

5/13/2024 PROPERTY MANAGER'S REPORT

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WWW.UNITEDCIVIC.ORG

ARREST, GOLFS EDGE- After two recent burglaries at Golfs Edge, Platinum Security has been keeping a sharp eye on this area. On **5/8**, Security Director Zelaya and Assistant Security Director Velasquez observed a person, later identified as **James Lucas**, enter CV from the Reflection Bay property by hopping a construction fence. When challenged, Lucas brandished a knife, so Daniel and David disengaged and called PBSO, who located Lucas and arrested him for aggravated assault with a deadly weapon, battery on a law enforcement officer, and resisting arrest. Thank You, Daniel and David, for keeping dangerous people out of CV.

CAR CRASHES INTO WELLINGTON B- On 5/8, a car crashed into unit #102 at Wellington B. No one was seriously injured: the driver and passenger were taken to the hospital as a precaution. Seacrest Services responded immediately, Sisters Towing towed the car off property, General Contractor CR1 boarded up the damaged area, and UCO Insurance is processing the claim. Thanks everyone, for jumping on this quickly.

LEFT TURN LIGHT, CENTRAL BOULEVARD- PBC Traffic and Engineering Departments continue to work on making the intersection of Century Boulevard and Haverhill Road safer for drivers and pedestrians. Last month, a dedicated left turn lane was created for drivers exiting Century Village. The next job, in the planning stages, will be to install a left turn traffic light at the left exit lane, to keep drivers exiting Century Village from coming into contact with drivers exiting Congregation Aitz Chaim.

STONE BUILDING SOLUTIONS- On **5/15**, 10:00 AM, CV Clubhouse Room C, Yehuda Bar-David, of **Stone Building Solutions**, will give a presentation on the new requirement for Structural Reserve Studies (SIRS), which must be completed for all buildings that are three stories or higher. ***These studies must be completed by December 31st, 2024.***

SHREDDING EVENT- On **Friday, 6/7**, UCO will host a document shredding event at the CV Clubhouse lobby. Hours of service will be **8:30 AM until 12:30 PM**. A flier for this event is attached to this report. Please post this flier to association bulletin boards.

DRYER DUCT CLEANING, PLYMOUTH LAUNDRY- On **5/6**, Mr. Lint cleaned out the dryer exhaust ducts and lint traps at the Plymouth Laundry.

UNPERMITTED DEMOLITION- Last week, the President of Bedford F discovered that the owner of unit #143 had performed demolition work without permits and without the permission of the Board. A complaint was sent to PBC Code Enforcement, **#C-2024-05060004**.

ROOF GUTTERS, 2102 WEST DRIVE- On 5/6, Glow Cleaning Plus cleaned out the roof gutters at the UCO Office Building.

H.B. 1029- On April 24, **House Bill 1029** was signed into law, which provides condo associations with the **My Safe Florida Condominium Pilot (MSFCP) Program**. Condominium associations can apply for grants of up to \$175,000 to help harden their buildings to hurricane damage, including replacements of exterior doors and windows, and improvements to roofs. As with all government grants, there are requirements that must be followed, including having special membership meetings and unanimous approval by all unit owners in an association. Associations that are interested in applying for this grant should contact their property management companies or Attorneys for guidance. As more information becomes available, UCO will provide updates to CV Associations.

IRRIGATION- Last week, Chabot Irrigation replaced a clogged irrigation intake line and non-functional check valve at the South Drive main loop irrigation station, located near Somerset J. Also at the South Drive station, an irrigation flow meter was found to be in need of calibration. That work will happen this week. Another non-functional irrigation flow meter was replaced at the Wellington F/G irrigation pump station.

CONDO BOARD CERTIFICATION CLASS- On **5/7**, the Florida Department of Business and Professional Regulation (DBPR) held a Condo Board Certification Class at the CV Clubhouse. This class was recorded, and will be rebroadcast on CV TV channel 590. The video will also be available on the CV Website: WWW.UNITEDCIVIC.ORG. **This video is intended for informational use only; in-person attendance is required to receive a Certificate of Completion.** More in-person classes will be scheduled in the future.

TOWN HALL MEETING- On **5/3**, representatives from the Palm Beach County Facilities and Real Estate departments held a Town Hall meeting at the CV Clubhouse Theatre. The subject of this meeting was the proposed development of **5741 Okeechobee Boulevard**, a County owned vacant parcel that has been declared surplus by the County Commissioners, who intend that the parcel be used to build affordable housing. This meeting was recorded, and can be viewed on **CV Channel 590** and on the UCO website: WWW.UNITEDCIVIC.ORG.

HURRICANE PREPAREDNESS WEBINAR- On **5/14, at 11:00 AM**, insurance agency AssuredPartners will host an online hurricane preparedness webinar, which can be viewed by using the following ZOOM registration link:

https://us06web.zoom.us/webinar/register/WN_lveIZruPTwWEuLbQNFVEAQ#/registration

END OF REPORT



HAVERTHILL ROAD ENTRANCE- ON 5/8, OUR NEW SECURITY CAMERA AT THE GUARDHOUSE PICKED UP THIS PERSON MARCHING THROUGH THE GOLF COURSE TOWARD GOLFS EDGE.



GOLFS EDGE- JAMES LUCAS, A HOMELESS PERSON WITH MULTIPLE VIOLENT FELONY ARRESTS, WAS OBSERVED HOPPING THE CONSTRUCTION FENCE BEHIND GOLF EDGE.



SOUTH DRIVE- WHEN LUCAS WAS CHALLENGED BY SECURITY OFFICERS, HE PULLED A KNIFE ON THEM. THE OFFICERS DISENGAGED AND CALLED PBSO.



Name: LUCAS, JAMES

Race: White

Gender: Male

Facility:

OBTS Number: N/A

Booking Date/Time: 05/08/2024
11:53

Arresting Agency: 01-PBSO

Release Date: N/A

Holds For Other Agencies: No

Jacket Number: 0204944

PBC JAIL- LUCAS IS BEING HELD IN JAIL ON 25,000 DOLLARS BOND FOR THREE FELONY CHARGES.



102 WELLINGTON B- ON 5/8 A CAR CRASHED INTO THIS UNIT.



102 WELLINGTON B- CR1 HOME AND REMODELING GOT RIGHT OVER TO BOARD UP THE DAMAGED AREA.



UCO OFFICE- ON 6/6, GLOW CLEANING PLUS CLEANED OUT THE ROOF GUTTERS AT THE UCO OFFICE BUILDING.



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143 BEDFORD F- THIS UNIT OWNER DEMOLISHED WALLS WITHOUT PERMIT AND WITHOUT THE PRIOR PERMISSION OF THE BOARD. A REPORT WAS SENT TO PBC CODE ENFORCEMENT, #C-2024-05060004. THE ASSOCIATION'S PRESIDENT WAS ADVISED TO CONTACT THE ASSOCIATION'S ATTORNEY FOR GUIDANCE ON FURTHER STEPS. INTERIOR WALLS OF A CONDOMINIUM UNIT ARE ASSOCIATION COMMON ELEMENT, AND SOMETIMES ARE STRUCTURAL MEMBERS THAT HOLD UP THE BUILDING.



SOMERSET SECTION- ON 6/6, CHABOT IRRIGATION INSTALLED A NEW INTAKE LINE AND CHECK VALVE AT THE SOUTH DRIVE MAIN LOOP IRRIGATION STATION. THIS STATION, ALONG WITH ANOTHER ON NORTH DRIVE, SERVES THE SPRINKLERS ALONG THE MAIN ROADS OF CV.



ON 5/10, CV RESIDENTS VISITED THE CHANNEL 12 NEWSROOM, ON AN EXCURSION BUS TRIP PLANNED OUT BY THE UCO TRANSPORTATION COMMITTEE.



CV CLUBHOUSE- OVER SIXTY CV UNIT OWNERS ATTENDED THE DBPR CONDO CERTIFICATION CLASS ON 5/7.



CHATHAM E- THESE MATTRESS WERE PUT OUT BY A DEPARTING TENANT ON SATURDAY, 5/4. SPECIAL PICKUP WAS ORDERED BY THE ASSOCIATION'S PRESIDENT, AND THE UNIT'S OWNERS WERE NOTIFIED THAT THEY WOULD BE INVOICED FOR THIS ADDITIONAL COST.



CHATHAM E- THE MATTRESSES WERE REMOVED FROM CV BY THE TENANT ON SUNDAY, MAY 5. THE SPECIAL PICKUP ORDER WAS CANCELED.



SALISBURY I- LARGE PIECES OF GLASS MUST BE PUT INTO THE DUMPSTERS AND BUSTED UP. WASTE PRO WILL NOT PICK UP LARGE PIECES OF GLASS BY HAND. ALSO, LEAVING GLASS UP AGAINST THE DUMPSTER IS A BAD IDEA.



EASTHAMPTON F- RUSTED OUT DUMPSTER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.



**WELLINGTON A- CAR WITH EXPIRED REGISTRATION TAG.
REPORTED IN BY A CV UNIT OWNER. A COMPLAINT WAS SENT TO
PBC CODE ENFORCEMENT, #C-2024-05090005.**



**WELLINGTON C- CAR WITH EXPIRED REGISTRATION TAG.
REPORTED IN BY A CV UNIT OWNER. THE LICENSE PLATE IS
DELIBERATELY OBSCURED TO DETER A LICENSE PLATE CHECK. A
COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT, #C-2024-
05090004. PLEASE SEND UNREGISTERED VEHICLE REPORTS TO
UCOMAINTENANCE@GMAIL.COM.**

SHREDDING EVENT

BRING ALL OF YOUR OLD DOCUMENTS TO BE
SHREDDED

(NO COST TO CV RESIDENTS)
BY
ALL POINTS SHREDDING

FRIDAY, JUNE 7, 2024
8:30 AM TO 12:30 PM
CENTURY VILLAGE MAIN CLUBHOUSE



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

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**