

6/10/2024 PROPERTY MANAGER'S REPORT

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LED MESSAGE DISPLAYS- On **6/7**, the UCO Delegate Assembly approved installation of two outdoor LED message displays, to be installed at Century Boulevard and West Drive. These displays will allow CV residents to see notices of community events and other information as they enter our Community. The displays will be connected to emergency generators, so they will be functional during electric service interruptions.

WALL PAINTING, SOUTHAMPTON- On **6/6**, Pergolizzi Painting pressured cleaned two boundary walls at Southampton section. Painting of these walls will happen this week. While performing this work, John Pegolizzi discovered a large hole cut into the Okeechobee Boulevard fence. Assistant Security Director Velasquez closed up this hole with zip ties. Budget Fence and Gate Systems will make permanent repairs this week.

IRRIGATION- Last week, Chabot Irrigation performed monthly mechanical/electrical maintenance and flow meter readings at all 27 CV irrigation pumps, and reported irrigation water usage to the South Florida Water Management District. Monthly recording and reporting of CV's irrigation water use is a SFWMD requirement. Erik Chabot discovered poisonous brown widow spiders at a pump enclosure at Wellington H/J. Marty Bugs was assigned to treat this enclosure. One of our two largest irrigation pump stations, at Somerset section, required recalibration. This work was performed by a subcontractor, Hydrodynamics, on **5/29**.

Last week, Seacrest Services repaired irrigation leaks at the Oxford, Dorchester, and Cambridge sections. At the Norwich section irrigation pump station, an electrical panel was found to be fried on **6/5**; T.S.I Electric made repairs on **6/6**, and irrigation service to that section was restored. A

leak at Southampton B was discovered on **6/8**; service to that section was shut down for repairs. All other irrigation sections are currently functional.

EMERGENCY GENERATOR- On **6/6**, The Generator People performed scheduled maintenance of the emergency generator at the Haverhill Road Guardhouse. This maintenance included check of oil and coolant levels, inspection of the air filters, and fifteen minute no-load test run of the generator. Propane fuel supply was confirmed, approximately 350 gallons. All three of UCO's emergency generators (2 guardhouses, UCO Office) are under annual maintenance contracts, and are serviced every other month.

END OF REPORT



CV CLUBHOUSE PARKING LOT- ON 6/6, UCO HOSTED A PAPER DOCUMENT SHREDDING EVENT. CV RESIDENTS BROUGHT THEIR DOCUMENTS TO THIS TRUCK, BELONGING TO A SECURE DOCUMENT SHREDDING COMPANY.



**SOUTHAMPTON SECTION- ON 6/4, CURTIS LANDSCAPING
REMOVED VINES, ETC. BETWEEN THIS WALL AND OUR EIGHT
FOOT SECURITY FENCE.**



SOUTHAMPTON SECTION- PREP WORK COMPLETE, READY FOR PRESSURE CLEANING AND PAINTING.



SOUTHAMPTON SECTION- WALL WAS PRESSURE CLEANED ON 6/6.



FAIRWAY STREET, OKEECHOBEE BOULEVARD- PAINTER JOHN PERGOLIZZI DISCOVERED A LARGE HOLE CUT INTO OUR OKEE BLVD. FENCE. ASSISTANT SECURITY DIRECTOR DAVE VELASQUEZ MADE TEMPORARY REPAIRS WITH ZIP TIES UNTIL PERMANENT REPAIRS CAN BE MADE.



WELLINGTON H/J- SOME OF OUR SMALLER IRRIGATION PUMP STATIONS ARE COVERED BY FIBERGLASS "IGLOOS".



WELLINGTON H/J- YIKES! THIS IGLOO BECAME A HOME FOR BROWN WIDOW SPIDERS, WHICH ARE POISONOUS. MARTY BUGS TOOK CARE OF THIS FOR US.



WELLINGTON H/J- IRRIGATION IGLOO WAS TREATED BY MARTY BUGS ON 6/5.



**NORWICH IRRIGATION PUMP STATION- FRIED ELECTRICAL PANEL.
T.S.I. ELECTRIC MADE REPAIRS AND IRRIGATION SERVICE WAS
RESTORED TO THAT SECTION.**



DORCHESTER C- THREE INCH IRRIGATION SUPPLY PIPE WAS REPAIRED BY SEACREST SERVICES.



OXFORD 600- FOUR INCH IRRIGATION SUPPLY PIPE REPAIRED BY SEACREST SERVICES.



CAMBRIDGE G- FOUR INCH IRRIGATION SUPPLY PIPE REPAIRED BY SEACREST SERVICES.



OXFORD 100- UNDERGROUND STORM DRAIN PIPE WAS REPAIRED BY SEACREST SERVICES ON 5/28. ASPHALT WILL BE REPAIRED SOON.



WEST DRIVE- HANDYMAN JOSE CONTINUES WITH ROADWAY PAINTING: CURBS, SPEED BUMPS, STOP BARS. NICE WORK, JOSE.



113 WELLINGTON L- INTERIOR WALL REMOVED, NO PERMITS AND NO PRIOR AUTHORIZATION FROM THE BOARD. THE OWNER OF THIS UNIT IS A WELLINGTON L DIRECTOR. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-06030017.



CAMDEN G- JUNK SCOOTER WITH NO LICENSE PLATE. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-06040001 .



BERKSHIRE I- CAR WITH EXPIRED REGISTRATION. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-06050002.



CAMDEN I- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-06050004.



SHEFFIELD A- CRACKED YELLOW TOTER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



SALISBURY B- YELLOW TOTER WITH BUSTED LID. REQUEST FOR REPAIR WAS SENT TO WASTE PRO.



NORWICH G- TWO CRACKED TOTERS. REPORTED IN BY A CV UNIT OWNER. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.

