

## **5/6/2024 PROPERTY MANAGER'S REPORT**

**By Donald Foster, LCAM**

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**SPECIAL ELECTION-** On **5/3**, UCO held a special election to fill a vacancy on the UCO Officer's Committee, Recording Secretary. Our thanks to CV unit owners Ken Graff and John Gragg, for smoothly running this election, and thanks also to the CV unit owner volunteers who worked at this event.

**MEETING WITH REAL ESTATE DEVELOPER-** On **4/30**, UCO Officers met with Timothy Wheat and Greg Gabriel of the Pinnacle Housing Company, which specializes in building and operating senior housing developments in South Florida and elsewhere. This company is interested in developing the County owned vacant parcel between the UCO Office and the Public Library. Topics of discussion included drainage, vehicle access, a fence to separate the proposed project from Century Village, and the process of acquiring this property from Palm Beach County.

**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. CV unit owners were able to ask questions regarding the County's selection of a developer and types of housing that will be considered, and also to voice concerns about the future development of this parcel for housing, particularly in regards to security, access to the property, and additional traffic on West Drive. This meeting was recorded, and will be rebroadcast on CV Channel 590. This meeting video will also be available online at the UCO Website:

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

UCO will keep the CV unit owners updated as this project progresses.

**DMV AT CV CLUBHOUSE-** On **5/3**, the Florida Department of Highway Safety and Motor Vehicles operated a mobile service center at the CV Clubhouse. CV Residents were able to renew their Driver Licenses and car registrations, and to obtain non-driver ID cards. CV Associations are reminded that all vehicles stored at Century Village must be registered and insured at all times.

**UCO INVESTIGATIONS-** Last month, some procedural changes were made at the UCO Investigations Department. Blank Certificates of Approvals (COAs) will no longer be distributed at UCO or W.P.R.F. Pre-printed COAs will be issued to CV Association Boards that use UCO to procure screening reports for prospective purchasers, renters, or occupants. For rental or occupancy renewals, a Board Member or Property Manager can bring a copy of a new lease or Occupancy Permission Form to UCO or the Clubhouse ID Office; the staff will print out a renewal Certificate of Approval. These COAs must be renewed annually.

**EMERGENCY GENERATORS-** On **5/2**, 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 350 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.

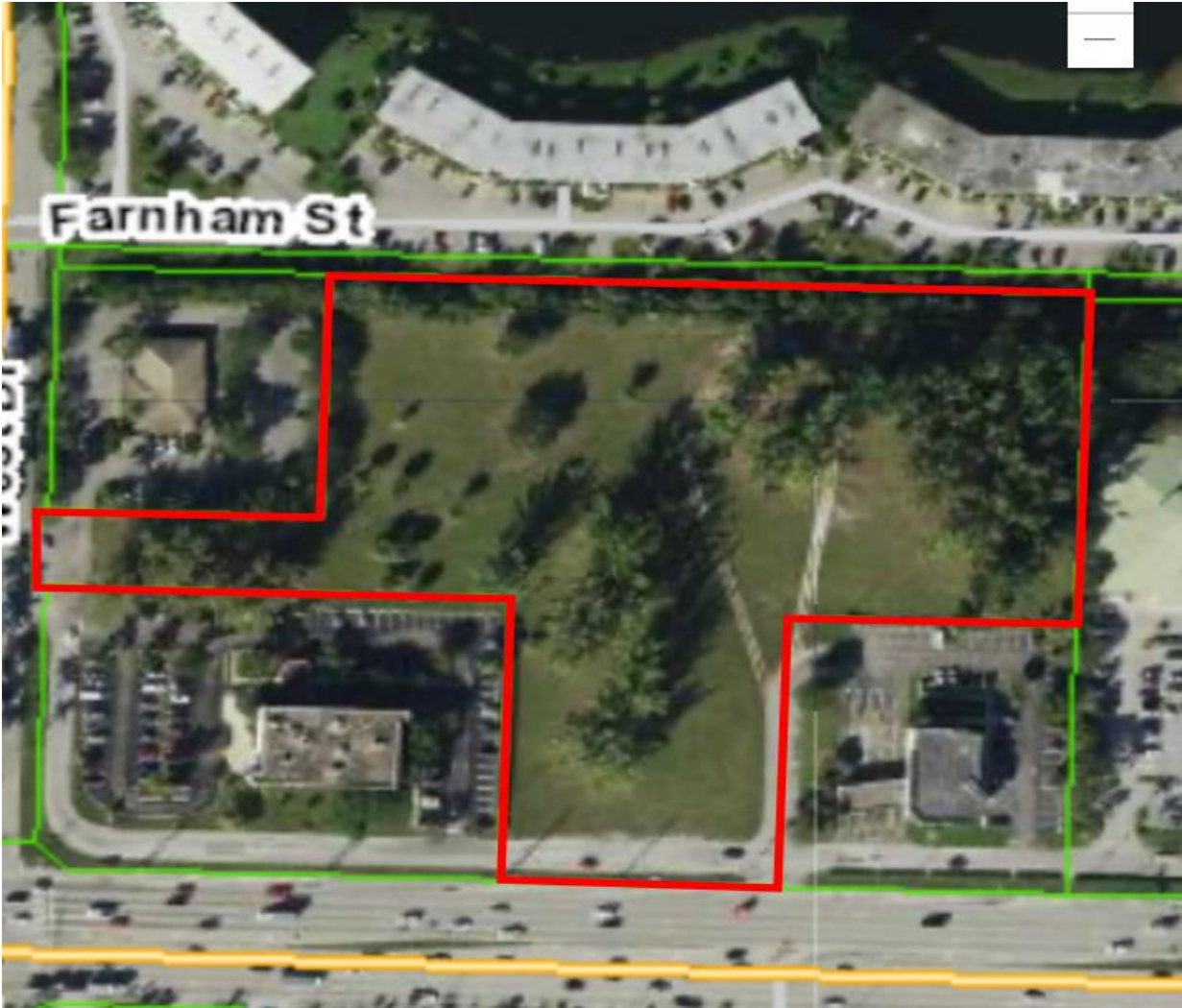
**EXTERIOR LIGHTING-** Keeping Century Village "lit" is a key component for community safety and risk/liability management. Outdoor areas of CV are illuminated in a variety of ways: building catwalk lights, walkway lights (barn lights), FPL streetlights, and other outdoor fixtures maintained by UCO and W.P.R.F. CV Associations can help with this effort by surveying their properties after dark, taking note of dark lights, and contacting their property managers to make repairs. For FPL and UCO maintained lights, please send reports to [UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM).

**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.

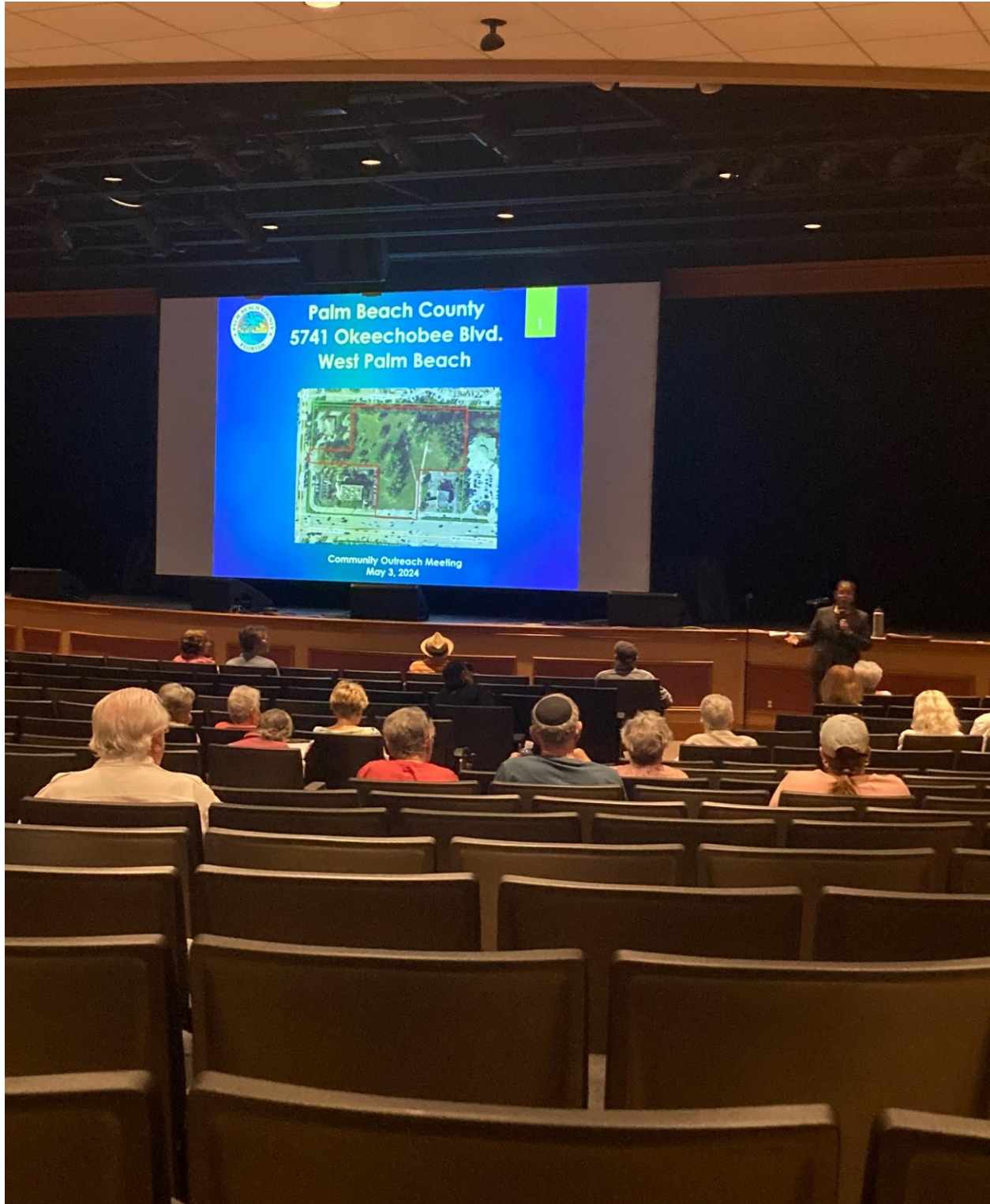
**PAVING REPAIRS-** Last week, Sunshine Paving performed repairs to asphalt roads and walkways at various sections of Century Village. This repair work will continue this week.

**IRRIGATION-** On **5/01**, Chabot Irrigation performed monthly mechanical/electrical maintenance and flowmeter reading at all 27 CV irrigation pumps, and reported irrigation water usage to the South Florida Water Management District. This month, one irrigation flow meter, at Northampton section, was found to be non-functional, and was replaced. Reporting CV's irrigation water use is a SFWMD requirement.

**END OF REPORT**



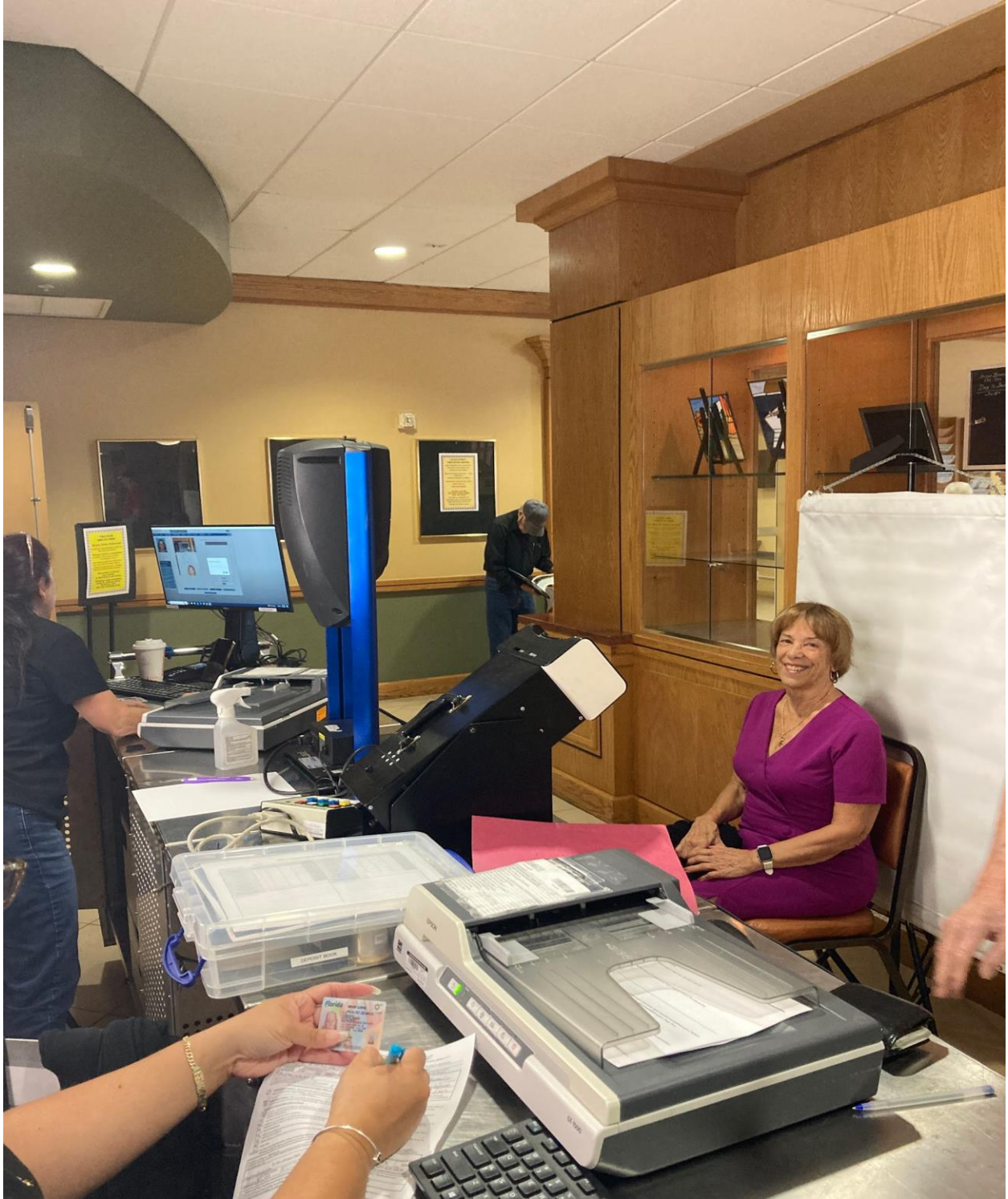
**5741 OKEECHOBEE BOULEVARD- THIS IS THE VACANT PARCEL THAT HAS BEEN DECLARED SURPLUS BY PALM BEACH COUNTY. IT IS INTENDED TO BE DEVELOPED FOR AFFORDABLE HOUSING.**



**CV THEATRE- CV UNIT OWNERS ATTENDED A PBC TOWN HALL MEETING, TO LEARN ABOUT THE FUTURE DEVELOPMENT OF A VACANT COUNTY OWNED PARCEL FOR HOUSING.**



**CV CLUBHOUSE- OVER ONE HUNDRED CV RESIDENTS USED THE FLORIDA DMV MOBILE OFFICE ON 5/6.**



**CV CLUBHOUSE- UCO VP PATRICIA CAPUTO SMILES FOR THE CAMERA.**



**CV CLUBHOUSE- THANK YOU DIRECTOR KERNER, FOR SENDING THE FLHSMV MOBILE OFFICE TO CENTURY VILLAGE!**





**SUSSEX C- THIS CAR, WITH LONG EXPIRED REGISTRATION TAG (2022), WAS PREVIOUSLY REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-01220002. A NOTICE OF VIOLATION WAS SENT TO THE ASSOCIATION.**

<b>Agenda No.:</b> 040	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> SUSSEX C CONDOMINIUM ASSOCIATION, INC. 55 Sussex C, West Palm Beach, FL 33417		<b>CEO:</b> John Gannotti
<b>Situs Address:</b> Sussex C, West Palm Beach, FL		<b>Case No:</b> C-2024-01220002

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
MAY 01, 2024 9:00 AM**

<b>PCN:</b>	<b>Zoned:</b> RH
<b>Violations:</b>	<p><b>1</b> <b>Details:</b> It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. More specifically a white Chrysler 4d with expired FL# QSZJ83.</p> <p><b>Code:</b> Unified Land Development Code - 6.D.1.A.4.a.2.a <b>Issued:</b> 01/23/2024 <b>Status:</b> CEH</p>
cc: Sussex C Condominium Association, Inc.	

**SUSSEX C- THE NOTICE OF VIOLATION WAS NOT RESPONDED TO, SO IT WAS PLACED ON THE PZB SPECIAL MAGISTRATE’S DOCKET, WITH POSSIBLE FINES FOR NON-COMPLIANCE.**



**SUSSEX C- EXPIRED REGISTRATION CAR WAS TOWED OFF PROPERTY ON 5/4. PBC CODE ENFORCEMENT WAS NOTIFIED OF COMPLIANCE WITH THE NOTICE OF VIOLATION.**



**UCO OFFICE- LAST WEEK, SUNSHINE PAVING PERFORMED ROAD AND WALKWAY REPAIRS AT VARIOUS SECTIONS OF CV.**



**UCO OFFICE- PAVING REPAIR COMPLETE.**



**FALKIRK STREET- DETERIORATED SECTION OF ROAD WAS PREPARED ON 5/2. REPAIR WAS COMPLETED ON 5/3.**



**GOLFS EDGE- WALKWAY REPAIR COMPLETE.**



**NORTHAMPTON H- THIS "BARN LIGHT" IS ASSOCIATION RESPONSIBILITY TO REPAIR. REPORT WAS SENT TO THE ASSOCIATION'S PROPERTY MANAGER.**





**NORTH DRIVE- THESE STREETLIGHTS ARE OWNED AND MAINTAINED BY FPL. UCO PAYS A MONTHLY TARIFF FOR EACH OF THIS LIGHTS. THIS DARK LIGHT WAS REPORTED TO FPL FOR REPAIR, WORK ORDER #48972.**



**SOUTH DRIVE- THIS STREETLIGHT IS MAINTAINED BY UCO, AND WAS RECENTLY REPAIRED BY SEACREST SERVICES.**



**CENTURY BOULEVARD- THIS ODDBALL LIGHT HAS BEEN DARK FOR SOME TIME. IT APPEARS TO BE POWERED FROM AN ADJACENT FPL STREETLIGHT, BUT THE POLE DOES NOT BELONG TO FPL. SEACREST SERVICES HAS BEEN ASSIGNED TO MAKE REPAIRS.**



**HAVERHILL ROAD- ON 4/30, SEACREST SERVICES PERFORMED QUARTERLY CLEANUP OF THE GRASS SWALE AND ARECA PALM HEDGE. CLEARING DEAD PALM FRONDS FROM UNDER THE ARECAS REDUCES RAT ACTIVITY IN THE AREA.**



**ANDOVER L- FOOD TRUCKS ARE NOT ALLOWED INSIDE CENTURY VILLAGE. THE OWNER OF THIS TRUCK WAS RUNNING A VERY LOUD GAS GENERATOR, WHICH WAS DISTURBING THE NEIGHBORS. THE TRUCK WAS ESCORTED OFF PROPERTY BY SECURITY ON 4/30, AND GUARDS WERE INSTRUCTED NOT TO ALLOW IT BACK ONTO THE PROPERTY.**



**CANTERBURY A- KITCHEN CABINETS AND COUNTERTOPS ARE NOT PICKED UP BY WASTE PRO AS PART OF REGULAR BULK TRASH PICKUP SERVICE. THIS ASSOCIATION AUTHORIZED THE ADDITIONAL CHARGE FOR SPECIAL PICKUP (\$225), AND WILL BACK CHARGE THE RESPONSIBLE UNIT OWNER. THANK YOU!**



**WINDSOR O- CRACKED BLUE TOTER. REPORTED IN BY A CV UNIT OWNER. PLEASE SEND BUSTED DUMPSTER REPORTS TO [UCOGARBAGE@GMAIL.COM](mailto:UCOGARBAGE@GMAIL.COM). PICTURES ARE VERY HELPFUL.**

**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**