
Legal

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U.C.O. www.unitedcivic.org

REPORTER

Scams targeting seniors

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VOL. 43 ISSUE 7 • OFFICIAL PUBLICATION OF UNITED CIVIC ORGANIZATION OF CENTURY VILLAGE, WEST PALM BEACH, FLORIDA • JULY 2024



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REMINDER
DELEGATE MEETING
 Friday 7/5/24
 9:30AM in the Theater

Email articles & comments: ucoreporterwpb@gmail.com



The President's Report

BY FAUSTO FABBRO

Do Your Part!

We are in a new age of condo living. Not many years ago, being an officer of your association was really easy. Welcome 2024. You now need to work for your association (and do I mean work). You need to manage your building, work with your unit owners and management company.

New laws that govern condos are taking effect every day. Every association that has more than 25 units needs to have a website. This website must contain Condo Documents, Bylaws, Meeting Minutes and all association business. This website must be available to all unit owners. Officers can no longer tell unit owners that condo documents are not available.

Annual meetings must be posted with election results. Sunbiz needs an annual filing of officers and board members. Delegate forms must be given to UCO, so that delegates are able to vote at Delegate Assemblies and officers and board member contacts are available. Every two years, you need to take an owner census and have it available upon request.

Buildings having three or more floors must have a Phase 1

Milestone Inspection report completed and given to all owners by 12/31/2024. A Phase 2 Reserve Study must be done by 12/31/2025.

The NEW Corporate Transparency Act needs to be filed by Jan. 1, 2025. This is a new Federal filing). If not done, individuals can face criminal and financial penalties.

Every officer and board member needs to attend certification classes within 90 days of being elected. The State now requires yearly update classes.

UCO is working hard to bring you the most updated information (BUT IT'S UP TO YOU TO EDUCATE YOURSELF).

I'm doing two presentations per month to bring you as much information as possible. (YOU NEED TO DO YOUR PART).

If you have questions, come to UCO and speak to your quadrant Vice President. This year 2024 is a wakeup year, you need to avail yourself of as much information as possible.

Thanks for your continued support.

HAPPY 4TH OF JULY.

UCO TRANSPORTATION COMMITTEE EXCURSION TO SOLID WASTE AUTHORITY PLANT

FRIDAY, JULY 12, 2024

**BUS LEAVES CLUBHOUSE AT 9 A.M.
RETURN AT NOON**

In-Person Signup – Clubhouse Lobby

(Each participant must sign a Solid Waste Authority Waiver Form.)

Tuesday, July 2 9:30 a.m. – 10:30 a.m.

Wednesday, July 3 9:30 a.m. – 10:30 a.m.

Participation limited to 25 Century Village residents.

- See what happens to your garbage and trash when it leaves Century Village.
 - See the massive claw that grabs 9 tons of garbage at one time.
 - Learn why it's important to Reduce, Reuse, Recycle and Rethink waste.
 - Ride elevator to access the area where garbage is turned into electricity.
 - Drive around the different facilities with a stop at the Recovered Materials Processing Facility (recycling facility).

Moderate walking on a concrete walkway three stories above the ground.

- ▶ Participants may bring along a walker.
- ▶ Participants must wear closed-toe shoes.

Mark July 12 on your calendar now.
Remember to sign up on July 2 or 3.

For additional information, contact
UCO Transportation Committee (561)471-2950.

**Come Celebrate
Independence Day**
At the
Clubhouse Guest Pool
July 4th
12:00 PM — 4:00 PM
Music provided by:
"Marshal Eads"
Enjoy the day with music,
dancing and patriotic sing-along.
Snacks and drinks will be
provided while supplies last.
NO "TO GO" BAGS
Additional
tables and chairs will be available.
NO GLASS!
MUST USE PLASTIC:
Containers, Cups, Bottles, Etc.
Bring your own special food & snacks
and
enjoy the
holiday fun!

W.P.R.F. Inc.

Please note that the photos in the June issue on page 14 were submitted by Ken Graff. My apology to Ken for this omission.

Ruth Dreiss, Editor-in-Chief

U.C.O. REPORTER

The Official Newspaper of Century Village

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West Palm Beach, FL 33417

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The UCO Reporter

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EDITORIAL POLICY

The UCO Reporter promises to continue its long held beliefs that this publication will print articles to inform our residents of the important issues concerning our Village. We promise to seek the truth and to print both sides of an issue, to open dialogue to inform our readers, not to create controversy.

We promise to listen to your concerns and to treat all our residents with courtesy and respect. Your opinion is valuable to us and will be considered in our decision for publication. These are the criteria for publication:

LETTERS TO THE EDITOR: Letters to the Editor should be limited to 250 words, and must be e-mailed (ucoreporterwpb@gmail.com) to the Reporter by the 7th of the month prior to publication. Your opinions are important to us, but please refrain from gossip, innuendo, nasty or inflammatory remarks. Letters deemed to be inappropriate, inflammatory or libelous will be returned by the Staff for revision or removal. All letters must include the name, address and phone number of the author. No letters from UCO Reporter staff will be published. They may however have the opportunity to submit an opinion article also limited to 250 words.

ARTICLES: Articles for inclusion should be limited to 500 words, e-mailed (ucoreporterwpb@gmail.com) to the Reporter by the 7th of the month prior to the month of publication. All articles will be limited to one per writer. The topic of your article is of your choosing, but the Staff has the discretion to edit it with your approval or reject it based on the above stipulations. All articles must include the name, address and phone number of the author.

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EDITORIAL

I apologize for the incorrect date of the June Delegate Assembly on the cover page of the June issue. In my haste, I gave the incorrect instruction to the printer. My bad! Proofreaders are not always available.

As I prepare the Delegate sign-in lists each month for publication, I note that the same associations are not present and have no representation. Associations cannot live in a vacuum and expect to know what is happening that affects them and everyone in CV.

Congratulations are in order to Regina LaTorre for having been approved to be a member of the Executive Board. Welcome Regina.

This newspaper is loaded with important and valuable information for all, but is published only once a month. If you want up-to-the-minute info for UCO and WPRF, be sure to watch In-house TV channels 590, 591 and 592. JoAnne Robinson posts current items there which can be viewed almost as soon as they happen. In addition, go online to www.unitedcivic.org to read the paper and watch meetings that have been videoed.

On a sad note, we have lost two familiar faces during June. WPRF Security Office Elijah and UCO Security Chair George Franklin are no longer with us and will be missed by those who knew them. This coming just a short time after Hastings Aerobics Instructor Arleen Maniff passed.

It is said that sad/bad things happen in threes. May they rest in peace.

As I ponder and tax my brain over what to publish in the August issue of the UCO Reporter, I wish a Happy 4th of July to all.



by Ruth Dreiss,
Editor-in-chief
UCO Reporter

JULY 2024

UCO Committee Meetings

TUE 2	TRANSPORTATION	12:00 NOON	CANCELLED
WED 3	PROGRAM & SERVICES	1:00 PM	ON HIATUS
FRI 5	DELEGATE ASSEMBLY	9:30 AM	MCH AUDITORIUM
FRI 5	SECURITY	1:00 PM	CANCELLED
TUE 9	ADVISORY	12:00 PM	CONF RM
WED 10	BROADBAND	12:00 PM	CONF RM
THU 11	COP	9:30 AM	MCH RM TBD
FRI 12	CERT	1:00 PM	MCH RM TBD
TUE 16	INSURANCE	12:00 NOON	CONF RM
WED 17	BEAUTIFICATION	1:00 PM	ON HIATUS
THU 18	BIDS/INFRASTRUCTURE	12:00 NOON	CONF RM
WED 24	FINANCE	12:00 NOON	CONF RM
THU 25	OFFICERS	12:00 NOON	CONF RM
FRI 26	EXECUTIVE BOARD	10:00 AM	MCH MTG RM C
TUE 30	OPERATIONS	1:00 PM	MCH MTG RM C

Committee Meetings are Subject to change. Check with Committee Chair for updates/cancellations

Committee Members and Officers preferred. Limited seating available.

Masks for attendees requested

UCO OFFICERS' REPORTS



Gerry Sutofsky

vicepresident3@unitedcivic.org

Berkshire • Camden
Hastings • Salisbury • Somerset
Wellington • Windsor

Is it Fine to Fine?

So what if you wake up one morning and decide to fine a unit owner for a rules violation. I received a phone call from a board president who told me that one of his owners is in violation of an association rule and I am going to fine him \$100 a day for this violation. Guess what - there is a specific procedure to follow to levy a fine against an owner.

You must hold a board meeting with 48 hours' notice and the board levies a fine up to \$100 per violation \$100 per day for an ongoing violation, so if you send the notice and the violation(s) continue, it can be \$100 for each day after the notice is received

Once the board levies the fine, then a notice must be sent to the unit owner that a fining committee meeting will be held. The unit owner must receive it 14 days prior to the meeting. The committee must consist of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director or employee.

The committee will meet with the owner and if so desired, the owner may have an attorney with him if he/she chooses and make a decision on the fine. Upon a decision being made, written notice must be sent to the unit owner via certified mail.

Bottom line, it is fine to fine if the proper procedures are followed. I urge that you consult with legal counsel before doing so.

Finally, we are now in hurricane season. Be prepared and stay safe.



Patricia Caputo

vicepresident4@unitedcivic.org

Coventry • Easthampton
Norwich • Plymouth
Sheffield • Stratford • Waltham

It is extremely upsetting to see how many people do not know the rules of the road. For example, we were stopped at one of the stop signs from the Haverhill entrance. There were four cars at each stop sign. The

car on the right had the right-of-way, however that did not mean that all the cars on the right had the right to follow that car. I constantly see and experience it myself. Cars that cut you off because they are in the wrong lane, or they have their right signal on and turn left. AND for all you speeders out there, what is the hurry? Leave your home earlier if you are late for an appointment. Are you going to stop when you have a serious accident or you kill someone? The rules are for all drivers.

Once again, I reiterate, if you want to make a complaint in regard to buses, please put your name and telephone number, as well as the date, time and route or bus number. Without these, there is no complaint. This also applies to compliments or suggestions.

I wish you a happy, healthy and beautiful summer. God bless all of you.



Stew Richland

vicepresident1@unitedcivic.org

Andover • Bedford • Golf's Edge
Greenbrier • Kingswood • Oxford
Southampton • Dover

A report in three acts. Act 1: Be storm smart. Protect your unit and the Association property. Ensure that all your windows and doors are secure. Remove all items that can be swept up by strong winds. Loose objects will act as projectiles that can damage windows and allow rain and wind to enter your unit. Replenish your supply of canned goods. Make sure you have fresh batteries. Ensure that you have additional medications available. Please come into the UCO and pick up the Hurricane protection guides.

Act 2: The Tale of Two Villages. Let's take a step back in time. 50 years ago people were encouraged to purchase units because it provided all the amenities that a person contemplating on retiring could ever want. The people intended to

make Century Village their new home. The concept of snow bird living was not even a consideration. This is not the case today. We have an ever increasing number of new unit owners that we call other parts of the USA, Canada, and elsewhere their permanent home. The consequences of this evolution have damaged the brand name of Century Village. For example: many of these absentee unit owners are board members, however in name only. They don't respond to calls or e-mail requests when their input is needed in conducting Association affairs. We have an increasing number of new unit owners who refuse to comply with Association By-Laws and rules, and ignore Florida and Palm Beach County condo laws. Your UCO VP's have been bombarded by incredible tales of mismanagement of association problems. It's sad and emotionally exhausting dealing with Association members who have no idea what the rules and regulations are for running their Associations efficiently. I urge all unit owners to attend your UCO President's education seminars and take the certification classes that are offered to you.

Act 3: July 4th is the most important national holiday. It is a time to reflect on how lucky we all are to live the greatest nation ever. Please take a moment of time to remember all those brave citizens who gave their lives to keep America the home of the free and safe.



Dom Guarnagia

vicepresident2@unitedcivic.org

Cambridge • Canterbury
Chatham • Dorchester
Kent • Northampton • Sussex

There are several new things in the Village to be aware of. The exit at the Haverhill Gate has new directional signals painted on the exit lanes. Please be aware of them and also the sign on the wire showing yield to oncoming traffic. The county is still working on the median at the Alora Apartment complex. Hopefully this will be done soon. Please use caution when entering

and exiting both entrances to Century Village.

Recently UCO has instituted a policy of only issuing only 2 barcodes per unit. This was done to try and help the parking issues that some associations have. Each unit is assigned 1 parking space. There are also designated guest spots. This is determined by the number of units per association. Years ago most units only had one vehicle. Many now have two or even more vehicles per unit. Don't assume that you can park in the guest spots, or for that matter anywhere else. Check with your association board on where you may be able to park extra vehicles. Bar Codes are issued at the UCO office Monday through Thursday from 9am to 11:30am, and on Friday from 12 noon until 2:30pm.

It is nice to see that many associations have updated or are in the process of updating their buildings with new roofs, gutters and downspouts, and other structural issues. This helps with your building insurance costs as well as storm related issues. Remember this is Hurricane Season, please take steps to be prepared.

NOTARY SERVICE AT UCO

Two UCO Officers, David Boas and Fausto Fabbro, have qualified as Florida Notaries. UCO will be able to offer this service to CV residents during UCO Office hours, Monday through Thursday, 9:00 AM to 12:00 Noon and Friday, 12:00 Noon to 3:00 PM. Please note that this service is offered to building associations only to notarize building documents -- no personals.

NO WEAPONS OF ANY KIND ALLOWED ON RECREATIONAL PROPERTIES

VIOLATORS WILL BE REMOVED FROM THE PROPERTY AND
RISK SUSPENSION OF THEIR PRIVILEGES

Property Manager's Report

UCOMAINTENANCE@GMAIL.COM | UCOGARBAGE@GMAIL.COM

UNAUTHORIZED DEMOLITION AND CONSTRUCTION-



By Donald Foster, LCAM

Unauthorized removals of interior walls, as well as other alterations and destructions of condominium common elements, is running rampant at Century Village.

Over the past month, UCO has been advised of many cases of condominium unit "gut jobs", with common element interior walls being removed or altered without prior permission from or knowledge of the board. In some cases, these destructions of association property have been done without permits. In other cases, permits were pulled, but the scope of work was exceeded. Often, the contractors that are destroying these walls are uninsured or under-insured, leaving the association in a position of liability. We also are seeing cases of dangerous, non-code compliant electrical wiring, damage to adjacent units from leaks, and removals of load bearing walls that make multiple units unsafe for occupancy. **This activity is costing us all money, with damage repair bills, attorney fees, and increased insurance premiums.**

Many of these unauthorized "gut jobs" are being done by speculative unit owners, or "flippers", who purchase many units in Century Village. Other gutted units are owned by professional landlords, who are buying and renting out multiple units in our Community. **Landlording and speculative buying/selling is big business in Century Village, and every skipped step in the unit alteration process saves the spec unit owner/landlord money, at the expense of all other CV unit owners.** UCO makes every effort to assist CV association boards that discover these unauthorized demolitions. We send reports to PBC

Code Enforcement and Contractor Certification Divisions and advise Associations to consult with their Attorneys for guidance. But once these "gut jobs" are already done, getting them straightened out is expensive and aggravating. We need to stop these gut jobs before they start. Association boards and individual unit owners both have a part to play in stopping these disasters before they happen.

For unit owners:

- Advise your board **in writing**, about any planned construction project.
- Do not pull permits or begin work without first receiving **written permission** from the board. A quiet conversation with a single board member is not sufficient.
- Before starting work, provide to the board names and licenses of contractors, copies of contracts, insurance certificates, and engineering plans.
- If you see construction or demolition work happening in other units, **send a report to your board, your manager, or to UCO.** When reports are sent to UCO, they are kept confidential; your name will not be given to any other person.
- Ask your board for a copy of their Rules and Regulations. Know the association's rules regarding hours of work, weekend/holiday work, moving in/out rules.

For board members:

- Advise all unit owners, and especially new unit owners, that no construction or demo work of any kind can start without **first receiving written permission by the board.**
- When unauthorized construction or demolition is discovered, **call your attorney and property manager immediately. Be prepared to take legal action against unit owners who defy**

or ignore association rules and procedures. Yes, this costs money. No, you do not have to sit still for lawlessness at your home.

- Make sure that the board gets copies of names and licenses of contractors, insurance certificates, and engineering plans. These should be reviewed by the association's property manager or attorney. **Most board members are not qualified to verify contractors, their insurances, or building plans.**
- In most cases, a membership vote is required before the board can authorize alterations or additions to association common elements. **Check with your attorney before authorizing construction work.**
- Make sure that the **entire board** is aware of any decisions regarding construction or demo work. Get any board decision into the minutes of a noticed board meeting.
- Don't take unit owners at their word. **They all lie.** Check on in-progress work and verify **with your own eyes.**
- Walk your building once a week. Look for notices in windows, evidence of construction work, suspiciously covered up windows, vans, pickup trucks and other commercial vehicles.
- The board can enter units, with reasonable notice, for purposes of inspection. **Check with your attorney or property manager before entering any unit. Never enter a unit without notice or alone.**
- Many boards require a common element damage deposit from unit owners before any work can happen. This needs to be in the association's documents.
- The board should have keys or entry codes for every unit.
- Many board members are away during the Summer. CV boards should rely on their property managers to inspect units and

verify work when board members cannot. Other unit owners can also be designated for this task.

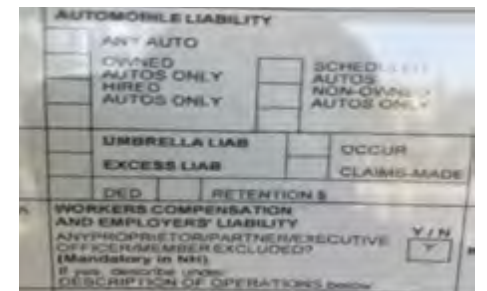
UCO is currently working with Palm Beach County Department of Planning, Zoning and Buildings to better address the growing problem of unauthorized demolitions and construction, unpermitted work, and unlicensed contractors, and we are making efforts to bar entry to any contractor who is found to be doing unpermitted or unauthorized work. But the first line of defense will always be the association boards and individual unit owners.



GOLFS EDGE 16A- THIS UNIT WAS RECENTLY GUTTED. THE BOARD DID GIVE PERMISSION, AND PERMITS WERE PULLED, BUT A CLOSE EXAMINATION OF THE INSURANCE CERTIFICATE SHOWED INADEQUATE WORKER'S COMP INSURANCE. WORK WAS STOPPED UNTIL THE INSURANCE IS STRAIGHTENED OUT. ALSO, THIS WORK VERY LIKELY NEEDED A MEMBERSHIP VOTE BEFORE THE WORK WAS AUTHORIZED BY THE BOARD. CHECK WITH YOUR ASSOCIATION'S ATTORNEY BEFORE APPROVING CONSTRUCTION PROJECTS.



481 WELLINGTON K- INTERIOR WALLS DESTROYED. NO PERMISSION FROM THE BOARD, NO PERMIT, NO EVIDENCE OF CONTRACTOR INSURANCE OR LICENSURE. NO GOOD. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-06240001.



196 ANDOVER H- THIS CONTRACTOR POSTED HIS CERTIFICATE OF INSURANCE, BUT A CLOSE INSPECTION SHOWED THAT THE CONTRACTOR DECLARED EXEMPTION FROM WORKERS COMP INSURANCE. NO GOOD. IF SOMEONE GETS HURT ON THIS JOB, THE ASSOCIATION WILL BE LIABLE. THE ASSOCIATION SHOULD ALSO BE LISTED AS ADDITIONAL INSURED. UNIT OWNERS NEED TO SUBMIT THESE DOCUMENTS TO THE BOARD BEFORE WORK BEGINS, SO THAT A PROPERTY MANAGER OR ATTORNEY CAN CHECK THEM OUT. UNINSURED AND UNDERINSURED CONTRACTORS COST US ALL MONEY.



481 WELLINGTON K- THIS UNLICENSED CONTRACTOR PLANS TO DRAG EVERY BIT OF THIS JUNK DOWN FOUR FLIGHTS OF STAIRS. ASSOCIATIONS CAN REQUIRE DEPOSITS BEFORE WORK BEGINS, BUT THIS NEEDS TO BE IN THE ASSOCIATION'S DOCUMENTS.



196 ANDOVER H- YIKES! CUT PIECES OF EXTENSION CORDS USED AS ELECTRICAL WIRING. A FIRE WAITING TO HAPPEN.



196 ANDOVER H- ANOTHER UNIT GUT JOB, INTERIOR WALLS REMOVED, NO PRIOR WRITTEN PERMISSION BY THE BOARD, NO PERMITS, SKETCHY ELECTRICAL WORK, INSUFFICIENT INSURANCE. NO GOOD. THIS BOARD ORDERED ALL WORK TO STOP AND WILL CONSULT WITH THEIR PROPERTY MANAGER AND ATTORNEY. A REPORT WAS SENT TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-06210005.



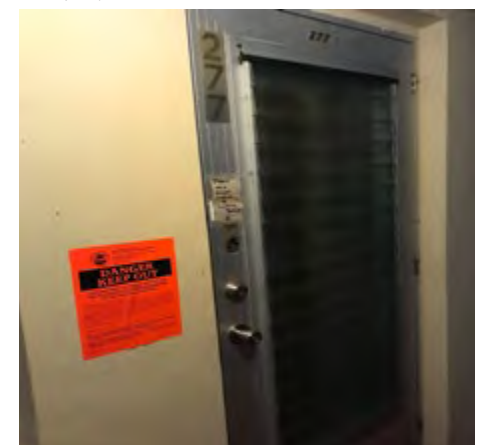
304 GREENBRIER B- HERE WE GO AGAIN. THIS UNIT OWNER TOLD THE PRESIDENT THAT THEY WERE REPLACING A SINK. SHE LEFT OUT THE PART ABOUT DESTROYING INTERIOR WALLS, REMOVING DRYWALL, INSTALLING RECESSED LIGHTING, INSTALLING A DROP CEILING, AND REROUTING ELECTRICAL LINES. EVERYBODY LIES. DON'T LET THIS HAPPEN TO YOU.



304 GREENBRIER C- THIS CONTRACTOR APPEARS TO HAVE EXPIRED WORKERS COMP INSURANCE. GUESS WHO IS LIABLE IF SOMEONE GETS HURT ON THIS JOB? THIS IS WHY ALL WORK IN THE BUILDING NEEDS TO BE APPROVED IN ADVANCE BY THE ASSOCIATION. CONTRACTS, CONTRACTORS, AND INSURANCE DOCS NEED TO BE CHECKED OUT BY PROFESSIONALS. MOST BOARD MEMBERS HAVE NO CLUE HOW TO CHECK ON THIS STUFF.



266 COVENTRY L- THIS IS WHAT CAN HAPPEN WHEN THE BOARD ALLOWS INTERIOR WALLS TO BE REMOVED WITHOUT PERMITS OR ENGINEERING. SECOND FLOORS COLLAPSE INTO FIRST FLOORS. NOT GOOD.



266 COVENTRY L- TELLING A 92 YEAR OLD RESIDENT THAT HE NEEDS TO FIND A NEW PLACE TO LIVE IS NO FUN. UNAUTHORIZED AND UNPERMITTED CONSTRUCTION WORK CAUSES HOMELESSNESS. DON'T LET THIS HAPPEN TO YOU.



By JoAnne Robinson

On July 1, 2024, a new piece of legislation went into effect that relates to all condominiums in the State of Florida, HB 1021. A summary of just one of the items addressed in this bill refers to educational requirements for all condo board directors. Here is an excerpt from that summary directly from the official State Senate website:

"Director Education – Condominiums

The bill provides education requirements for the officers and directors of condominium associations to require:

- Newly elected or appointed directors to submit both the written certification that they have read the association's governing documents,

Treasurer's Report

will work to uphold the documents to the best of their ability and faithfully discharge their duties, and submit a certificate of completion of an approved condominium education course;

- Four hours of training which includes instruction on milestone inspections, SIRS, elections, recordkeeping, financial literacy and transparency, levying of fines, and meeting requirements;
- Directors to annually complete at least one hour of continuing education about recent changes to the condominium laws and rules during the past year; and
- Association directors, excluding directors for a timeshare condominium, to certify, on a form provided by the division, that all directors have completed the required written certification and educational certificate re-

quirements." (<https://www.flsenate.gov/Committees/billssummaries/2024/html/3512>)

The training requirements have drastically changed and all condo boards now have to become actively involved in making sure that their officers are all properly updated on the changing laws that govern the running of a condo association. As your Treasurer, I cannot stress enough how strongly I feel about all boards becoming better educated about how to manage the financial affairs of their association. Particular attention must be paid to the reserves and reserve funding of every building. The 3-story and above buildings are in particular focus at this moment, but all buildings should have sufficient funds to meet their future needs. Staying informed is always a good thing.



By Ruth Dreiss

At the June meeting of the Transportation Committee, plans were underway for the excursion to the Solid Waste Authority on July 12th. The bus was confirmed as ready for the

trip.

Inquiry was made of the Kravis Center for a possible excursion. No response has been received yet. If anyone has an idea for a possible excursion, they are requested to bring it to the attention of the committee for research.

It was announced by the Academy representative that the two brand new buses would be online on June 5th. These are for the exterior routes only. Pictured with this article is the bus. Both are outfitted with cameras and a stop requested button and have seats for 27 passengers.

Continue to put your complaints and other comments in writing, addressed to Chair Patricia Caputo. Only written submissions can be addressed and investigated. Be sure to include your name and phone number for response.

Transportation



Photos by Donald Foster
Transit Chair Patricia Caputo realized her childhood dream of being a bus driver.



2 brand new Academy buses, complete with cameras, dedicated to external use.



Omar demonstrating the new "Stop Requested" buttons.



By Stew Richland

I am happy to report that our June Security meeting was full of good news and a high level of optimism for our residents. The police report was very encouraging. The crime rate was lower. The number of road violations was under the average

and there were less police involved incidents than normal. However, Century Village did experience some issues that will be addressed by the committee and UCO. We still have some homeless persons sheltering in the jungle of the golf course. Donald Foster, our LCAM is very well tuned to this situa-

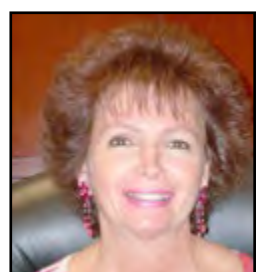
Security

tion and our security people continue to patrol the adjacent property where these homeless people are setting up their camp. In addition, the Palm Beach police also patrols the area and have removed any person they find that are attempting to establish a home site. Security did respond to a report that a man was swimming in one of the pools naked. Security responded quickly and he was asked to leave. He did without incident and he will be denied the use of all WPRF facilities. Sadly, the Golf's Edge laundry room has been broken into again. The Association is in the process of increasing security in the area. Let's hope their plans will work. COP has added a new driver to patrol the Village and we

were told that they have another person finishing up training. Good news for our community.

Many of our residents are snowbirds. Thus an empty unit becomes a possible target for break-ins. I urge all residents to keep their eyes open and don't hesitate to call Security or the police if you spot any suspicious activity in or around your Association.

We have material in the UCO office that provides very useful information on how to prepare for the Hurricane season. Please come in and take copies for your Association. Remember: PREPARE FOR THE WORST AND HOPE FOR THE BEST. (For safety, call 911.)



By Eva Rachesky

Our largest project in this current budget is the replacement of the Main Clubhouse roof. Work started in May and was moving along quickly as most days there were 30+ roofers working under a scorching sun. Unfortunately, one week away

WPRF News

from the majority of the roof being done, heavy rains brought everything to a screeching halt.

The unhappy consequence was the water intrusion on the north upstairs side of the Clubhouse. Our current leak count stands at 20. Damaged ceiling tiles have been removed, buckets have been placed where necessary, as well as blowers to dry the carpets in the two smaller card rooms. Maintenance Supervisor Kevin has been

working tirelessly with the site manager in hopes the largest of the leaks could be stopped.

Thankfully, we did get a break with a sunny morning resulting in roofers finishing the south end of the Clubhouse and starting on the center section. By the time you read this the roof will most likely be completed, but not without a great deal of finger crossing as we raced against the rainy weather!

Minutes Delegate Assembly

June 7th, 2024

The meeting was called to order by President Fausto Fabbro at 9:30 a.m.

121 Delegates/Alternates were present representing a quorum.

The minutes of the previous meeting were approved. Motion by Sandy Levine, second by Joyce Reiss.

The Pledge of Allegiance led by Captain Pedro Palenzuela.

Captain Pedro Palenzuela, PBSO,

Traffic; 9 stops, 15 citations, 2 written warnings, 1 verbal warning.

Calls; 215, 46 cases. Residential burglary, 1, vandalism 1, fraud, 1.

June is Elder Abuse Month, Fraud Prevention Reminder

Hurricane Season Starts June 1st

Burglary at Golf's Edge Laundry (2nd occurrence), Vandalism at Salisbury Laundry. Fraud (\$160) at Waltham Residence. (via Craigslist & Zelle)

Al Paveretti, Palm Beach County Fire & Rescue,

Worry about the heat. Hydrate! Don't drive through high waters.

Test smoke detectors. Keep walkways clear for emergency personnel.

NEW BUSINESS

Donald Foster, UCO Licensed Community Association Manager,

Irrigation. Some browning lawns.

Joanne Robinson, UCO Treasurer,

On the Balance Sheet, is a new line item called Truist Money Market 6189. UCO has moved \$235,000 to this Money Market account. As of April 30th, it has earned \$240.50 in interest.

In the coming months, JoAnne is heading

up a Cash Utilization program that will be incorporated into the 2025 Budget.

Associations need to complete the paperwork for the Federal Corporate Transparency Act. There is a 90-day grace period and a \$591 a day fine for non-compliance.

Ruth Dreiss, UCO Reporter Editor,

The Reporter has a profit of \$1,561 as of April 30th.

Wished all fathers a Happy Father's Day.

Kelly Janssen, Recording Secretary,

Reminding Board Members to leverage available resources such as UCO Vice-Presidents, Property Managers, PBSO, and our Lawyers when addressing problems.

Stewart Richland, UCO Vice-President,

Acknowledged the importance of respecting the flag.

99% of problems result from Association lack of knowledge. UCO cannot perform financial miracles. Associations need to invest in their property. Issues with absentee owners that are unreachable.

Patricia Caputo, UCO Vice-President,

Be nice to the bus drivers. Receiving good feedback from Fausto's Meet the President. Every third Friday @ 9:30 is a Newcomers meeting that is open to all.

Fausto Fabbro, UCO President,

Thanked everyone that attended his monthly educational meetings.

Reminder that you need to bring a lease to UCO or the ID Office to get your Certificate of Occupancy (COA).

Gregg Weiss, Palm Beach County Commissioner,

Hurricane Season. If you need water, fill containers from your tap rather than buying cases of bottled water.

County Services. In July, our office will be sponsoring an event and inviting several departments that will create awareness of existing programs and services that are available from your local government.

I can be contacted at (561) 355-2202.

Victoria Green, Tax Collector's Office,

Hurricane Preparedness. Will leave pocket guides with UCO Office.

If you are on the Installment Payment Plan, your first payment is due by June 30, 2024.

Andrew Watt, County Clerk's Office,

Hurricane Preparedness. After storm damage, some vendors try to get you to sign over ownership of your property among the many documents you sign. We have a free fraud alert system that you can sign up for at <https://erec.mypalmbeachclerk.com/FraudAlert>.

Reminder to hydrate.

Several candidates spoke.

Douglas Leifert for County Court Group 2 Judge, Gregg Lerman for State Attorney, Rachelle Litt for State House District 99, Thomas Witkop for U.S. Congress

Derek Hankerson, Office of Congressman Brian Mast,

Concerning senior fraud and abuse, please reach out to me at (202) 313-8117.

The Delegate Assembly meeting was adjourned at 11:00 am.

Submitted by

Kelly Janssen, Recording Secretary.

Delegate Assembly Attendance

Delegates Present June 7th, 2023 Delegate Assembly

Andover	C, G, H, M	Northampton	B, E, M, N, P, S
Bedford	A, G, H, J	Norwich	A, M
Berkshire	E, H, I, J	Oxford	100, 400, 700
Cambridge	C, D, E, F, G, H, I	Plymouth	5
Camden	B, G, I, K, O	Salisbury	I
Canterbury	A, B, C, D, F, H	Sheffield	B, E, F, H, J, N, Q
Chatham	B, C, E, F, I, N, R, T, U	Somerset	E, G, K
Coventry	B, G, H, J	Southampton	A (1 of 3), B, C (1 of 3)
Dorchester	D, G, H, I	Stratford	A, C, O
Dover	(3 of 9)	Sussex	E
Easthampton	G, H	Waltham	E, G, I
Golfs Edge	(7 of 7)	Wellington	D, E, F (1 of 2), G, H (1 of 2), J (1 of 2), L (1 of 2), M
Greenbrier	B	Windsor	D, F, K, L
Hastings	I		
Kent	B, D, E, F, I, J, M		

2024 HURRICANE WARNING & DISASTER PREPARATIONS

BY SUZANNE SARMAK
CHAIR, UCO INSURANCE COMMITTEE
UCOINSURANCE@GMAIL.COM

To My Fellow Residents at Century Village, West Palm Beach:

Hurricane Specialists at NOAA – (the National Oceanic & Atmospheric Administration) are predicting the most aggressive hurricane forecast affecting all of us from June 1st through November 30th 2024.

We here at the UCO Insurance Office urge CV unit owners to prepare:

- Know your association's coverage and hurricane deductible.
- Know the amount of your current association reserves.
- Have a contract signed & in place with a

disaster remediation contractor who will tarp damaged/destroyed roofs & board up windows & doors that have been blown off.

-UCO is not responsible for association disaster remediation expenses. Each association is responsible for their own property. Sourcing vendors immediately following a hurricane can be challenging. Best to get vendors lined up in advance of hurricane season.

-Loose items must not be kept on walkways or patios. Bring all your contents inside. Now is a good time to walk the property and remove unnecessary loose items that can fly around in a storm.

-Know where the nearest hurricane shelter is in the event you need to evacuate.

-Watch for notices and bulletins on CV Community Media: TV Channel 590, the UCO Reporter, the UCO website: WWW.UNITED-CIVIC.ORG. Sign up for UCO email messages at the UCO website.

Association Directors can visit the UCO Insurance Office, at 2102 West Drive, to get more information about their Association's insurance coverage and advice on how to prepare for possible hurricanes.

IMPORTANT INFORMATION FOR ALL CENTURY VILLAGE VOTERS

BY BOBBI LEVIN

The importance of voting in America cannot be overstated. The right to vote embodies the true spirit of American democracy. Voting allows each American the opportunity to elect individuals who will make concrete decisions on how our government will be run on both the national and local levels.

Do not delay. Now is the time to contact the Board of Elections (561-656-6200) to make sure your voting registration information is up-to-date.

PROCRASTINATE AND YOU MAY LOSE YOUR VOTING PRIVILEGES.

The Florida Primary Election is always held 11 weeks before the General Election for the purpose of determining each political party's nominees for the General Election (November 5).

Florida has a closed primary system. This means that, in order to vote in the August 20 Primary Election, you must be registered as either a Democrat or a Republican. Independents and unaffiliated voters are excluded from participating in the party nomination contests and cannot vote until the General Election.

Remember: The August 20 Primary Election determines who will be on the November 5 ballot. Vote in the Primary Election in order to select your party's candidates.

All voters wishing to vote by mail in the 2024 elections are required to complete a new Vote-by-Mail request. The request must include

the voter's FL Driver's License or FL ID, or the last four digits of their Social Security Number, whichever can be verified by our office.

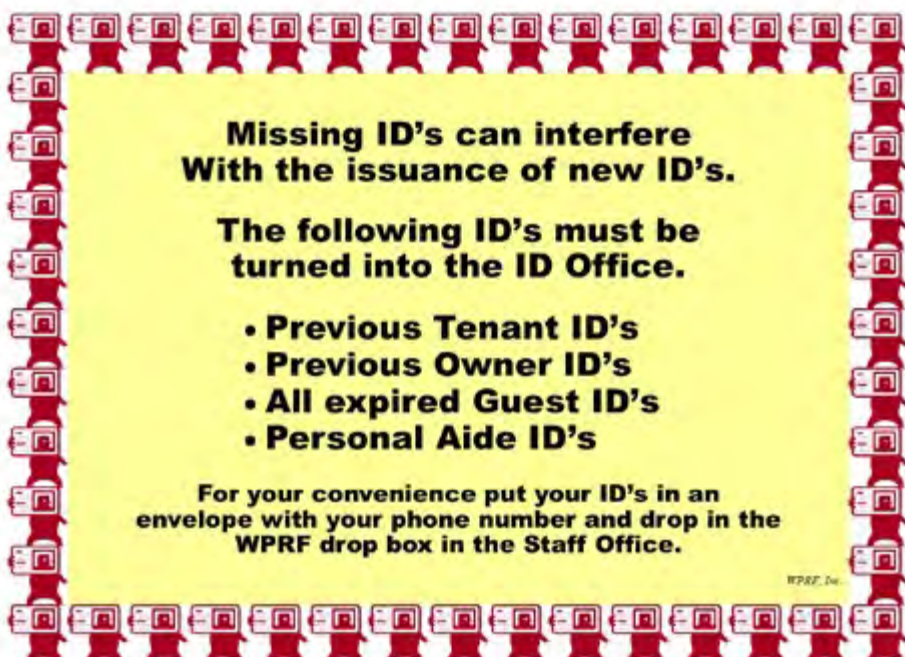
Request a Vote-By-Mail Ballot by phone: 561-656-6208 or by email at votebymail@votepalmbeach.gov.

A Vote-by-Mail ballot will not be forwarded by the U.S. postal service, and a ballot returned undeliverable cancels a request for future elections and must be renewed. Notify the Board of Elections (561-656-6208) immediately if your mailing address changes or if you plan to be out of town on election day. A ballot will be sent to wherever you need to be.

A Vote-by-Mail ballot means that:

- Inclement weather will not keep you from voting on August 20 and November 5;
- A health-related problem will not keep you from voting on August and November 5;
- You will avoid waiting in long lines at a polling station on August 20 and November 5.

IF YOU REQUIRE MORE INFORMATION ON VOTING ON AUGUST 20 AND NOVEMBER 5, PLEASE FEEL FREE TO CALL THE CV DEMOCRATIC CLUB AT 315-529-1221.



LEGAL



Screening, Transfer Fees, and the Corporate Transparency Act

BY MARK FRIEDMAN, FLORIDA BAR CERTIFIED AS A SPECIALIST IN CONDOMINIUM AND PLANNED DEVELOPMENT LAW

As of the date I am drafting this article, the Governor has still not signed the proposed Condominium legislation. When and if the legislation becomes law, I will address the new laws in future months' articles.

This month I will turn my attention, in part, to screening. One takeaway from this article would be, if you are going to deny an applicant, always speak to legal counsel first. What will legal counsel look at? We will review your governing documents to determine whether and to what extent the association can screen a prospective purchaser, tenant, or occupant. We will review any specific terms of denial that your documents may provide to see if the background report produced a result that matches a provision for denial listed in your documents. The most difficult reviews are with older documents that do not specify a list of compelling cause reasons for denial. Do not rely on the opinion of any third party in making decisions about the denial of the applicant. The association must take responsibility for the decision. The "opinion" of a third party, unless that third party is the Association's own legal counsel, will not be helpful when a

challenge is raised. Your second takeaway is to amend the Declaration to create a specific list of legal, non-discriminatory reasons to deny an applicant. It should be noted that the reasons cannot be just anything the Board wants to include. HUD has drafted at least two guidance memos on this issue, so your attorney should be familiar with that information when drafting these types of amendments to your declaration of condominium.

Transfer fees and amounts need to be considered, as well. Check to determine that your documents allow for transfer fees, and make sure they do not cap the amount at \$100 (which was the amount for a number of years). If your governing documents provide a cap, you will have to amend the documents to allow for statutory amounts, as amended from time to time by time. The current amount that can be charged is \$150 per person, with spouses charged one fee and parent/dependent child charged one fee. The State may increase that amount on July 1, 2026, so amend this provision if it is too specific or limiting.

I am still getting a lot of questions about the Corporate Transparency Act (the "Act"). There

is a link on the Becker website to a full page of information about the Act located at beckerlawyers.com. (Go to the website and do a search for "Corporate Transparency Act"). The website will provide a significant amount of information on the Act. You can also find a link to the Act on the website for the Florida Division of Corporations (subiz.org). They also have an interesting article about scam alerts regarding the Act. While there is still ongoing litigation regarding the validity of the Act, it is still the law and must be complied with before the end of 2024, and then updated within 30 days of your annual meeting if the Board changes.

Mark D. Friedman, B.C.S. is recognized by the Florida Bar as a specialist in Condominium and Planned Development Law. This article is meant for educational purposes only and should not be construed as legal advice. Consult with your community association attorney when any of the issues discussed in this article arise in your community. Mr. Friedman may be reached at MFriedman@BeckerLawyers.com.

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July Property News

DOROTHY JACKS, CFS, FIAOO, AAS
PALM BEACH COUNTY PROPERTY APPRAISER

Recently, my office announced the award of six college scholarships to outstanding high school seniors in Palm Beach County. Each was awarded \$1,500 and an opportunity to participate in a paid internship in my office.



• Lillian J. Cruz
 Graduating from John I. Leonard High School
 Attending Florida Atlantic University

• Alex Hernandez Gomez
 Graduating from Pahokee Middle-Senior High School
 Attending Palm Beach State College

• Victor Paniagua
 Graduating from Pahokee Middle-Senior High School
 Attending Palm Beach State College

• Yadira Silvestre
 Graduating from Glades Central Community High School
 Attending University of South Florida

• Giselle Silvestre
 Graduating from Glades Central Community High School
 Attending University of South Florida

• Tracey-Ann Wiggan
 Graduating from Pahokee Middle-Senior High School
 Attending Florida A&M University

Since 1994, the PAO has awarded \$179,000 in



Members of my office's Scholarship Committee with this year's awardees, L to R: Victor Paniagua, Alex Hernandez Gomez, Lillian Cruz, Yadira Silvestre, Tracey-Ann Wiggan, Giselle Silvestre

college scholarships, completely funded by employee donations. It's really a joy to reward these incredible students who have demonstrated excellence in academic ability, persistence, leadership, and service to others. Congratulations to each of them and congratulations to the entire Class of 2024.

In this month's newsletter, an update on the 2024 tax roll process and the status of applications for exemptions and classification.

Have a happy and safe Independence Day.

2024 Tax Roll Update

July is an important month as my office submits the 2024 preliminary tax roll to Florida's Department of Revenue (DOR) and local taxing authorities. Values are based on the status of market as of January 1.

According to my office's estimates delivered at the end of May, Palm Beach County-wide taxable property values have increased 9.12% from 2023 to 2024.

The overall increase in taxable value slowed compared to previous years. Market values for some building types have begun to flatten, and this is reflected in the difference between the county-wide taxable value, and the tax base for the School Board.

Taxable values for the School Board increased 5.90%, more than three percentage points lower than the County, because the School Board more closely follows market values. The School Board is not subject to certain exemptions and caps, so it saw higher increases in taxable value in previous years. Now that some markets have slowed, that rate of increase has also slowed.

In contrast, county-wide taxable values are growing in part due to the recapture of tax caps savings. Florida law requires that the assessed value of a property continue to increase by the maximum cap amount each year until the assessed value equals the market value. Even if the market value of a property does not increase, its assessed value may increase.

Other highlights of the Estimates include:

• Market Value - \$503,364,930,657

- Taxable Value - \$315,500,832,798
- Net New Construction - \$4,966,761,361
- Percent Increase (taxable value) - 9.12%
- Real Property Parcels - 655,938
- Total Tangible Personal Property Accounts - 58,019

The above values are only estimates and subject to change.

Once the tax roll receives approval from Florida's DOR, my office will notify all property owners of both their home value and proposed tax rate in the Notice of Proposed Property Taxes mailed mid-August. While state law requires my office to value property based on the status of the market, your tax rate is set by taxing authorities who answer to you. Their public meetings are listed in your Notice.

Application Status for Exemptions, Portability, Agricultural Classifications

Have you submitted an application for an exemption, portability or agricultural classification? My office is processing these applications and will begin status notifications. If denied, you have the right to file a petition for adjustment with the Value Adjustment Board (VAB) through the Clerk of the Circuit Court & Comptroller. They can be reached at 561.355.6289.

Property Tax Exemptions and Portability - If you submitted an application on or before March 1 and your application was denied, a Notice of Denial will be mailed on July 1, 2024. The deadline to file a petition with the VAB for an exemption is 5 p.m. on July 31, 2024. The deadline to file a petition for the denial of a portability benefit is 5 p.m. on September 16, 2024. For questions about exemptions or portability, contact Exemption Services at 561.355.2866 or MyExemption@pbcpao.gov.

Agricultural Classification - Notifications of the status of your application will be mailed out on July 1, 2024. If your agricultural classification application is denied, the deadline to file a petition with the VAB is 5 p.m. on July 31, 2024. For agricultural classification questions, contact the Agriculture Department at 561.355.4577 or MyFarm@pbcpao.gov.

Offices Closed Due to Holiday

The Palm Beach County Property Appraiser's Office including our five Service Centers, will be closed on Thursday, July 4, 2024, in honor of Independence Day.

WILLS, TRUSTS, DEEDS, ESTATE PLANNING, PROBATE

KAREN LEVIN ALEXANDER
ATTORNEY AT LAW

Karen Levin Alexander, P.A.

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KAREN@KLALAWFL.COM

Office: (561) 629-9929 • Cell: (561) 281-5122

*Next to the Embassy Suites on PGA Boulevard
 between I-95 (exit 79 west) and the FL Turnpike (exit 109 east)*

July Tax Talk

ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR PBC

Most of you already know two of my passions – my cats, Biden and Bader, and my garden. Those two things help me unwind and disconnect from the day’s events. Whether it’s watching the crazy things my cats get into, or spending time tending to my beautiful garden, creating “me-time” to relax and unwind is crucial for maintaining overall well-being. It is important to carve out some time for the things that bring you joy.

Find your “sanctuary” and activities that you love to unplug and disconnect and most importantly, make time and schedule it. Always pay attention to your physical needs during your “me-time” by nourishing your body with healthy foods, exercise, staying hydrated with beverages, and getting plenty of sleep.

Remember that “me-time” is not selfish; it’s an essential aspect of self-care that allows you to recharge and show up as your best self in other areas of your life. By prioritizing relaxation and unwinding, you are investing in your health, happiness, and resilience.

MURAL, MURAL, ON THE WALL!

“Step into a world of energy and radiant hues.” These may not be the first words that come to mind when visiting the tax collector’s office. However, this is what you can expect to experience the next time you visit our North County Service Center, with the addition of a new vibrant outdoor mural, entitled, “Piece By Piece” displayed on the south side of the service center.

The mural was skillfully crafted by Connecticut born artist, Benjamin Heller. Benjamin has created several murals throughout South Florida. His style of art uses color and shapes masterfully to create captivating imagery that bring life to an otherwise ordinary space. When asked about the mural, he had this to say, “The use of this imagery and various colors reflect both the ‘Gardens’ and positively interact with the existing landscaping at that location, both under natural sunlight and artificial lighting at night.”

So, when visiting our North County Service Center, snap a selfie with our new mural in the background and tag us on social media (@taxpbc on Instagram and @pbctax on Facebook)!

AND THE AWARD GOES TO...



I’m proud to share that our agency has recently been honored with two awards.

On May 20 at our Westlake Service Center, I accepted an award from the Wellington Garden Club, in conjunction with the Florida Federation of Garden Clubs District X. The Westlake Service Center was the winner of an “Unsolicited Landscape Design Award” in the Public Facility category. As an avid gardener myself, I am proud that our service center received this recognition. A beautiful facility and outdoor landscaping are part of the experience we want to create for our clients.

I am equally proud that on May 2, Florida Weekly (<https://palmbeach.floridaweekly.com/articles/best-waiting-room/>) recognized our new North County Service Center in Palm Beach Gardens, which opened in March, as having the “Best Waiting Room” in the county, as part of its Best of 2024 Flamingo Awards.

We are honored to be recognized for this award, as we worked diligently to create a comfortable, welcoming space for our clients when visiting our service centers.

MOUNTS OVER THE SUMMER

If you’re planning a day out to soak up some sun this summer, now is the time to visit Mounts Botanical Garden. This 20-acre tropical oasis is offering discounted admission rates of \$15 for adults; \$12 for seniors, college students and military with ID’s; \$7 for ages 6 – 17; and free for children under 6. Palm Beach County Residents receive FREE admission the first Wednesday of every month (proof of residency required) as part of Palm Beach County Residents Days.

Dogs’ Days in the Garden will continue this summer, giving your four-legged friend an opportunity to visit Mounts too! On the second Sunday of each month (except during events and plant sales) dogs are free for members and \$5 for nonmembers. Mounts summer hours are Tuesday through Sunday from 9 am to 3 pm, with last entry at 2 pm. For more information visit www.mounts.org.

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Organization News

Actors Studio 1: meets Monday 7-9 PM in the clubhouse. Openings for actors of all skill levels. Writers and stage hands are welcome. Performances every year. Participants read from scripts. Call Marshall: 561-596-1738.

African American Culture Club: business meetings, first Wed. each mo. 6:00 PM. Potluck 4th Sun., 3-6 PM. Play hand knee & foot during the week. Les 315-529-1221; Sadie 845-541-7167; Eula 561-718-7478.

Al-Anon Attitude of Gratitude: Regular mtg. for CV RESIDENTS ONLY meets every Thurs. at 4:30pm, CV Clubhouse Craft Room. For info call/text 954-512-0509.

American Legion Post 141: Attention Veterans!! And anybody connected to the military. Your service is needed again. Join the American Legion, Post 141 and help support our Veterans & community programs. For more info: Ron Rising, Commander, Post 141 561-460-5169, commanderpost141wpb@gmail.com.

Art Club: Thurs. mornings, 9:30 to noon, Art Room, 2nd fl. No dues, no costs. Call Susan Bernstein 917-833-7516 to let her know you will come.

Baby Boomers: Monthly meetings third Wednesdays, 3:30-4:30pm, upstairs Clubhouse Classroom D (old Library room), each month from June-November. We will plan things to do, meet friends and then go to dinner together (optional activity). All welcome.

Board Synergy Club: Meets second Thurs., 1:30 pm and fourth Thurs., 6:00 pm. CH, Mtg. Rm. C. All CV residents are welcome. This is an opportunity to network with other board members and ask questions. For more information, email boardsynergyclub@gmail.com.

C.E.R.T. (Community Emergency Response Team): Meets 2nd Friday of month, CH Room A, 1 PM.

Christian Club: Meetings first Wed. of month, 1 PM Clubhouse Party Room. For Club info call: Rae Boyle 561-254-2290.

Computer Club: meets first Thursday of mo., CH Room A, 12:30 pm, refreshments served, drawings for door prizes. Classes to learn new digital skills, improve knowledge of computers, phones & tablets. Membership: \$12 per yr. Share your skills with others as a volunteer teacher. For info: email cvccwpb@gmail.com. For Website: <https://www.cv-computerclub-wpb.com/>

Cong. Anshei Sholom: 5348 Grove St. Invites you to join them for Shabbat Services Sat. morning, 9:15 AM with a kiddush following. Our synagogue is cleaned & sanitized each week. Hand sanitizers available. For further information, please call the Synagogue office: 561-684-3212.

CV Friends of Bill W: Meetings Mon. & Thurs., 6:30 pm, Clubhouse 1st fl. Craft Room. Further info: 832-819-7748, 631-889-2614.

Democratic Club of CV: Meetings 3rd Thursday each mo., 1:30 pm. For more info contact: Les Rivkin, Pres. 315-529-1221.

Falling Star Players: a CV acting group producing 3 shows a year. Meets in Classroom C every Tuesday, 6PM. Can't memorize lines? No problem. We take our scripts on-stage. Come join the fun! Call Jody Lebel 561-531-3373.

Irish American Club: meetings begin Nov. 9th, 1 PM, clubhouse Party Room. All future meetings, first Tuesday of the month, same time & place. More info: please call Carole 914-343-5547.

Italian American Club: Meeting 3rd Wed. of the month, Party Rm. For more info: call Fausto 561-478-1821. Upcoming Tours (all based on 40 passengers): Sept. 22-30 9-day Dublin to London land only, Ireland, Wales, England. Cosmos Budget Tour starting \$1,839 pp. dbl. Nov. 17-24 7-day cruise on M.S.C.

"Seaside" Mia/Ocean Cay/Nassau/San Juan/Puerto Plata/Mia. Rates starting \$409 pp.dbl + port & tx. For info & reservations: Michelina 561-335-2576 michelinadg@hotmail.com, Franne 561-478-9526 (Nov. to Apr.) franneschmidt@gmail.com. All rates subject to change without notice.

New York & Jewish Club: meets 2nd Thurs. ea. mo., 6-8 PM, Mtg. Rm D. Enjoy mingling, forming friendships, and discussions with those having the same backgrounds & interests. More members needed. Pl. call: Mark Sosnowitz, 914-318-4476.

Russian-Ukraine Club: meets 2nd Mon. of mo., Meeting Rm. A, 4-7 PM. For info call Pres. Raisa Kogan 302-345-9627.

Sailing Club: Meets Nov.-April, 2nd Friday of the month, 10 AM, Room C. Monthly Potluck, 5:30 PM, 1st Tuesday of month, Guest Pool, Nov.-April.

Shuffleboard Club: Summer Season May thru Oct. Play Tues. 6:30 PM, changed from previous yrs. Winter Season Nov. thru April, Tues., Wed., Thurs. Be ready to play at 1:15. Everyone is welcome. Equipment will be provided. Any questions, call Ed Wright: 561-632-5268.

Snorkel Club: meets the 3rd Friday of the month, October thru April, 10AM in Clubhouse, Classroom B. Also Nature Walks at Wakodahatchee & Green Cay Wetlands. Please join us.

Tennis Club: Tennis players invited to participate in discussion of the future of our Club. Call: Les 315-529-1221.

Trivia Night: every Thursday, Clubhouse Party Room, 6:17 PM. Bring snacks, 50/50 drawing for prizes. Dial Brady 716-308-0922 for info.

Zoom Programs: Poetry, Karaoke, Yiddish Vinkl programs. Contact Marsha Love - mgmaita@aol.com.

JULY 2024 CLUB LIST

All Clubs are active as of revised date, Clubs may have been discontinued or cancelled. Rooms or dates may be subject to change or modification. Masks and Social Distancing Recommended; Some Clubs may have Additional Rules

CLUB NAME	ROOM	DAY	TIME
Actor's Studio	Meeting Room C	Every Monday	6:30pm-9pm
Art Circle of Friends	Art Room	Every Thursday	9:30am-12pm
Attitude of Gratitude	Craft Room	Every Thursday	4:30pm-5:30pm
Baby Boomers (summer)	Meeting Room D	4th Wednesday	3:30pm-4:30pm
Ballroom Dance Practice Group	Party Room	Every Monday	2pm-4 pm
Bible Study Group	Meeting Room D	Every Sunday	3pm-5pm
Bible Study Club in Spanish	Class Room A	Every Tuesday	6:30 pm-8:30pm
Board Synergy	Meeting Room C	2nd Thur/4th Thur	1:30-3 / 6-7:30
Camera Club	Meeting Room C	2nd Tuesday	10am-12pm
C.E.R.T.	Meeting Room A	2nd Friday	1pm-3pm
Computer Club	Meeting Room A	1st Thursday	12:30pm-3pm
C.O.P.	Class Room B	2nd Thursday	10am-12pm
C.V. Crafter's Club	Meeting Room A	2nd & 4th Friday	9:30am-12pm
Dance Party	Party Room	Every Wednesday	7pm-10pm *
Democratic Club Meeting	Meeting Room C	3rd Thursday	1pm-3:30pm
Falling Star Players	Meeting Room C	Every Tuesday	6pm-9pm
Friends of Bill W	Craft Room	Monday & Thursday	6:30pm-7:30pm
Homestead Exemption Outreach	Clubhouse Lobby	1st Thursday	1:30pm-2:30pm
Italian American Culture Club	Party Room	3rd Wednesday	1pm-3pm
Karaoke	Party Room	Every Saturday	6pm -9pm
Jewish Club (see New York Club)			
Line Dancing Beginners	Hastings Aerobic	Every Friday	11:15am-12:15pm
Line Dancing Club	Hastings Aerobic	Monday & Friday	12:15pm-2:15pm
New York Club combined with Jewish Club (may be split later)	Meeting Room D	2nd Thursday	6pm-8pm
Quilting Club	Craft Room	Every Wednesday	1pm-3:30pm
Rummikub Club	Main Card Room	Monday & Thursday	7pm-9:30pm
Somerset Club	Somerset Pool	2nd Friday	5pm-8pm
Stratford Umbrella	Meeting Room D	1st Wednesday	1pm-3pm
Thursday Night Fun Trivia	Party Room	Every Thursday	6:17pm-9pm
UCO Delegate Assembly	Theater	1st Friday	9:30am-12pm

Note: Pickleball Court is always available to use. Please bring your own equipment.

* Last Bus leaves at 9 pm



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SOMERSET C

Fully remodeled 2nd floor corner unit with the best views in the Village. There are spotlights in the living room, remodeled kitchen and baths, impact windows, new roof and new electric panel.

\$270,000



ANDOVER H

2nd floor. Light and bright describes this corner unit with central air conditioning and white ceramic throughout. This unit has one bedroom, one and 1/2 bathrooms and step-in shower. Generous countertop in beautifully upgraded kitchen and newer appliances.

\$148,000



SOMERSET G

Enjoy this impeccable first floor 1/1 unit completely renovated with step-in shower, ceramic tile throughout, new a/c, water heater, hurricane shutters, tastefully furnished. Parking directly in front of the door for easy delivery. Building is well maintained on Somerset Isle.

\$98,500



SOMERSET C

New kitchen, air conditioner, and appliances. New roof in 2022. Fabulous lake views from both bedrooms and luxurious porch. Solar shades on porch for privacy. Near pool, pickleball and tennis courts.

\$255,000



KENT H

Ground floor corner. This fabulous rental 1/1.5 unit is absolutely ready to move in. Enjoy the garden view in this fully renovated, furnished, central cooled unit. Parking is just outside the front door and near the Kent pool. Bus stop nearby.

\$1,400/mo

1 BEDROOM – 1 BATH

- Somerset G – 1st floor GORGEOUS, all new appliances, waterview..... \$98,500
- Sheffield Q – 1st floor, NEW LOW PRICE, patio, move right in \$109,000
- Windsor P – 2nd floor, updated bathroom and porch, new roof \$112,000
- Sheffield G – 2nd floor 1/1 tile floors, furnished turn key..... \$84,000

1 BEDROOM – 1 1/2 BATH

- Southampton B – 1st floor, freshly painted & updated..... \$142,000
- Golfs Edge – 1st floor, near clubhouse and east gate..... \$130,000
- Andover H – 2nd floor, NEW corner, remodeled w/step in shower \$148,000
- Dover C – 4th floor, completely updated, breathtaking views of lake \$324,000

2 BEDROOM – 1 BATH

- Coventry G – 2nd floor, full remodeled bathroom, all new windows \$145,000

2 BEDROOM – 1 1/2 BATH

- Sussex L 1st floor – RENTABLE W/O wait, tenant in place..... \$172,500
- Northampton L 2nd floor, new storm windows, new roof, corner \$120,000
- Coventry I – 1st floor, remodeled kit & baths, central air, new roof..... \$195,000
- Dorchester G – 1st floor, Corner, waterview, Remodeled kitchen \$139,000

2 BEDROOM - 2 BATH

- Wellington H – 3rd floor, Amazing waterview, central air \$239,000
- Somerset C – 2nd fl Corner, Fantastic new kit, appliances, new AC \$270,000

- Chatham A – 2nd floor on Chatham Isle, fantastic views..... \$185,000
- Somerset C – 2nd floor, Remodeled baths, beautiful molding, corner \$255,000
- Wellington H – 3rd floor, impact windows, corner, 2 assoc pools..... \$225,000
- Wellington C – 3rd floor, quiet cul-d-sac location near pools \$274,000
- Somerset H – 2nd floor, the best views, renovated baths & kitchen \$272,500
- Wellington M – 3rd floor, Spectacular water views, updated unit..... \$199,900

RENTALS

- Kent H – 1st floor, 1.5 corner, central air..... \$1,400
- Camden I – 1st floor 1/1.5 partially furnished \$1,450
- Norwich B – 2/1.5 2nd floor, corner, lovely laminate floors \$1,500
- Dorchester C – Corner 2 full baths, unfurnished ready to move in \$1,500
- Norwich F – 2/1.5 1st floor, furnished & beautifully updated \$1,550
- Chatham O – 2nd floor, 2/1.5 corner – fantastic location, com. rehab..... \$1,595
- Easthampton G – Seasonal ok, ground floor corner \$1,950

RECENT SALES:

- | | |
|--------------------------------|---------------------------------|
| 190 Camden H..... \$93,500 | 202 Oxford 100 \$145,000 |
| 218 Kent M..... \$115,000 | 87 Northampton E..... \$215,000 |
| 87 Stratford G \$225,000 | 70 Chatham C..... \$210,000 |
| 25 Coventry B..... \$200,000 | 54 Windsor C..... \$120,000 |
| 28 Chatham B..... \$173,500 | 49 Chatham C..... \$235,000 |

ALL INFORMATION IS DEEMED CORRECT AT TIME OF PUBLICATION 7/2024

SPANISH - YIDDISH - RUSSIAN - UKRAINIAN & HUNGARIAN SPOKEN HERE

The Florida Condo Website Law

BY GERRY SUTOFSKY

The Florida Condo Website Law is an important piece of legislation for associations as I will explain in my article. Originally requiring websites for associations with over 150 units, **as of January 1, 2026, the threshold drops to 25 units for maintaining specific records accessible online or via mobile devices.**

To be compliant with the Condo Website Law, the association's website can be owned by the association or provided by a third party. The website must have a section that is secured from outside individuals gaining access and should be password protected.

There are 12 types of documents that the Florida Condo Website Law states must be available on your website:

The Recorded Declaration of Condominium By Laws and Amendments

Articles of Incorporation and Agenda Rules of the association

Management agreements, leases, or contracts binding the association, in addition to materials, equipment, and service bids over \$500 in value must be posted for 1 year

Annual Budget and proposed budget
Financial report and proposed budget
Certification of each director

All contracts or documents regarding conflicts of interest.

All contracts or transactions between the association and entity in which a director is financially interested.

The notice of any unit owner meeting and the agenda for the meeting posted at least 14 days before the meeting in plain view.

Any documents to be considered during a meeting or listed on the agenda for a meet-

ing. These must be posted at least 7 days before the meeting where the documents will be considered.

Notice of board meeting, the agenda, and any document required must be posted before the date required by the association.

Obviously, there is a lot to be done to meet all the requirements and the time to start is now. In addition, you need to have a public-facing website, which means anyone can find it on google and should be password protected for residents only. If you are unsure if you are following the law correctly, speak to your attorney.

Finally, if you are not following the law, you could be fined. Condo owners can report associations that aren't compliant with the law.

Elijah Carr

Dear Residents,

It is with the saddest of hearts that I must inform you of the passing of Security Officer Elijah Carr. During his 10+ years, Elijah was a beloved member of the Security staff as well as a cherished friend to many in the community. Elijah had an easy smile, a great sense of humor and a caring demeanor...often running out into the rain with his umbrella keeping the residents dry as they made their way to the clubhouse. Elijah was a loving husband, doting father and a loyal friend. Elija was a dedicated worker setting high standards, excelling at his job and anything else he turned his hand to. As the Assistant Supervisor, Elijah proved to be an astute, humble and caring leader, bringing out the best in everyone.

My words can never convey how honored we were to know you, how greatly loved you were by so many and how deeply you will be missed.

Rest easy my friend,

Supervisor Laurence Hall



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DANIEL
E I S I N G E R

VOTE on or before Tuesday, August 20th

EXPERIENCE

Daniel Eisinger has dedicated his entire legal career to serving our county's poorest residents at the Public Defender's Office, where he has spent 20 years representing those unable to afford private attorneys when accused of crimes. Daniel's hard work has earned him the Office's highest staff-level position as well as the endorsement of our retiring Public Defender, Carey Haughwout.

www.danieleisinger.com

QUALIFICATIONS

- Oversaw an \$18.3 million budget and 200+ staff
- Led the Misdemeanor and Felony Divisions
- Started programs providing some low-level offenders with mental health treatment
- Advanced re-entry services for those leaving prison, cutting their odds of re-offending by 50%

PRIORITIES

- Provide unparalleled legal representation to indigent clients
- Attract and retain the most qualified attorneys to serve PBC's poorest residents
- Expand programs proven to prevent those leaving incarceration from re-offending
- Continue building our Public Defender's Office into a model for the nation

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FEATURED LISTINGS

Hastings H.....	1BR/1BA	\$87,500
Camden C	1BR/1BA	\$114,900
Southampton B	1BR/1.5BA	\$105,750
Windsor N	1BR/1.5BA	\$111,000
Dorchester C	2BR/1.5BA	\$145,000
Kingswood B.....	1BR/1BA	\$85,000
Coventry I.....	1BR/1.5BA	\$120,000
Coventry D	1BR/1.5BA	\$120,000
Norwich K	1BR/1.5BA	\$120,000
Northampton A	1BR/1.5BA	\$98,000
Andover F.....	1BR/1.5BA	\$95,000
Dover C.....	1BR/1.5BA	\$324,500
Andover M	2BR/1.5BA	\$134,900
Chatham G	2BR/1.5BA	\$148,000
Easthampton I.....	2BR/1.5BA	\$144,900
Greenbrier A	2BR/2BA	\$220,000
Southampton C.....	1BR/1.5BA	\$103,900
Wellington K	2BR/2BA	\$224,900
Northampton I.....	1BR/1BA	\$107,000
Sussex F	1BR/1.5BA	\$122,900
Waltham B	2BR/1.5BA	\$145,000
Waltham F	1BR/1.5BA	\$127,000
Camden J.....	1BR/1.5BA	\$110,000
Andover B.....	1BR/1BA	\$120,000
Norwich N.....	1BR/1BA	\$69,900
Camden C	1BR/1BA	\$98,000
Berkshire D	1BR/1BA	\$120,000
Dorchester F.....	1BR/1.5BA	\$114,750
Andover B.....	1BR/1BA	\$120,000
Andover B.....	1BR/1BA	\$104,000

RENTALS

Northampton R.....	2BR/1.5BA	\$1,625
Sheffield J	2BR/1.5BA	\$1,625
Sheffield A	2BR/1.5BA	\$1,675
Hastings B	2BR/1.5BA	\$1,675
Camden N.....	1BR/1.5BA	\$1,500
Sussex G	1BR/1BA	\$1,300
Sheffield J	2BR/1.5BA	\$1,795
Camden N.....	1BR/1.5BA	\$1,500
Kent D	2BR/1.5BA	\$1,800

PENDING

Camden H.....	1BR/1.5BA	\$1,600
Kingswood B.....	1BR/1BA	\$85,000
Norwich C.....	1BR/1.5BA	\$1,175
Cambridge H	1BR/1BA	\$108,000
Bedford E.....	1BR/1.5BA	\$110,000
Windsor R.....	1BR/1.5BA	\$84,900
Waltham C	1BR/1.5BA	\$125,000

CLOSED

123 Dover G	1BR/1.5BA	\$220,000
349 Wellington	2BR/2BA	\$212,000
154 Windsor G	2BR/1.5BA	\$1,500
164 Canterbury G	2BR/1.5BA	\$130,000
112 Coventry E.....	2BR/1.5BA	\$119,900



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*Names available on request.

*Listings available at time of publication
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Mbarnichta@CarePlus-hp.com

Hablo español



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Palm Beach County. CarePlus is an HMO plan with a Medicare contract. Enrollment in CarePlus depends on contract renewal. The Part B Giveback Benefit pays part or all of your Part B premium and the amount may change based on the amount you pay for Part B. Important: At CarePlus, it is important you are treated fairly. CarePlus Health Plans, Inc. complies with applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, ancestry, ethnicity, sex, sexual orientation, gender, gender identity, disability, age, marital status, religion, or language in their programs and activities, including in admission or access to, or treatment or employment in, their programs and activities. The following department has been designated to handle inquiries regarding CarePlus' non-discrimination policies: Member Services, PO Box 277810, Miramar, FL 33027, 1-800-794-5907 (TTY: 711). Auxiliary aids and services, free of charge, are available to you. 1-800-794-5907 (TTY: 711). CarePlus provides free auxiliary aids and services, such as qualified sign language interpreters, video remote interpretation, and written information in other formats to people with disabilities when such auxiliary aids and services are necessary to ensure an equal opportunity to participate. This information is available for free in other languages. Please call our Member Services number at 1-800-794-5907. Hours of operation: October 1 - March 31, 7 days a week, 8 a.m. to 8 p.m. April 1 - September 30, Monday - Friday, 8 a.m. to 8 p.m. You may leave a voicemail after hours, Saturdays, Sundays, and holidays and we will return your call within one business day. Español (Spanish): Esta información está disponible de forma gratuita en otros idiomas. Favor de llamar a Servicios para Afiliados al número que aparece anteriormente. Kreyòl Ayisyen (French Creole): Enfòmasyon sa a disponib gratis nan lòt lang. Tanpri rele nimewo Sèvis pou Manm nou yo ki nan lis anwo an. H1019_MKBNDMFNPRphoneringer2024_M





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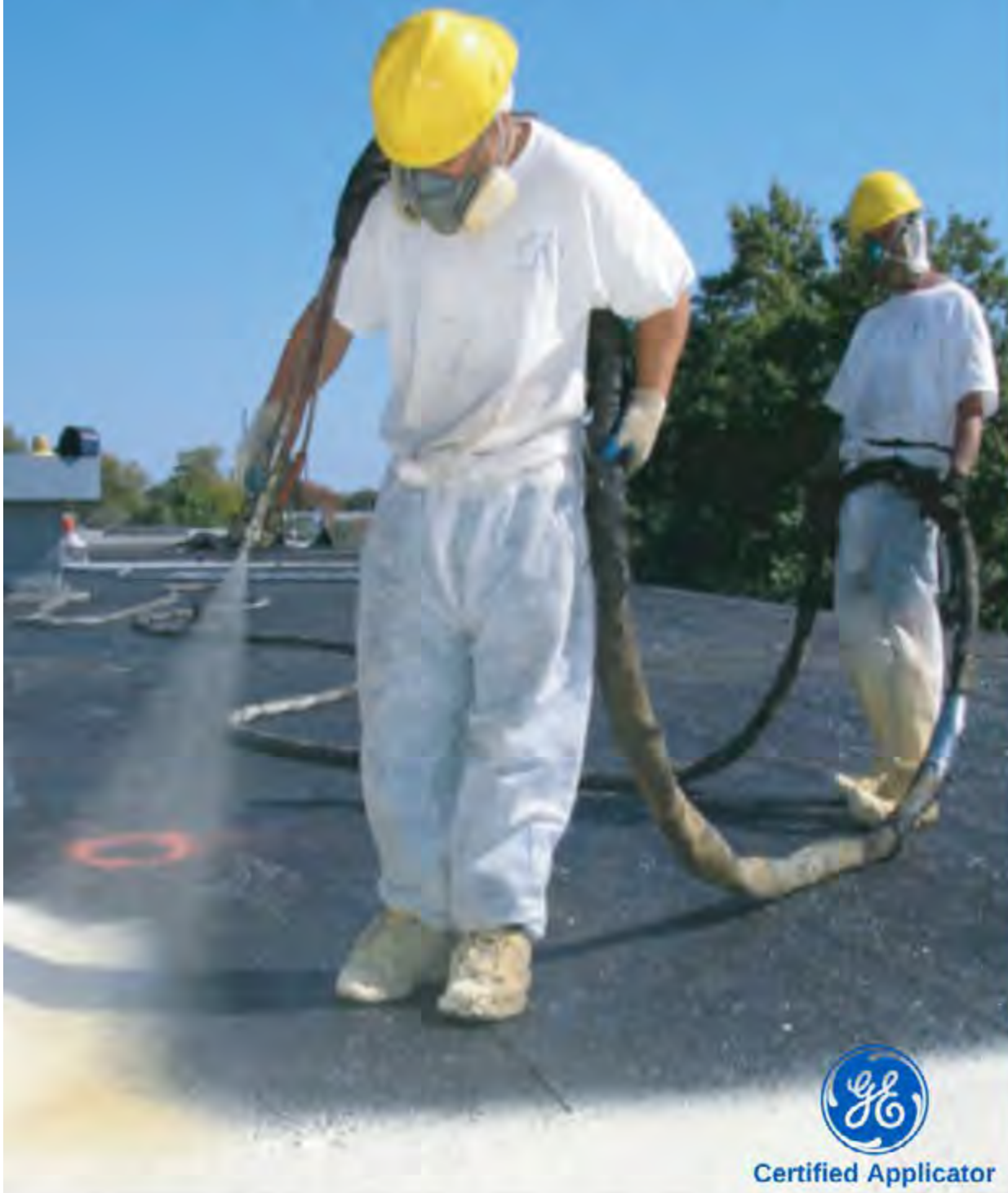
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New Leader at Water Aerobics Class

Emily Ockenfels has taken over as Instructor at the Water Aerobics class, formerly led by Arleen Maniff.

Class is held at the Hastings pool on Monday, Wednesday and Friday from 10 to 11 AM. All are welcome to attend.

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IRS warns against scams targeting seniors; joins other federal agencies to recognize special awareness day

WASHINGTON — As part of continuing efforts to protect the senior community, the Internal Revenue Service today issued a warning about the rising threat of impersonation scams.

These scams are targeting older adults by pretending to be government officials, aiming to steal sensitive personal information and money. By posing as representatives from agencies such as the IRS, or other government agencies, these fraudsters use fear and deceit to exploit their victims.

“Scammers often target seniors, attempting to steal personal information through phone calls, emails or text messages by pretending to be from the IRS or other agencies or businesses,” said IRS Commissioner Danny Werfel. “Preventing these types of scams requires assistance from many different places. By partnering with other federal agencies and others in the tax community, we can reach more seniors and other taxpayers to help protect them against these terrible scams.”

This is part of a wider effort taking place this week leading up to World Elder Abuse Awareness Day (WEAAD) on Saturday, June 15. WEAAD, observed since June 15, 2006, aims to foster a better understanding of the neglect and abuse faced by millions of older adults, focusing attention on the contributing cultural, social, economic and demographic factors.

The IRS also has been engaged in long-term efforts to protect against scams and other related schemes, including identity theft. This has been an ongoing focus of the Security Summit partnership between the IRS, state tax agencies and the nation’s tax professional community since 2015.

Understanding the threats

The IRS has identified a concerning trend where fraudulent actors are increasingly targeting unsuspecting individuals, particularly senior citizens, by masquerading as IRS agents. Victims are pressured into making immediate payments through unorthodox methods such as gift cards or wire transfers under the pretense of resolving fictitious tax liabilities or securing false refunds.

These scammers deploy advanced techniques to fabricate a veneer of

credibility, including the manipulation of caller IDs to appear legitimate. Here are just a few examples of their schemes:

- **Impersonation of known entities:** Fraudsters often pose as representatives from government agencies — including the IRS, Social Security Administration and Medicare — others in the tax community or familiar businesses and charities. By spoofing caller IDs, scammers can deceive victims into believing they are receiving legitimate communications.
- **Claims of problems or prizes:** Scammers frequently fabricate urgent scenarios, such as outstanding debts or promises of significant prize winnings. Victims may be falsely informed that they owe the IRS money, are owed a tax refund, need to verify accounts or must pay fees to claim non-existent lottery winnings.
- **Pressure for immediate action:** These deceitful actors create a sense of urgency, demanding that victims take immediate action without allowing time for reflection. Common tactics include threats of arrest, deportation, license suspension or computer viruses to coerce quick compliance.
- **Specified payment methods:** To complicate traceability, scammers insist on unconventional payment methods, including cryptocurrency, wire transfers, payment apps or gift cards, and often require victims to provide sensitive information like gift card numbers.

Scam precautions and reporting

If an individual receives an unexpected call from someone alleging to be from the IRS, but they have not been notified by mail about any issues with their IRS account, they should hang up immediately. The call is likely from a scammer.

Do not return the call using the number provided by the caller or the one displayed on their caller ID. If taxpayers are uncertain about the legitimacy of IRS communications, they can contact IRS customer service for verification at 800-829-1040, or for the hearing impaired, TTY/TDD 800-829-4059.

To view details about an individ-

ual’s tax account, they can set up or check their IRS individual online account on IRS.gov.

Electronic scams are also on the rise, with scammers sending malicious emails and texts posing as IRS representatives to steal personal information. The IRS reminds taxpayers that it does not initiate contact via email, text, or social media regarding tax bills or refunds.

Report the call or electronic scam by visiting the Hotline page of the Treasury Inspector General for Tax Administration and using an IRS Impersonation Scam Reporting form or by calling 800-366-4484. Forms to report different types of fraud are available on the Hotline page of Treasury Inspector General for Tax Administration website. Taxpayers can click the appropriate option under “IRS Scams and Fraud” and follow the instructions.

Key points to remember:

Individuals should understand how and when the IRS contacts taxpayers to help them verify whether any communication they receive is genuinely from an IRS employee.

Most IRS communications are initiated through regular mail delivered by the United States Postal Service. However, in certain situations, the IRS may make phone calls or visit homes or businesses. These

situations include having an overdue tax bill, an unfiled tax return or missing employment tax deposit.

Additionally, an IRS employee might review assets or inspect a business as part of a collection investigation, audit or ongoing criminal investigation.

Remember the following:

- The IRS will never demand immediate payment via prepaid debit cards, gift cards or wire transfers. Typically, if taxes are owed, the IRS will send a bill by mail first.
- The IRS will never threaten to involve local police or other law enforcement agencies.
- The IRS will never demand payment without allowing opportunities to dispute or appeal the amount owed.
- The IRS will never request credit, debit or gift card numbers over the phone.

Remaining vigilant and informed about these scams can help protect taxpayers from financial loss and identity theft. The IRS and partnering federal agencies urge everyone to be cautious, especially when dealing with unsolicited communications concerning taxes.

FOR LIFE SAFETY CALL

911

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2 BED / 2 BATH

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GROUND FLOOR CORNER

1 BED / 1 BATH

LIST YOURS TODAY!

1 BED / 1.5 BATH

COMING SOON Furnished. Garden view, Central air. Near pool.
TBD

2 BED / 1.5 - 2 BATH

LIST YOURS TODAY!

UPPER FLOOR

1 BED / 1 BATH

CAMBRIDGE D Furnished. Garden view. Central air. Near pool.
\$94,500

WINDSOR K Under renovation. New everything.
\$80,000

2 BED / (1.5 or 2) BATH

WELLINGTON C Beautifully renovated living space w/ open kitchen, central a/c, and water view.
\$274,900

1 BED / 1.5 BATH

WINDSOR N Clean and well maintained. Carpet. Tile in kitchen and bath. Lease OK after 24/mos.
\$105,000

KINGSWOOD F PRICE REDUCED - Corner unit with central a/c. Nice wrap-around porch with enclosure/screens.
\$91,500

SCAN FOR SALES



RENTALS

GROUND FLOOR

1 BED / 1 BATH

COMING SOON Furnished. Garden view. Near pool.
TBD

1 BED / 1.5 BATH

COVENTRY C PENDING - Annual lease. Furnished/ furniture negotiable. Garden view.
\$1,400

2 BED / 1.5 - 2 BATH

LIST YOURS TODAY!

GROUND FLOOR CORNER

1 BED / 1 BATH

LIST YOURS TODAY!

1 BED / 1.5 BATH

COMING SOON Furnished. Garden view. Near pool.
TBD

2 BED / 1.5 - 2 BATH

LIST YOURS TODAY!

UPPER FLOOR

1 BED / 1 BATH

BERKSHIRE G Fully furnished, turnkey, renovated, and well-maintained!
\$1,300

1 BED / 1.5 BATH

SALISBURY F Absolutely charming! Well taken care of!
\$1,300

BERKSHIRE A Unfurnished, carpet thru-out. Ready for move in.
\$1,400

NORWICH J Unfurnished, corner, central a/c.
\$1,300

2 BED / 1.5 - 2 BATH

COVENTRY E PENDING - Beautifully furnished. Updated kitchen.
\$1,575

UPPER FLOOR CORNER

1 BED / 1.5 BATH

WINDSOR N Fully furnished and turnkey! Well-maintained and move-in ready with central air conditioning.
\$1,350

2 BED / 1.5 BATH

CAMBRIDGE F Corner unit with central air conditioning.
\$1,450

COVENTRY E PENDING - All upgrades included and beautifully furnished with central A/C.
\$1,575

SHEFFIELD C Outside corner unit with central a/c and a waterview.
\$1,450

2 BED / 2 BATH

COMING SOON Ceramic Tile. Renovated bathrooms.
TBD

SCAN FOR RENTALS



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George Franklin 1947-2024

Sad news was received June 12th of the passing of George Franklin, a very active and valued volunteer member of UCO for many years. During his career, he was a police officer and an Accident Investigator with the Palm Beach County Sheriff's Office. He was a real people person who handled VIPs for over 25 years. Among the many hats he wore in UCO, he was Chair of Security, made the Operation Pill Drop happen, was an Executive Board member for many years up until the present and a UCO delegate. As a full time resident of Century Village for 28 years, he would have reached the age of 77 on the 4th of July. George will be sadly missed by the staff of UCO. Heartfelt condolences are extended to his family.

Phil DePaul

Phil DePaul, a cherished neighbor and friend, passed away on June 17, 2024. Phil's warmth and dedication enriched the lives of many. A past president of Wellington D, a board member of the Wellington Federation, a Wellington pool monitor and a devoted volunteer for the UCO Reporter, he made a lasting impact on our community. His presence will be deeply missed, and his memory cherished by all who knew him.

July 15, 2024 ✦ 12:00-2:00 pm



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Nobody Asked Me, But....

BY DAVID BOAS

I love apples. Most apples that you find here are from Washington or Michigan. Washington State apples really do have the nicest look. However, eastern apples especially from Pennsylvania or New York have the best taste. Cortland apples are my favorite. Jonathon apples come in second. Both of these apples are hard to find here. But, nobody asked me. My mother was very organized. However, she had what she called a "This & That" drawer and also a shelf in the pantry. I remember grocery stores and other shops having areas marked as such.

I remember my Mother going into, what I would call a cleaning frenzy. I swear that I got out of bed to use the bathroom and when I got back the bed was made! But maybe, it was my condition that led me to believe this happened. I remember mom vacuuming. We had a tank style vacuum. No wheels, just a very smooth bottom that would slide along the carpeting. Well, she had just finished with the vacuum. She took the bag outside and emptied it in the trash can. This was not a disposable bag, just one that was taken out and emptied and then put back in the vacuum. My mother was just about to put it back in when she noticed how dusty the inside was. Of course, she turned on the vacuum and put the hose in to clean it. Now we all know what happened, the dust just blew all over. I told you she was in a cleaning frenzy. I would kid my Mom about this forever. In fact, we talked about it shortly before she passed. I miss my

Mom.
 Nobody asked me, but I miss shoe stores that actually assist you in getting the correct size and fit! I finally found one that still does this. Nobile Shoes in North Palm Beach. Worth the trip. Nobody asked me, but I like BBQ. There are several in the area, but the best one is McCray's BBQ on 45th street. Be sure to order some Sweet Potato Pie and make sure you put it in the back seat or you'll never get it home! Nobody asked me, but when I lived in Lancaster Pa., there was a shoe shine stand that also roasted peanuts among other items. Fresh roasted cashews were my favorite. It got so bad that I would stop in the street, rush in everyday and rush back to my car. Of course, they NEVER made it very far! I finally resorted to opening the trunk of my car and throwing the cashews in the trunk so I wouldn't eat them before I got them home. I can't believe I never got a ticket for illegal parking during this craze.

Who invented White Out?

Nobody asked me, but I miss department stores. Sorry, but Walmart and Target just don't cut it. There's a great little hardware store on S. Congress Ave. R & R Tool. I can't remember when I last used a pay phone. Of course, I couldn't even find one now. Whatever happened to the salesmen and saleswomen who sold Typewriters, Yellow Pages Ads, Carbon Paper, Pagers, and what about the door



to door sales? A great movie to watch is The Flim Flam Man, starring George C Scott. Nobody asked me, but I love escalators. The last time I was on one was at the casino. We have all seen a lot of changes, but, if anybody asks me what the best change I have ever made was, it's easy, moving to Century Village!

The answer to the above question is Bette Nesmith Graham. Mother of Michael Nesmith of The Monkees. Lastly, nobody asked me, but David has still not found a lemon donut. Until next time stay well and please be polite.

Shredding Event at the Clubhouse June 7, 2024



A Recipe for July

BY PATRICIA CAPUTO

Butter Nut Snowballs

- 2 sticks of butter (1 cup)
- 1/2 cup of sugar
- 2 teaspoons of vanilla
- 2 cups of sifted flour
- 1/2 teaspoon salt
- 2 cups of finely chopped walnuts
- confectioners sugar

- Combine butter, sugar and vanilla by hand, until fluffy
- Stir in flour and salt, a small amount at a time
- Add it to the creamed mixture to blend thoroughly
- Add the nuts and mix well
- If it is the dough is too soft, put it in the refrigerator for 15 to 20 minutes
- Shape into 1-inch balls

- Bake for approximately 20 minutes in a 325 degree oven
- Some ovens cook hotter than others, so I would check them in 15 minutes
- Do not let them get brown
- Cool and roll into confectioners sugar

PRIMARY ELECTION ★ TUESDAY - AUGUST 20

Vote-By-Mail ballots are arriving soon! Vote Douglas Leifert for Judge!



*"It would be an honor to represent the residents of Palm Beach County as your next County Court Judge. From 1990 - 1995, I was an Assistant State Attorney/Prosecutor and in that time, was **Chief of Crimes Against the Elderly**. My **34 years of experience practicing law with over 50,000 court cases**, provides me with the necessary **experience** and **qualifications** you deserve in the courtroom. I am prepared to run an **ethical** and **efficient** courtroom and always be fair to all residents when serving on the bench.*

I ask for your support and vote on Election Day."

- DOUGLAS LEIFERT

For more information visit
www.LeifertForJudge.com

561-929-0122 · 2160 W Atlantic Ave 2nd floor, Delray Beach, FL 33445 · LeifertForJudgeCampaign@gmail.com



About Douglas Leifert

PROFESSIONAL SERVICE

- ★ Leifert and Leifert Law Firm, 1997 - present
- ★ Solo Practice, 1995-1997
- ★ Assistant State Attorney/Prosecutor, 1990 - 1995
 - DUI Division Chief
 - Chief of Environmental Crimes
 - Chief of Crimes Against the Elderly

ADMITTED TO PRACTICE

- ★ Florida Bar and Washington, D.C. Bar
- ★ Licensed to appear before all Florida Courts
- ★ Palm Beach County Bar Association, Member
 - Criminal Law and Professionalism Committees, Member
- ★ South Palm Beach County Bar Association
- ★ Florida Assn of Criminal Defense Attorneys, Member
- ★ PBC Assn of Criminal Defense Lawyers, Member

EDUCATION

- ★ Juris Doctor, Nova Southeastern University's Shepard Broad College of Law, 1990
- ★ Bachelor of Arts, Business Management, University of Miami, 1987

COMMUNITY SERVICE

- ★ Volunteer Judge:
 - Palm Beach County Youth Court, over 20 years
 - Florida High School Mock Trial Competition
- ★ Governor's Award for Community Service
- ★ "Street Law" Class, Spanish River High School
- ★ Adopt-A-Highway Clean Up Program

PERSONAL

- ★ Married to Debbie for 25 years
- ★ 32 year Palm Beach County resident
- ★ Two sons; Isaac, a law school student and Ethan, a software engineer.



Important Election Information

Scan Here for More Election Information



EARLY VOTING

10am to 7pm · 8/10/24 thru 8/18/24

ELECTION DAY

7am to 7pm · Tuesday 8/20/24

DEADLINES

Register to vote or change party by Monday 7/22/24

Request a Vote-by-Mail ballot by 5pm · Saturday 8/8/24

Return your Vote-by-Mail ballot by 7pm · Tuesday 8/20/24

For ALL voter information questions, please visit VotePalmBeach.gov

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BRADSHAW
SHERIFF



VOTE ON OR BEFORE AUGUST 20!

VOTE-BY-MAIL

Deadline to request a mail ballot is August 8th

EARLY VOTING

August 10th - 18th (7am - 7pm)

PRIMARY ELECTION DAY

August 20th (7am - 7pm)

www.RicBradshawForSheriff.com

Paid by Ric Bradshaw, Democrat, for Sheriff



The Adventures of Ozzie and Harriet

BY STEW RICHLAND

The Adventures of Ozzie and Harriet began when Red Skelton was drafted in 1944. Ozzie was prompted by NBC to create his own family situation comedy show. The Adventures of Ozzie and Harriet launched on CBS on October 8, 1944, making a mid-season switch to NBC in 1949. In total, 402 radio episodes were produced. When radio listenership began to be impacted by the growing television industry, the Nelsons struck a deal with ABC and were on the air from 1952 to 1966. The show became one of the most cherished cultural touchstones of the twentieth century. The gentle humor of the prolific and popular sitcom was brought to the public by the real-life Nelson family. Ozzie and his wife, Harriet with their two sons David and Rick all portraying themselves in a trend-setting blend of fact-meets-fiction comedy, well before the rise of semi-reality based shows.

Ozzie and Harriet were America's ideal fantasy couple in the 1950's. He was a bit goofy, never seemed to have a job and was always puttering around the two-story Colonial house. She was an all-purpose Mom who happily wore aprons most of the time and never seemed to leave the kitchen. Their sons, David and Ricky, were virtuous and good-looking, two boys whose toughest problems seemed to be getting a date for the high school prom and asking Dad for the keys to the car.

Peter Jones, a screenwriter and director, produced a two hour documentary, "Ozzie and Harriet, The Adventures of America's Favorite Family" that was aired on A&E. Mr. Jones observed that the character of the American family that was portrayed on TV had dramatically changed, and he noted that the Nelson family show, which was the longest running family situation comedy, loomed so large in the American psyche that it was important to understand its impact on American culture.

What made this documentary so unusual, Jones noted: "Is that the family, which lived so much of their lives on television, chose to work through some very private feelings in the same forum." Jones noted: "It was post-modern. Here you had the Nelsons dealing with the Nelsons through the medium that created them. They were talking to each other through the camera, in a way they couldn't, face



to face."

"On some level," Mr. Jones said, "the Nelsons could be very personal and very intimate because there was this strange safety created by cameras and lights. They were struggling to be real themselves, through the unreality of television. This is what they knew. They were struggling to escape this candy-coated, white picket version of themselves because they knew it wasn't true."

Mr. Jones makes note that there was quite a difference between Ozzie Nelson as a television character and the real life personality. The discrepancies are vast. In contrast to the genial, slightly vague television character he played, the real-life Ozzie, a successful band leader in the 1930's, produced, directed and wrote the shows (he worked all night) and was a dictatorial presence looming over his family. Although the sitcom seemed to embody traditional middle-class values, the documentary depicts Ozzie as a hands-on businessman who thwarted his sons, preventing them from attending college and reminding them that they were obliged to work on television.

In many ways, Harriet Nelson was even more intriguing, and complicated, than the straitlaced Ozzie Nelson. Formerly Harriet Hilliard, a platinum blond nightclub and radio star and close friend of Ginger Rogers, Mrs. Nelson had appeared in vaudeville since she was 3 years old and on

Broadway as a teen-ager. She hung out at the Cotton Club, began smoking at 13, was briefly married to an abusive comedian and lived a high-flying life until she fell in love with Ozzie and handed over her career to him.

"She was a bombshell," Mr. Jones said. "She liked gay people. She liked a good off-color joke. She enjoyed her cocktails at night. She had the talent to go on and be a big star, but she made that decision to be Ozzie's wife. And I don't think years passed when she didn't think, 'What if?'"

But certainly the figure that takes on the most complex and almost tragic dimension was Rick Nelson (he loathed the name Ricky), a successful composer and rock star who struggled his entire life to escape the sanitized one-dimensional image of the kid brother in the television show. He died in a plane crash on Dec. 31, 1985, at the age of 45, on the way to a concert in Texas, at a time when he was struggling to revive his singing career.

David Halberstam in his book "The Fifties," describes the Nelsons: they were "for all their professional success, very different from the family depicted on the show, they lived with an immense amount of pressure and unreconciled issues." He went on, "Chief among these issues was the fact that Ozzie Nelson had, in effect, stolen the childhood of both of his sons and used it for commercial purposes: he had taken what was most private



and made it terribly public."

During its 14-year run, the series was nominated for three Emmys including best situation comedy in 1953 and best supporting actor in regular series in 1955 for Don DeFore who played Thorny, the Nelson's neighbor and Ozzie's best buddy who also didn't appear to have a job.

All in all, The Ozzie and Harriet radio and TV program comes down to a matter of taste. For what it is, it works. It's light, mostly not an offensive family comedy that's generally a bit more subdued than its contemporaries such as The Burns and Allen show or the Great Gildersleeve. However, if you are in a mood for a comedy that's a bit silly, and you can overlook the overly out of date setting, this series is available on many old time radio sites. Give it a try. You may be pleasantly surprised.

Shorts on Sports

BY DAVID BOAS

I recently watched a WNBA basketball game. My main reason for watching was to see how well Caitlin Clark would do. There's a lot for her to learn. Playing against real competition every game and every minute will take some time for her to adjust to. Granted she was drafted by one of the lesser teams, but I'm rooting for her. No question about it, her presence has broadened the attention to the women's game. I coached a women's fast pitch softball team for 15 years and this is another sport that has vastly improved, as well as many other women's sports.

Maybe it's just me, but I find it very difficult to watch Hockey or Soccer on TV. To watch it on TV you really have to be fanatical about them. I will be the first to tell you that I enjoy watching them in person. Being from Lancaster, Pennsylvania,



I would go see the Hershey Bears and the Philadelphia Flyers hockey games on many occasions. I have never been to a professional Soccer game. I have been to numerous college, high school and semi-pro games in person. I wish I would have had a chance to see the greatest soccer player, "Pele" in a game.

What Baseball Superstar had exactly the same amount of hits on the road and at home? This is an easy question.

I enjoy watching both men's and women's tennis on TV. Still think the scoring system should be simplified but then again, who am I to go against tradition? Maybe it's just me, but on the men's side of the game, there does not seem to be the same camaraderie as in the past. I think I will chalk this up to the money issue. Let's go to the sport of Golf. I am an occasional viewer of this sport, be it men's or women's. Most times when I watch, it is when it is near the end of the

tournament. As much of a sports fan as I am, I have never played golf. Not that I did not have the opportunity to do so. Three main reasons I guess are, the time issue, the expense issue, and finally I would tell myself I am WAY too young to play this sport. I ditto the camaraderie issue of this sport to the money issue as well. Even if you don't like golf, which is on the low end of sports for me, I've never heard anyone say anything negative about Arnold Palmer. He was an everyman's man. Not just in his sport, but through his life. I had the opportunity to meet him twice. Neither time was truly golf related. A complete gentleman who made you feel like you were friends for life.

The answer to the above question with 1815 hits at home and 1815 hits on the road, was another true gentleman, the great Stan Musial. I told you it was an easy question.

Until next time, be well and please be polite.

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Century Village Class Schedule JULY 2024

July Classes go on sale Monday, June 17

August Classes go on sale Monday, July 15

Class Registration Information

Classes are for Residents Only

Register Prior to the Start of the First Class

Register for Classes Mon to Fri, 9:00 to 12:00 & 1:00 to 4:00 in the Class Office, located in the Ticket Office

PAYMENTS by CASH or CHECK (Make Checks out to WPRF, Inc)

Additional Rules for Class Registration on Last Page.

MONDAY CLASSES

Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
CREATIVE CANVAS BEGINNER - ACRYLICS							
	07/15/24	6 to 8:30 pm	\$45	3	Art Room	smock	Benita Tucker
<small>CLASS RUNS JULY 15, 22, 29</small> Create 3 different paintings in a relaxed atmosphere. Teacher will supply acrylic paints and an 11 x 14 canvas with a pre-drawn pattern for each painting. <u>Bring a smock to protect your clothes.</u> No Experience Needed! <u>Class Dependent on Minimum Class Size</u>							

Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
LINE DANCE REVIEW							
	07/03/24	9:30 to 11:30	FREE		Party Room		Janine Fitzgerald
<small>173</small> FREE CLASS! class has no end date No Sign-ups Needed Description: Review and learn the dances you'll enjoy at the Friday Night Dances. No Sign-up needed, just walk right in prepared to have fun!							

Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
BALLROOM DANCE BEGINNER							
	07/03/24	4 to 5 pm	\$35	4	Hastings Aerobic		Natalia Bragamnik
<small>173</small> THIS CLASS TAKES PLACE IN HASTINGS AEROBIC ROOM ** See 3rd page for proper footwear Learn Ballroom & Latin Dances with a Professional Dancer/Teacher. Includes: Waltz, Swing, Fox-Trot, Tango, Salsa, Merengue, Cha-Cha-Cha, Rumba, Quick-Step & Samba!							

Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
BALLROOM DANCE INTERMEDIATE							
	07/03/24	5 to 6 pm	\$35	4	Hastings Aerobic		Natalia Bragamnik
<small>173</small> THIS CLASS TAKES PLACE IN HASTINGS AEROBIC ROOM ** See 3rd page for proper footwear Learn Ballroom & Latin Dances with a Professional Dancer/Teacher. Includes: Waltz, Swing, Fox-Trot, Tango, Salsa, Merengue, Cha-Cha-Cha, Rumba, Quick-Step & Samba!							

THESE CLASSES WILL RETURN IN THE FALL

CANASTA # 1 (BEGINNERS)

STAINED GLASS BEGINNERS

ESL - ENGLISH AS 2ND LANGUAGE BEGINNERS/INT

PRACTICAL SPANISH BEGINNERS/INTERMEDIATE

PRACTICAL FRENCH BEGINNERS/INTERMEDIATE

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or Barefoot (not ideal) -- No Other Type of Shoe Allowed**

CLASS REGISTRATION INFORMATION

CLASSES ARE FOR RESIDENTS ONLY

Register Prior to the Start of the First Class

Register for Classes Mon to Fri, 9:00 to 12:00 & 1:00 to 4:00 in the Class Office, located in the Ticket Office

PAYMENTS by CASH or CHECK (Make Checks out to WPRF, Inc)

\$25.00 service charge on all returned checks

No Refunds after first class unless class is cancelled

No New Registrations after the end of the 1st Class

All Classes are subject to change, cancellation or modification

Room Location Subject to Change or Modification

Please do not rearrange the tables and chairs in any room

Please call Class Office with questions: 561-640-3120 option 0

Masks may be required for some classes at the Instructor's discretion

(***) This symbol indicates Materials Needed Prior to First Class.

173
 If you are interested in teaching a class come into the Ticket Office Monday thru Friday, 9 to 12 and 1 to 4 to see Melissa at the Class Office Desk.

Chance, teaches you about life in general.

BY M.A. CAMPBELL

I had the opportunity to take a chance when I volunteered at The Lord's Place. The Lord's Place is dedicated to breaking the cycle of homelessness by providing innovative, compassionate, and effective services to men, women, and children in our community. When I attended the orientation, I met the volunteer coordinator Jasper Araujo. Their vision is to provide hope and a future for this Palm Beach County population. They empower, respect and encourage all who enter their world.

Diana L. Stanley, Chief Executive Officer wrote a message in the Volunteer Training Manual stating "our volunteers are the backbone of our agency! By sharing your time and talents with us, you will make a difference in the lives of those who enter our doors. With a wide array of volunteer opportunities, our hope is that you will discover the perfect way to enrich your volunteer experience."

I asked Jasper what programs he was wanting to start. Without hesitation, he said social programs. Before retirement, I was a Council on Aging Director and programming was part of my responsibilities. With the support of Jasper, we developed a Bingo program for all, two times a month, Tuesdays at 2PM.

I enlisted my friend, Lorraine to help organize this event. Lorraine went on line and purchased the bingo cards, basket and balls. Our friend, Cathy joined us and we became the BINGO gals. Jasper advertised the program on their web site and the clients came to join in. Winners received a gift bag with personal items and for the coverall, they received gift cards to McDonalds, Walmart, and Publix. Our attendance is good. Many of the clients are waiting for our arrival on bingo day.

The BINGO gals are glad they took this Chance. When we hear the adult participants and children laugh, clap for the winners, and get excited about the gift bags and cards, we know it has been our perfect experience.

For those who would like to donate to our program, we could use deodorant, tooth paste, tooth brushes, shampoo, soap, body wash, wet wipes, mosquito coil wristbands, pocket tissues, socks, and gift cards for \$5 or \$10 dollars.

You can drop off the donations at 2808 N. Australian West, Palm Beach or call Jasper @561-537-4676

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- Gun Control -- Funding for Public Education
- Voter's Rights and Integrity of Elections
- Racism in America

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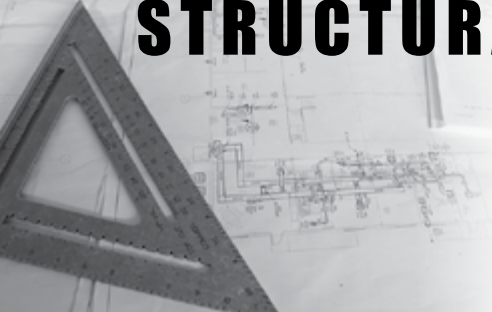
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Fun Facts & Events for July

BY RUTH BERNHARD-DREISS

Is it already July? It is the warmest month of the year in most of the Northern Hemisphere. The only federal holiday is the 4th of July, also known as Independence Day. It is the fourth of 7 months to have 31 days.

If you are a chocoholic, July 7th is Chocolate Day. This delectable sweet is said to have health benefits, including reduced stress and blood pressure. Indulge! If French fries are for you, July 13th is National French Fries Day. Pair them with your choice of condiments, top with truffle oil and add parmesan, or mash them on top of a juicy burger.

There's no wrong way. Enjoy a big pile of fries today.

The July birthstone is the Ruby; the flowers are the Larkspur and Water Lily and the zodiac signs are Cancer and Leo.

Remember that the hottest and most humid days of the year are July 3 to August 31, known as the dog days of summer.

"Dog Days bright and clear

Indicate a happy year;

But when accompanied by rain,

For better times, our hopes are vain."

Notables Born in July

BY LENORE VELCOFF

JOHN QUINCY ADAMS served as the sixth president of the United States, from 1825 to 1829. During his long diplomatic and political career, Adams served as an ambassador and also as a member of the United States Congress representing Massachusetts in both chambers.



CALVIN COLLIDGE was an American attorney and politician who served as the 30th president of the United States from 1923 to 1929. He granted U.S. citizenship to all Native Americans, and oversaw a period of rapid and expansive economic growth known as the "Roaring Twenties".



GERALD FORD served as the 38th president of the United States from 1974 to 1977. Ford succeeded to the presidency when Nixon resigned in 1974, but was defeated for election to a full term in 1976. Ford is the only person to serve as president without winning an election for president or vice president.



GEORGE H.W. BUSH served as the 41st president of the United States from 1989 to 1993. He navigated the final years of the Cold War and played a key role in the reunification of Germany. Bush lost the 1992 presidential election to Democrat Bill Clinton following an economic recession.



My Thoughts on July 4

BY RICHARD LANG

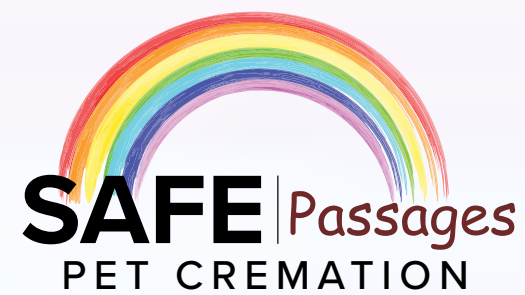
Our nation will turn 248 years on July 4. My memories include putting Old Glory on our front porch, watching a parade, and in the evening watching a televised Boston Pops Concert entertaining at least 250,000 people at the Boston Esplanade. I always enjoyed the end when the Pops played the 1812 Overture (the showstopper). The concert would be followed with thirty minutes of more music and fireworks.

I was fortunate enough to be a teenager during the Bicentennial Era. During 1973 to 1976, one of the TV stations featured Bicentennial Minutes in which a celebrity would speak one minute about a facet of the Revolutionary Era. My mother and I attended an ecumenical service on Sunday, July 4, 1976 at St. Joseph's School, Newton, N.J., where we were living at the time. We listened to various sermons and homilies and sang hymns. We went on walking tours in order to look at the various architectural styles in Newton. We saw Greek Revival, Federalist, Italianate, and Colonial. The Baptist Church Parsonage included what had been slave quarters. I realized there is a tendency to take something for granted, until it is studied with some thought and respect.

Also on July 4, I think about my ancestors who left their homelands to settle in America. The earliest arrival left England in 1636. In 1744, a twenty-two-year old Englishman arrived in America. He was a shipwright. He fought in the French and Indian War, and the Revolutionary War. He had four sons who also fought in the Revolutionary War.

I think about a great-great-grandmother who had to leave her sick husband behind in Ireland. Her daughter, (my great-grandmother), was born in 1853 at sea. They were among the multitudes who left Ireland which had been ravaged by several years of potato famines. This is my mother's side of the family. My father's forebears arrived in the 1890s. They came from Central and Eastern Europe. My father's maternal grandfather was a manufacturer of men's and boy's pants. My father's other grandfather was a tailor. Both of these great-grandfathers attended Americanization classes to learn English and to become American citizens. My paternal grandmother, her two sisters and one brother went to a settlement house after school. The girls learned sewing. My grandmother took elocution which was an asset for teaching and serving as my paternal grandfather's secretary/receptionist. My grandfather was a general practitioner (family physician) for 57 years in Lowell, Massachusetts, an old cotton manufacturing city. Later generations, on both sides of my family, include teachers, doctors, surgeons, a fireman, carpenter/builder, a lawyer and a broker.

July 4 is America's birthday first and foremost. To me, it is a day to honor my immigrant ancestors who left their homelands for better lives and opportunities for themselves and their children.










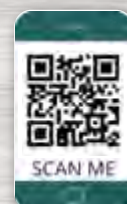
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LUNCH WITH LENORE

BY LENORE VELCOFF

CARMELA

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This is a chain restaurant. You order your food at the counter, but it is brought to your table. It is a coffee shop, but with a whole lot more. You can choose from 7 main selections as well as 15 hot and cold drinks. I will just touch on some of the highlights.

ALL DAY BRUNCH: Just 2 unusual are Eggs in Cocotte (a small heatproof dish in which individual portions of food can be cooked and served) creamy egg with bacon, feta cheese and chives) or Traditionals Shakshika (Poached egg in a simmering sauce of tomatoes, green peppers, onions, garlic, feta cheese, rustic bread).

SANDWICHES: Debbie's choice – Crispy Bacon, caramelized onions and Brie on Rustic Bread or Chicken & Basils Mayo on Rustic Bread.

TOASTS: Honey Nuts & Seeds (Cream cheese, fig jam, pumpkin seeds, almonds, walnuts, cranberries, honey) or Turkish Eggs on Toast {Greek yogurt spread,



poached eggs, chili oil, dill}.
AVOCADO TOAST: The Queen (Chicken salad and arugula) or Breakfast (Poached egg, bacon and cheddar cheese).

FLAT BREADS & SNACKS I selected California Chicken Flatbread (Mozzarella cheese, chicken, bacon, roasted tomatoes & chipotle ranch dressing). Also available, a Prosciutto & Cheese Board (Swiss, mozzarella, fig jam, strawberries, pita bread).

SALADS Carmela (Mixed greens, chicken, dried cranberries, walnuts, feta cheese and honey Dijon dressing) or Quinoa & Strawberries (Arugula, avocado, feta cheese, sliced almonds, dried cranberries with honey Dijon dressing).



KETOS & BOWLS American (poached eggs, avocado, bacon, cheddar cheese, grape tomatoes, spinach) or Smoked Salmon & Barley Bowl (Spinach, salmon,

barley, cucumbers, goat cheese, dill).

We both enjoyed our choices and will return again. You should try it.

Nutrition and Health Cancer prevention

BY JEANIE W. FRIEDMAN, MS RD LD/N

Cancer is one disease that has an incredible reach. Almost everyone knows someone who is or was touched by this medical condition in some way. The American Cancer Society anticipates that in the United States, 2,001,140 new cancer cases will occur in 2024 and 611,720 cancer deaths are projected. In the United States, cancer is the second leading cause of death, after heart disease.

What Can Increase Risk Family History and Age

Having family members who have or had cancer can increase your risk of cancer. Remember to inform your healthcare professional about any family history of illnesses. Aging is a risk factor for many medical conditions, including cancer.

Obesity

Overweight and obesity are both associated with thirteen types of cancer.

The American Cancer Society estimates about 14%-20% of cancer deaths in the United States each year can be attributed to overweight

and obesity.

Smoking and Alcohol Use

Most people think of lung cancer when it comes to smoking. Smoking can increase your risk of cancers of the: kidney, liver, cervix, stomach, colon, and many other organs, in addition to the mouth and esophagus. Alcohol use has been linked to a higher risk of colorectal cancer, as well as head and neck cancers, and liver cancer.

What Can Help Lower My Risk

While we cannot control either aging or our family history, there are other things we are in charge of to help reduce our risk of cancer.

Physical Activity

Regular physical activity is tremendously beneficial, including lowering your risk of getting cancer. According to the American Cancer Society, in their Guidelines on Nutrition and Physical Activity for Cancer Prevention, physical activity can lower risk for many types of cancer, like colon, prostate, breast, and possibly even pancreatic.

Another benefit of regular exercise is that it can help you maintain a healthy weight. Remember to get your doctor's permission before starting any physical activity.

Nutrient Dense Foods and Water

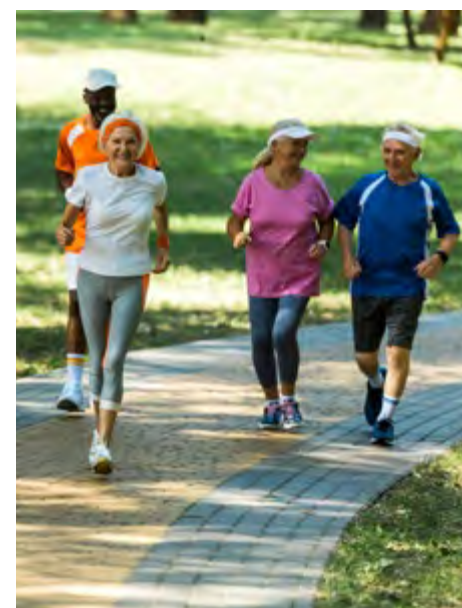
A diet rich in fruits and vegetables, whole grains, lean protein, and low in saturated fat would nourish your body. Remember to watch portion sizes and the number of servings you are eating. Plain water is the best for hydration. Avoid sugary drinks and limit 100% fruit juice. With pure fruit juice, the calories and sugars can add up. A healthy diet can help you maintain a healthy weight.

Avoid Smoking

If you would like to receive information on how to quit smoking, you can look at reputable websites like the American Cancer Society, or National Cancer Institute for details. Your doctor may also have some information.

Avoid Alcohol

It is best to avoid alcohol



entirely, but if you choose to drink, the American Cancer Society recommends no more than 1 drink a day for women and 2 drinks a day for men. The type of alcohol makes a difference. For beer, no more than 12 oz counts as one drink. Five ounces of wine would count as one drink while 1- ½ ounces of hard liquor counts as a drink.

Your Healthcare Professional

Remember to see your doctor regularly to help you stay on top of your health.

Jeanie W. Friedman is a Registered Dietitian and nutritionist licensed in the State of Florida. This article is intended for educational purposes only and is not intended as a substitute for consultation with your health care professional.



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CAMDEN C

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WELLINGTON F

UNIQUE UPDATED 1 BED/2 BATH. Serene water view \$220,000

WELLINGTON G

2/2 LARGE CORNER PENTHOUSE IMPACT WINDOWS. Great water view \$245,000

SALISBURY C

2/2 SECOND FLOOR CORNER steps to the Haverhill Gate. \$199,000

NORWICH E

SUN FILLED UPDATED open concept 1 bed 1/12 bath 2nd. floor. Rentable\$112,500

ANDOVER I

FURNISHED 1 bed 1/12 2nd floor corner tile throughout central air, freshly painted\$119,900

EASTHAMPTON F

WOW! RENOVATED 2 beds 2 full baths ground floor corner\$210,000

CAMDEN F

TURNKEY ! TASTEFULLY FURNISHED 2 bed 1 1/2 bath. second floor corner with serene water view.\$164,999

GOLFS EDGE E

SECOND FLOOR UPDATED 2/2 new appliances furnished close to Clubhouse and Haverhill gate.195,000

ANDOVER F

TURNKEY 1 BED /1 1/2 BATH 2ND FLOOR. updated corner.\$125,000

DOVER A

3rd floor, move right into this furnished 1 1 1/2 unit with a beautiful water view. \$200,000

SOUTHAMPTON B

GROUND FLOOR 1bed/ 1 1/2 bath condo updated kitchen and bathrooms extra large lanai.\$113,500

WELLINGTON D

2/2 second floor enjoy the lake view furnished. hurricane impact windows, tiled throughout\$239000

PLYMOUTH L

LIGHT & BRIGHT 2nd floor Corner furnished 1 bed 11/2 bath central air. Large wrap around porch.\$129,900.

GOLFS EDGE F

2ND FLOOR 2 bed 2 bath furnished central air steps to the clubhouse and Haverhill entrance\$159,900

CENTURY VILLAGE DEERFIELD BEACH

TILFORD S. move right into this sun filled 2 bed 1 /1 1/2 bath, end corner unit.\$169,000

GOLFS EDGE F

2ND FLOOR CORNER furnished 2/2 , hurricane shutters central air close to Golfs Edge pool.\$199,900

OXFORD 600

LARGE 2/2 UPDATED GROUND FLOOR CORNER short walk to Hastings Fitness Center.\$215,000

STRATFORD K

SECOND FLOOR CORNER 2 BED / 2 BATH with large wrap around porch.\$215,000

DOVER A

1 bed 1-1/2 bath Penthouse panoramic water view. tiled throughout, central air.\$198,000

BEDFORD C

Stunning 1 bed, 1 1/2 ba, CORNER 2nd floor building has lift\$129,900

May Sales

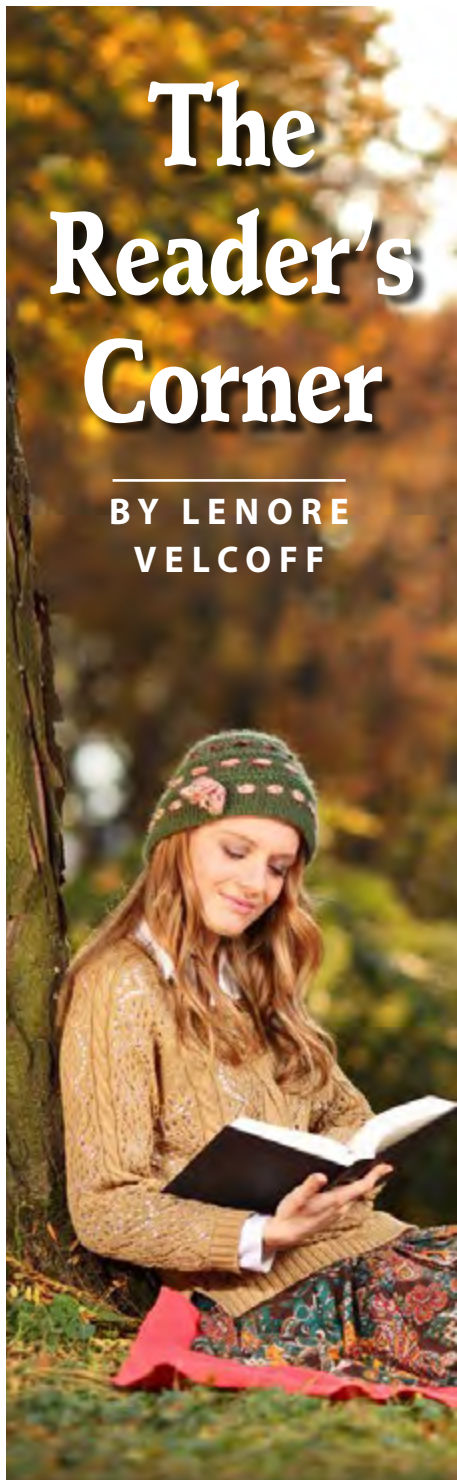
2 SALISBURY A	1/1 1/2	SOLD	\$100,100	107 BEDFORD E	1/1 1/2	SOLD	\$108,000
246 NORTHAMPTON M	1/1	PENDING	\$79,900	158 STRATFORD K	2/2	PENDING	\$340,000

Recent Sales

417 DOVER A	1/1 1/2	SOLD	\$179,000	108 BEDFORD E	2/1 1/2	SOLD	\$205,000
194 CHATHAM J	1/1 1/2	SOLD	\$95,000	248 DORCHESTER K	2/1 1/2	SOLD	\$145,000
35 HASTINGS C	2/1 1/2	SOLD	\$125,000	105 CHATHAM E	2/1 1/2	SOLD	\$190,000
118 CHATHAM E	2/1 1/2	SOLD	\$169,000	26 COVENTRY B	2/2	SOLD	\$200,000
218 CAMDEN I	1/1 1/2	SOLD	\$90,000	209 GREENBRIER C	2/2	SOLD	\$200,000
355 WINDSOR P	1/1 1/2	SOLD	\$127,500	29 CHATHAM B	1/1 1/2	SOLD	\$138,000
426 WELLINGTON G	2/2	SOLD	\$218,000	3 GOLFS EDGE B	2/2	SOLD	\$200,000
360 WELLINGTON J	2/2	SOLD	\$320,000	116 SHEFFIELD E	1/1 1/2	SOLD	\$72,500
393 SHEFFIELD P	2/1 1/2	SOLD	\$118,000	14 COVENTRY A	1/1 1/2	SOLD	\$102,000
429 WINDSOR S	1/1 1/2	SOLD	\$115,000	409 GREENBRIER A	2/2	SOLD	\$205,000

Susan turns “LISTED” into “SOLD”





The Reader's Corner

BY LENORE VELCOFF

The Four Winds by Kristin Hannah

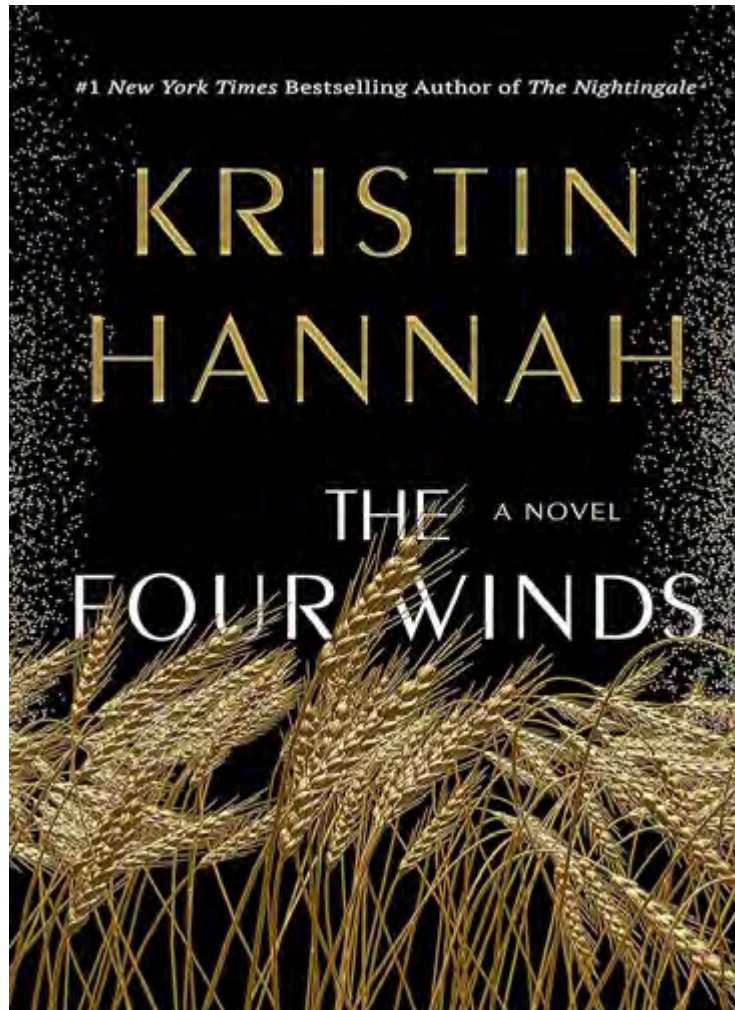
I would call this a women's fiction story. The author has created a vivid portrait of the American Dust Bowl in the 1930's. It took me reading this book to really grasp the helplessness of the situation. Another aspect of this story is the working poor. There are many people who believe that poor people are lazy or somehow are in the situation because of something that they have done. So untrue. It made me wonder how much a person can really stand before their spirit is completely broken.

Elsa is a woman who is considered an old maid at the age of 25; however, her luck changes when she meets Rafe. They get married and settle on his family's farm. Fast forward a decade. Elsa now has two children. Abandoned by her husband, she finds herself in the middle of The Great Depression and suffering from a series of back-to-back lackluster farm years. This is the Dust Bowl Era which has arrived with a vengeance, one of the darkest peri-

ods of The Great Depression. The dust storms were so well described, I could envision how horrible a twister of dust blowing at 50 mph would be. So forceful that it got between every small crack in the house.

Should she stay on the land she loves, or should she go west to California for more opportunities? What she finds there is a harrowing existence of poverty, horrible living conditions and slave-like working conditions. California is far from the promised land, Instead she faces endless prejudice and injustice. I found it remarkable just how fully I could understand the love she felt for her children and the lengths she would go to provide for them.

This is clearly not the easiest of reads, so heart-breaking, but it is powerful, compelling and riveting, of women and their relationships, a book for our times, and a historical education too. If you love historical fiction, I think you will like this one.



Obituaries

May 2024



<p>מרדכי אליעזר בן משה <i>Max Sharf</i> 1947-2024 5.1.24 כ"ד ניסן תשפ"ד ת.נ.צ.ב.ה.</p>	<p>מלכה בת שמעון <i>Margaret Gilbert</i> 1925-2024 5.2.24 כ"ד ניסן תשפ"ד ת.נ.צ.ב.ה.</p>	<p>אפרים בן חיים <i>Eric Lifschitz</i> 1960-2024 5.4.24 כ"ו אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>מרדכי בן ברנרדו <i>Marcos Katz</i> 1933-2024 5.5.24 כ"ז ניסן תשפ"ד ת.נ.צ.ב.ה.</p>	<p>Jose Santely 1949-2024 5.1.24 כ"ג ניסן תשפ"ד ת.נ.צ.ב.ה.</p>	<p>שמואל בן חיים <i>Seymour Brief</i> 1932-2024 5.6.24 כ"ח ניסן תשפ"ד ת.נ.צ.ב.ה.</p>	<p>Melinda Loeewe 1946-2024 5.2.24 כ"ד ניסן תשפ"ד ת.נ.צ.ב.ה.</p>
<p>חיה צביה בת נחום <i>Helen Moskowitz</i> 1936-2024 5.8.24 ל' ניסן תשפ"ד ת.נ.צ.ב.ה.</p>	<p>אהרון דוד בן אימנול <i>David Gottdiener</i> 1938-2024 5.8.24 ל' ניסן תשפ"ד ת.נ.צ.ב.ה.</p>	<p>אברהם בן מאיר <i>Bruce Bernstein</i> 1955-2024 5.10.24 ג' אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>Ronald Smith 1943-2024 5.10.24 ב' אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>William Ben Max William Weiss 1924-2024 5.11.24 ג' אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>חיה שרה ברכה בת אהרון ורחל <i>Sarah Levy</i> 1956-2024 5.11.24 ג' אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>אידא בת אהרון <i>Ida Gershonova</i> 1936-2024 5.29.24 כ"א אייר תשפ"ד ת.נ.צ.ב.ה.</p>
<p>צבי בן מרדכי הכהן <i>Howard Katz</i> 1933-2024 5.13.24 ה' אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>רחל בת הרילד <i>Rochelle Sable</i> 1941-2024 5.14.24 ו' אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>חנה שושנה בת יוסף <i>Arleen Cheifetz</i> 1943-2024 5.14.24 ו' אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>אילנה בת זלמן <i>Hana Lebensohn</i> 1942-2024 5.15.24 ז' אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>אפרים שלום בן יצחק שמעון הלוי <i>Frank Berger</i> 1926-2024 5.18.24 י' אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>טביה יחזקאל בן דוד הלוי <i>Theodore Rosenberg</i> 1946-2024 5.27.24 י"ט אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>הנור בן מניש <i>Herbert Tischler</i> 1936-2024 5.30.24 כ"ב אייר תשפ"ד ת.נ.צ.ב.ה.</p>

<p>נחום שמחה בן אהרו <i>Simeon Eisdorfer</i> 1926-2024 5.19.24 י"א אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>Natalie Silverstein 1934-2024 5.21.24 י"ג אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>דינה בת אליעזר <i>Diane Penner</i> 1945-2024 5.22.24 י"ד אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>Violet Jacob 1929-2024 5.25.24 י"ז אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>אריה בן חיים <i>Loniu Haller</i> 1939-2024 5.26.24 י"ח אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>שמחה מאיר אברהם בן עזריאל זאב <i>Sidney Stern</i> 1952-2024 5.26.24 י"ח אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>יעקב יצחק בן שמואל דוק <i>Jack Prince</i> 1938-2024 5.27.24 י"ט אייר תשפ"ד ת.נ.צ.ב.ה.</p>	<p>הניא בת חיים <i>Helene Sanoff</i> 1920-2024 5.28.24 כ"א אייר תשפ"ד ת.נ.צ.ב.ה.</p>
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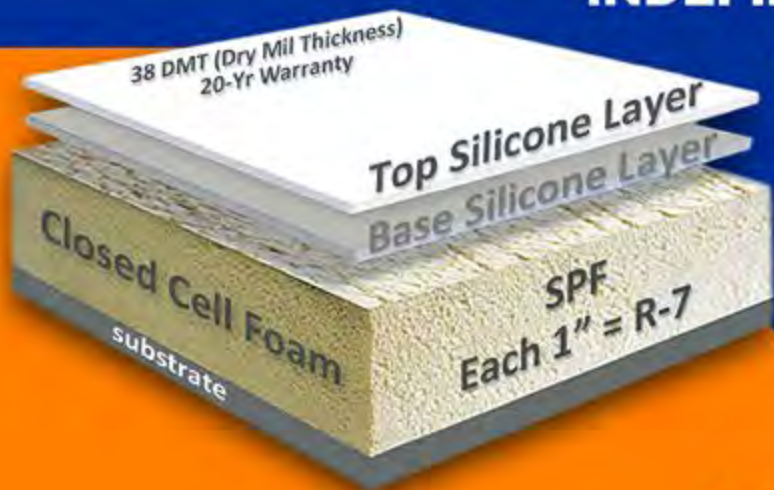
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JULY 2024 ENTERTAINMENT



Sat., July 6 at 8 pm
Susan Ashley

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All programs are subject to change and/or modification.



Sat., July 13 at 8 pm
Across The Universe - The Ultimate Beatles Tribute

Take A Magical, Musical Tour Of The Fab Four's Catalog



Sat., July 20 at 8 pm
Andrea Garofalo "International Pop To Opera"

Acclaimed Tenor Showcases His Range And Versatility



Sat., July 27 at 8 pm
James Perkowski & Gloria Thompson "From Opera To Broadway"

Talented Twosome Delivers A Tour De Force Show

Dance Schedule

DJ Pianoman Larry
Friday, July 05

Randy Stevens
Friday, July 12

Alfonso Aranda
Friday, July 19

Sound Relations
Friday, July 26

Summer 2024 show tickets are available to purchase online at <https://gateaccess.net> and at the Ticket Office. Ticket price will be \$6.00 for residents and \$9.00 for guests.

Dances will be held in the Party Room on Friday's from 7:00 - 10:00 pm.

Resident ID or Guest Pass is required for admittance to shows, dances and movies. No one under the age of 16 is permitted to attend shows or movies.

No one under the age of 21 is permitted to attend dances.

All programs are subject to change and/or modification without notice.

Photography, audio or videotaping is strictly prohibited.

No shorts are permitted for all live performances.

"R" Rated Movies

"R" Rated (under 16 requires accompanying parent or adult guardian).

Additional ratings for this movie are: V for Violence

L for Language (strong language and drug content)

N for Nudity (graphic nudity)

SC for Sexual Content (pervasive language including sexual references and situations)

An "R" rated motion picture, in the view of the Rating Board, contains some adult material. An "R" rated motion picture may include adult themes, adult activity, hard language, intense or persistent violence, sexually-oriented nudity, drug abuse or other elements. Due to a wide viewing audience, WPRF will not censure "R" rated movies. **Therefore, if you find any of the above offensive, WPRF suggest you "OPT OUT" of seeing this movie.**

July 2024

West Palm Beach *at the movies*



WAITRESS: THE MUSICAL NOT RATED, 2 HOURS, 24 MIN.

Sara Bareilles plays the lead role and wrote the music for the Tony-nominated stage adaptation of the 2007 movie, which celebrates friendship, dreams and the family we choose. This dynamically filmed version of the stage production gives audiences a view that's even better than a front row seat. With humor and heart, it tells the sweet story of a waitress and pie-maker who grapples with finding out she's pregnant while realizing she's not happy in her marriage. Other cast members include Caitlin Houlahan, Charity Dawson, Drew Gehling.

Mon. July 01 6:30 pm



PAST LIVES PG-13, 1 HOUR, 45 MIN.

In this semi-autobiographical story, two childhood friends from Korea are reunited for one fateful week after spending decades apart on different continents. Subtle yet powerful, the film explores themes like destiny and life choices against a backdrop of rich culture and true love. The cast includes Teo Yoo, Greta Lee and John Magaro.

Sun. July 07 1:45 pm
Sun. July 07 6:30 pm
Mon. July 08 6:30 pm



THE MARVELS PG-13, 1 HOUR, 45 MIN.

When Carol Danvers, a.k.a. Captain Marvel, reclaims her identity from the tyrannical Kree and takes revenge on the Supreme Intelligence, there are unintended consequences. To restore stability in the universe, she must combine powers with two other superheroes to form The Marvels. This fast-paced, funny, action film stars Samuel L. Jackson, Brie Larson, Teyonah Parris and Iman Vellani.

Sun. July 14 1:45 pm
Sun. July 14 6:30 pm
Mon. July 15 6:30 pm



THE IRON CLAW R, 2 HOURS, 12 MIN.

(RATED R FOR LANGUAGE, SUICIDE, SOME SEXUALITY AND DRUG USE.)

Powerful performances and a sensitive portrayal of fraternal love elevate this film from sports biography to a gripping, darkly tragic exploration of family dynamics. It tells the true story of the Von Erich brothers, who faced both triumph and tragedy in their quest for glory in the intensely competitive world of professional wrestling in the early 1980s. The cast includes Zac Efron, Jeremy Allen White, Harris Dickinson, Lily James and Maura Tierney.

Sun. July 21 1:45 pm
Sun. July 21 6:30 pm
Mon. July 22 6:30 pm



PRISCILLA R, 1 HOUR, 53 MIN.

(RATED R FOR DRUG USE AND SOME LANGUAGE.)

Based on the 1985 memoir *Elvis and Me*, writer and producer Sophia Coppola presents Priscilla Presley's perspective on her controversial courtship and turbulent marriage to the king of rock 'n roll. It shows her journey from thrilled, naive teenager to disillusioned, lonely young mother. The film stars Cailee Spaeny, Jacob Elordi, Ari Cohen, Dagmara Dominczyk and Tim Post.

Sun. July 28 1:45 pm
Sun. July 28 6:30 pm
Mon. July 29 6:30 pm

Tickets are not required. An ID card for each person is required for admittance. Please refrain from saving seats for more than one person. No admittance once the movie begins. When available, new movies will be presented with captions on the first 1:45 pm showing on Sunday.

Tickets will be sold month to month on the 22nd of the previous month online at www.gateaccess.net and at the Ticket Office. Please see Clubhouse Happenings for monthly dates. All programs are subject to change and/or modification without notice.

Entertainment information is provided by W.P.R.F.
Any questions regarding Clubhouse entertainment should be directed to W.P.R.F. at 640-3120.



2024

PRIMARY ELECTION



Are you *Election Ready?*



Monday, July 22, 2024

DEADLINE TO REGISTER TO VOTE OR CHANGE PARTY

View or update your current voter registration record at VotePalmBeach.gov or by calling (561) 656-6200.

Please have your Florida driver license, Florida ID card, or the last four (4) digits of your Social Security number available.



Thursday, August 8, 2024, at 5:00 p.m.

DEADLINE TO REQUEST THAT A VOTE-BY-MAIL BALLOT BE MAILED TO YOU

Check the 'My Status' page at VotePalmBeach.gov for the information our office has on file for you. Make a new request online, by calling (561) 656-6200, or by visiting any of our four (4) offices.



EARLY VOTING

August 10, 2024 - August 18, 2024 | 7:00 a.m. to 7:00 p.m.

Find the most convenient Early Voting location, wait times, or make an appointment at VotePalmBeach.gov 'Early Voting'.



ELECTION DAY

Tuesday, August 20, 2024 | 7:00 a.m. to 7:00 p.m.

Your assigned polling place can be found on your Voter Information Card, online at VotePalmBeach.gov, or by calling (561) 656-6200. Polling places change, so please verify yours before going to vote.