (furniture, appliances, etc.) MUST be placed next to your dumpster on the evening before your scheduled collection service day. Items placed out after the truck services your location on Fridays will not be removed until the following week's bulk collection day.**
- **Bulk trash pickup is limited to three large pieces or two cubic yards weekly.**

**THANK YOU
SOLID WASTE AUTHORITY OF PALM BEACH COUNTY**



SOMERSET A- HOLEY DUMPSTER, SECOND REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



GOLFS EDGE- HOLEY DUMPSTER. REPORTED IN BY A CV UNIT OWNER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



GOLFS EDGE- CRACKED BLUE Toter. REPORTED IN BY A CV UNIT OWNER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



WINDSOR O- CRACKED BLUE TOTER. REPORTED IN BY A CV UNIT OWNER. REQUEST FOR REPLACEMENT WAS SENT TO UCO.



ANDOVER F- CRACKED LID, BLUE TOTER. REQUEST FOR REPAIR WAS SENT TO WASTE PRO.



CHATHAM N- YELLOW TOTER WITH BUSTED WHEEL. REPORTED IN BY A CV UNIT OWNER. REQUEST FOR REPAIR WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.



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