

## 5/27/2024 PROPERTY MANAGER'S REPORT

By Donald Foster, LCAM

[UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM) [UCOGARBAGE@GMAIL.COM](mailto:UCOGARBAGE@GMAIL.COM)

[WWW.UNITEDCIVIC.ORG](http://WWW.UNITEDCIVIC.ORG)

**CORPORATE TRANSPARENCY ACT-** The **Federal Corporate Transparency Act** took effect this year, with a **January 1, 2025, deadline** for existing corporations to register. The CTA requires certain types of entities to report beneficial ownership information to the Financial Crimes Enforcement Network (FinCEN), a bureau of the U.S. Department of the Treasury. Condominium Associations are corporations, and must comply with this new Federal requirement. Associations can be fined for non-compliance.

Since this new law potentially affects all CV Associations, UCO asked for guidance from UCO's Attorney, who confirmed that ***all CV Associations should make this filing***, and also make ***update filings each time there is a change on the Association's Board***. This new Federal filing requirement is in addition to the Florida Department of State Annual Report, which must be filed before May 1 each year. ***While the Florida Annual Report filing is usually handled by the Association's Property Manager, the two Managers that cover most CV Associations (Seacrest, Pruitt) have indicated that they will not be making the new Federal filing for their clients, and will instead advise engaging an Attorney for this task.*** CV Associations should contact their attorneys for guidance on complying with this new filing requirement. For more information about CTA, go to the following webpages:

<https://beckerlawyers.com/the-corporate-transparency-act/>

<https://beckerlawyers.com/the-corporate-transparency-act-guidelines-and-insights/>

Here is the link to the Federal website for registering corporations, with step by step instructions: <https://boiefiling.fincen.gov/help>.

**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.

**HOMELESS ENCAMPMENTS, 6255 OKEECHOBEE BOULEVARD-** On **5/19**, I reported three encampments (two tents, one RV) to the owner of the vacant parcel and to PBSO. Since the RV has an expired registration tag, I reported this to PBC Code Enforcement, complaint # **C-2024-05220002**.

**CAR CRASH, WEST DRIVE-** On **5/21**, a car belonging to a CV unit owner crashed into a railing at West Drive, near the Okeechobee Boulevard guardhouse. The driver was unhurt. The car was removed off property by Sisters Towing later that day. The wrecked railing will be replaced soon.

**NEW LED SIGNS-** On **5/23**, UCO Officers approved a proposal to install two outdoor LED displays at West Drive and at Century Boulevard. The proposal will now be reviewed by the UCO Executive Board and the UCO Delegate Assembly. On **Wednesday, 5/29, 12:00 PM to 2:00 PM**, one of these signs will be on display at the CV Clubhouse parking lot.

**MOVING VANS, STORAGE UNITS-** Century Village is experiencing a high number of unit sales and rentals. All of this in/out activity explains the higher than usual amount of moving vans, U-Haul trucks, and storage units that are appearing on the property. CV Associations should be aware that:

- Moving vans longer than forty feet are not permitted on the property.
- Allowing storage units (PODS), and trailers on Association property for more than one hour is a violation of Palm Beach County Code.
- Trucks and storage units should not be parked in areas that will impede traffic, obstruct driver sight lines, or impede pedestrian traffic.
- Many CV Associations have bylaws that prohibit move ins/outs on weekends, holidays, or at night.

**END OF REPORT**



**SOUTHAMPTON B- IRRIGATION LEAK. DISCOVERED 5/27, EARLY AM. IRRIGATION PUMP WAS TURNED OFF. SEACREST WILL MAKE REPAIRS THIS WEEK.**



**6255 OKEECHOBEE BOULEVARD- HOMELESS ENCAMPMENTS AT THIS VACANT PARCEL, ADJACENT TO WINDSOR SECTION, ARE AN ONGOING CONCERN. ON 5/19, I REPORTED THREE ENCAMPMENTS (TWO TENTS, ONE RV) TO PBSO AND THE OWNER OF THE PARCEL.**



**6255 OKEECHOBEE BOULEVARD- THIS LARGE RV, WITH EXPIRED REGISTRATION TAG, HAS BEEN PARKED ON THIS PARCEL FOR SEVERAL WEEKS, AND IS OCCUPIED. THE OWNERS OF THE RV LEAVE THE PROPERTY EACH MORNING IN THE JEEP, AND RETURN IN THE EVENINGS TO SLEEP.**



**6255 OKEECHOBEE BOULEVARD- THIS RV HAS AN EXPIRED REGISTRATION TAG, AND WAS REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT # C-2024-05220002.**



**6255 OKEECHOBEE BOULEVARD- THIS CAMPSITE WAS ABANDONED LAST WEEK.**

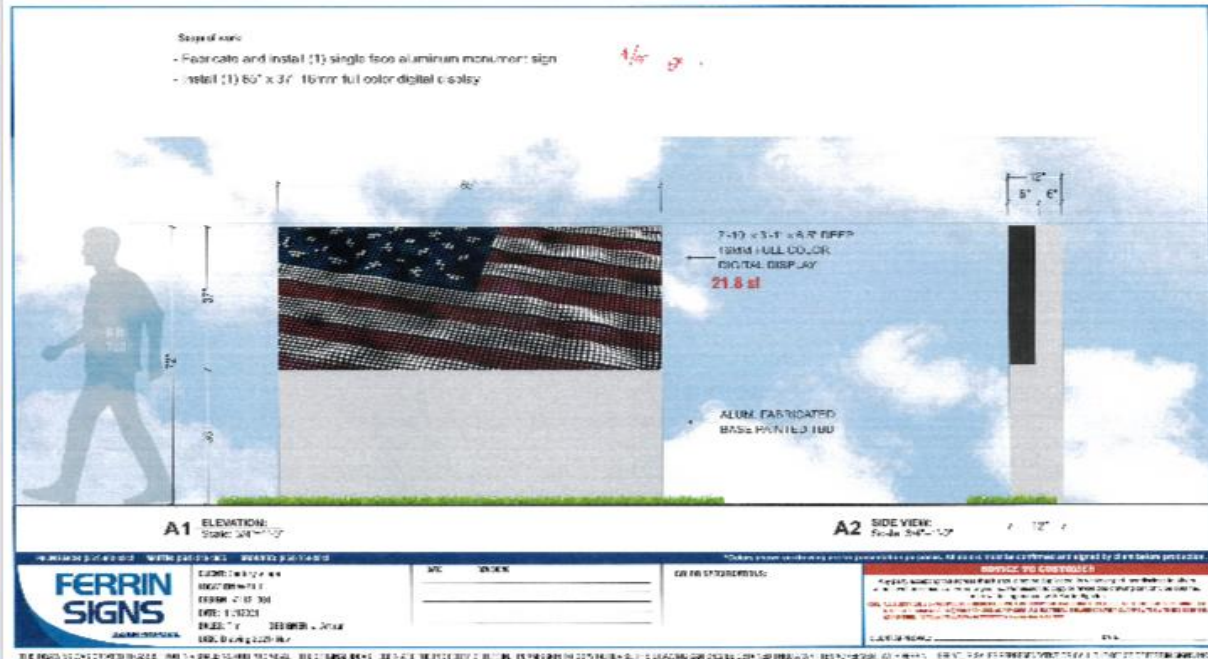


**WEST DRIVE- ON 5/21, THIS CAR, BELONGING TO A CV UNIT OWNER, CRASHED INTO A RAILING. THE DRIVER WAS UNHURT.**





**WEST DRIVE- THIS CAR WAS REMOVED FROM CV BY SISTERS TOWING ON 5/21. THE RAILING WILL BE REPLACED SOON.**



**UCO OFFICERS APPROVED INSTALLATION OF TWO NEW LED MESSAGE SIGNS. ONE OF THESE SIGNS WILL BE ON DISPLAY AT THE CV CLUBHOUSE PARKING LOT ON WEDNESDAY, 5/29, FROM 12:00 PM TO 2:00 PM. STOP BY AND HAVE A LOOK.**



**OKEECHOBEE BOULEVARD- THIS TRACTOR TRAILER SIZED MOVING VAN ATTEMPTED TO ENTER CV ON 5/26. MOVING VANS OVER FORTY FEET IN LENGTH ARE NOT PERMITTED INSIDE CV, AND MANY CV ASSOCIATIONS DO NOT ALLOW SUNDAY MOVE-INS.**



**WEST DRIVE- THE REASON FOR NOT ALLOWING OVER FORTY FEET MOVING VANS IS BECAUSE THEY BLOCK THE ROADS AND TEAR UP THE ROADWAY EDGES, WHICH IS WHAT IS HAPPENING HERE.**



**NORTHAMPTON R- THIS STORAGE POD, BELONGING TO THE OWNER OF UNIT #353, HAS BEEN PARKED HERE FOR SEVERAL WEEKS. A COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT.**



**OKEECHOBEE GUARDHOUSE- BUSTED DOWNSPOUT. GUTTER MONKEYS WAS CALLED TO MAKE REPAIR.**



**SHEFFIELD K- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, #C-2024-05210003 .**



**NORTHAMPTON K- CAR WITH EXPIRED REGISTRATION TAG.  
REPORTED TO PBC CODE ENFORCEMENT, #C-2024-05210002.**





**ANDOVER H- CAR WITH EXPIRED (2016) REGISTRATION TAG. A COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT, #C-2024-05230021. TOW NOTICES WERE PLACED ON THE TRUCK ON 5/24. THE TRUCK'S OWNER WAS NOTIFIED OF THE IMPENDING TOW BY TELEPHONE ON 5/25.**



**ANDOVER H- THIS TRUCK WAS TOWED OFF PROPERTY ON 5/27.**



**EASTHAMPTON G- CAR WITH EXPIRED (2016) REGISTRATION TAG. A COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT, #C-2024-05230019.**



**STRATFORD A- YELLOW TOWER WITH BUSTED LID. REQUEST FOR REPAIR WAS SENT TO WASTE PRO.**



**SALISBURY A- BLUE TOTER WITH CRACKED LID. REQUEST FOR REPAIR WAS SENT TO WASTE PRO.**



**CANTERBURY K- BLUE TOLER WITH BUSTED WHEELS. REQUEST FOR REPAIR WAS SENT TO WASTE PRO.**



**ANDOVER A- CRACKED YELLOW TOTER. 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.**

# SHREDDING EVENT

BRING ALL OF YOUR OLD DOCUMENTS TO BE  
SHREDDED

(NO COST TO CV RESIDENTS)  
BY  
ALL POINTS SHREDDING

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

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