

6/17/2024 PROPERTY MANAGER'S REPORT

By Donald Foster, LCAM

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WWW.UNITEDCIVIC.ORG.

SAD NEWS, GEORGE FRANKLIN- I regretfully report the death of our colleague and friend, **George Franklin**, who passed away on **6/12/2024**. George, a retired law enforcement officer from New Jersey, became a Century Village unit owner in 1996, and immediately began serving our Community as President of Wellington K, Chairman of the UCO Security Committee, member of the UCO Executive Board and as a member of the Palm Beach Sheriff Office Advisory Committee. ***Happy Trails, George.***

MEET THE UCO PRESIDENT- On **Friday, 6/21, 9:30 AM to 11:30 AM**, UCO President Fausto Fabbro will hold a Town Hall Meeting at Room C of the Century Village Clubhouse. All CV residents are welcome to attend this meeting. Topics for discussion will be all things related to life in Century Village. This will be a good opportunity to hear about and discuss Community activities, to ask questions, and to voice concerns directly to the President and the other members of the UCO Officers Committee.

INSURANCE- Appended to this report, please read a message from our UCO Insurance Committee Chair, Suzanne Saramak, regarding hurricane preparations for CV Associations.

CONDO CERTIFICATION CLASS- All new condominium board members are required to complete a certification course within 90 days of being elected or appointed to the Board. On **Tuesday, 6/18**, the Rosenbaum Law firm will hold a ZOOM class that will satisfy this requirement, To register for this course, use the following link:

<https://us06web.zoom.us/meeting/register/tZlucOmoqjwvGd2rUUIFrzZmpj842ny-UKQA#/registration>

RAILING, WEST DRIVE- Last week, Budget Fence and Gate replaced a railing along the pedestrian entrance on the west side of West Drive. This railing had been previously damaged by a car. The UCO Insurance Department is seeking reimbursement for this damage from the driver's insurance carrier.

PAINTING, SOUTHAMPTON SECTION- Last week, Pergolizzi Painting completed pressure cleaning and painting of masonry boundary walls near Southampton C and Southampton A. Now that this strip of land has been cleared, additional stealth cams will be installed to monitor wall jumpers.

NEW UTILITY POLES, OKEECHOBEE BOULEVARD- Last month, FPL installed new hurricane resistant concrete utility poles along Okeechobee Boulevard, near Southampton section. Lighting fixtures, including flood lights that illuminate Fairway Street, were transferred to these poles. The old wood utility poles were cut down, but the cut up poles were left inside of our boundary fence. After two weeks of waiting, I contacted FPL and requested that these logs be removed from our property. The logs were removed on **6/12**.

DEFECTIVE/EXPIRED BARCODES- Our security contractor reports an increase in defective and expired barcodes on vehicles owned by CV residents. Cars with non-functional barcodes cause backups at the resident entrance lanes because a security guard must leave the guardhouse and validate the incoming resident. Non-functional barcodes also cause collisions between vehicles and gate arms. In some cases, the barcodes are defective and require replacement. In other cases, the barcodes are deactivated, due to rental lease expiry or a change in car registration.

Last week, UCO began mailing out notices to vehicle owners with non-functional barcodes, requesting that the resident visit UCO to renew or replace their barcode, and reminding the resident to stay out of the barcode lanes until their barcode is reactivated or replaced. CV residents can help with this effort by visiting UCO as soon as possible after their barcode is rejected at the gates.

UNAUTHORIZED DEMOLITION, 304 GREENBRIER B- Unauthorized removals of interior walls, as well as other alterations and destructions of condominium common elements, is running rampant at Century Village. On **6/15**, I received yet another report about a unit owner destroying interior walls inside of a unit. While the unit owner's contractor did pull an interior renovations permit from Palm Beach County, ***he did not get prior written approval from the Board, which is required.*** Also, no electrical sub-permit was pulled, despite the obvious electrical work going on. A report was sent to PBC Code Enforcement, and I advised the Board President to have her Property Manager send a Violation Letter to the unit owner. This Board will also need to consult with their Attorney for guidance on next steps, and possibly a structural engineer to ensure that the building is safe for occupancy. This particular contractor, **PAULO DIAS**, has popped up on many of the unauthorized demolitions that have been reported to UCO. I have instructed our security contractor to stop him at the gates and direct him to UCO for screening. As best we can, UCO will alert the Board and PBC Code Enforcement of any Association where this fellow intends to work. The unit owner that employs Dias owns at least fourteen units in CV; I have instructed our security contractor to report any contractors working at any of these units. Again, as best we can, UCO will keep CV Association Boards apprised of any construction activity planned by these people, but CV Boards and unit owners still remain the first line of defense against unauthorized demolitions and construction. **KEEP YOUR EYES OPEN, AND TAKE ACTION BEFORE ANY WORK BEGINS.**

CV Associations can avoid expense and aggravation by following a simple rule: **NO!** No construction, demolition or alterations allowed inside units without the prior express written permission of the Board, membership votes, permits, engineering plans, and proof of contractor license and insurance. When a unit owner ignores and defies Association rules, the Association should be prepared to take legal action to enforce their rights. Association Boards should rely on their fellow unit owners to watch their buildings and make sure that no unit owner damages Association property.

END OF REPORT



WEST DRIVE- ON 6/10, BUDGET FENCE AND GATE SYSTEMS REPLACED A RAILING ALONG A PEDESTRIAN WALKWAY.



WEST DRIVE- RAILING INSTALLATION COMPLETE



FAIRWAY STREET, SOUTHAMPTON SECTION- THIS WALL WAS PAINTED BY PERGOLIZZI PAINTING ON 6/10. AFTER BLASTING OFF SEVERAL LAYERS OF WHITE PAINT, IT WAS DISCOVERED THAT THE ORIGINAL COLOR WAS LIGHT GREEN, SO THAT IS WHAT WAS USED FOR THE NEW PAINT JOB.



FAIRWAY STREET, SOUTHAMPTON SECTION- THIS WALL WAS PRESSURE CLEANED AND PAINTED BY PERGOLIZZI PAINTING.



FAIRWAY STREET, SOUTHAMPTON SECTION- AFTER INSTALLING NEW CONCRETE UTILITY POLES, FPL CONTRACTORS CUT DOWN THE ORIGINAL WOOD POLES AND LEFT THE CUT UP LOGS ON THE GROUND. I CONTACTED FPL AND REQUESTED THAT THESE LOGS BE REMOVED. THIS WAS DONE ON 6/12.



OKEECHOBEE BOULEVARD ENTRANCE- DEFECTIVE AND EXPIRED BARCODES CAUSE BACKUPS AT OUR ENTRANCES AND VEHICLE/GATE ARM COLLISIONS. IF YOUR BARCODE FAILS TO OPERATE, COME TO UCO ASAP TO GET IT STRAIGHTENED OUT AND IN THE MEANTIME, STAY OUT OF THE BARCODE LANE.



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 B- DRYWALL BELONGS TO THE ASSOCIATION.
NO UNIT OWNER HAS THE RIGHT TO REMOVE DRYWALL WITHOUT
THE PRIOR PERMISSION OF THE BOARD.**

INSPECTIONS
 (561) 355-2222 Automated Schedule
 (888) 236-3807 Toll Free
 (561) 233-5170 During Business Hours
 OPEN MONDAY THRU FRIDAY 8:00 AM TO 4:30 PM
 Visit us at www.pbcgov.com/PZB/building to view Application
 Tracking, Inspection History and Contractor Information.



PALM BEACH COUNTY
 PLANNING, ZONING & BUILDING DEPARTMENT
BUILDING DIVISION

BUILDING/SITE REVIEW PERMIT

PERMIT	VIOLATION	STATE SURCHARGES	FIRE REVIEW	ROADS	PARKS			
266.38	0	6.66	100.00	0.00	0.00			
LIBRARIES	SCHOOLS	FIRE	PUBLIC BLDGS	LAW ENFORCEMENT	ERM			
0.00	0.00	0.00	0.00	0.00	0.00			
HEALTH	OUTSIDE AGENCY	MISC. FEES	ZONING DEV ORDER #	UNITS	PROJECT#	CONTROL #	COMM. DIST	G.P.S.
0.00	0.00				02000-053	0-0	2 2	#####
PRIMARY PERMIT	APPL DATE	FLOOD ZONE	FIN. FLR.	CONT CERTIFICATION #	PERMIT DESCRIPTION			
B-2024-004260-0000	02/17/2024	AEX		CGC-1506480	Interior Improvement - Multi-Residential			
SUB PERMIT NO	MASTER NO.	PROPERTY CONTROL NUMBER	INSP AREA	Remodel Kitchen and Bathrooms (Solomon Hirsch Residence)				
		00-42-43-23-30-002-3040	002					
PRINTED DATE	SITE PLAN SQUARE FOOTAGE	GROSS SQUARE FOOTAGE	VALUE					
04/17/2024			9655.00					

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F. S. 713.135)
NO REFUNDS ON PERMIT FEES \$100.00 OR LESS OR AFTER FIRST INSPECTION IS MADE. NO REFUNDS AFTER 180 DAYS.

Construction lien information and notarization is required of Owner/Agent and Contractor signature is required when the aggregate value (total cost of all improvements and not just work authorized by the individual permit) is over \$5,000 or over \$15,000 on mechanical work.

IN ACCORDANCE WITH 553.79, F.S. THIS IS TO ADVISE YOU OF YOUR RESPONSIBILITY TO COMPLY WITH ALL ASBESTOS REGULATIONS INCLUDING NOTIFICATION REQUIREMENTS WHICH CAN BE FOUND IN CHAPTER 469 FLORIDA STATUTES. CONTACT PALM BEACH COUNTY HEALTH DEPARTMENT, ASBESTOS PROGRAM COORDINATOR AT (561) 837-5900 FOR FURTHER INFORMATION.

Track progress, and get essential details on permits and inspections when you visit us at www.pbcgov.com/pzb/building.
 In accordance with Part IV, 373 F.S. and Chapter 62-330, F.A.C., any work in wetlands or other surface waters may require authorization from the Florida Department of Environmental Protection (FDEP) or South Florida Water Management District (SFWD). Please call FDEP's Southeast District at 561-681-6600 or the SFWD at 561-686-8800 with questions regarding wetlands.

CALL 811 OR VISIT [HTTP://WWW.SUNSHINE.COM](http://WWW.SUNSHINE.COM) BEFORE YOU DIG PURSUANT TO CHAPTER 556 FLORIDA STATUTES IN ORDER TO COMPLY WITH THE FLORIDA UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT

NO DEVIATIONS FROM THIS PERMIT MAY BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION.

OWNER: Solomon Hirsch

PROPERTY ADDRESS: 304 Greenbrier B, West Palm Beach, 33417

Issuing Clerk: Addison, Amanda E

CONTRACTOR/COMPANY NAME: ACD Inst Corp.

CONTRACTORS' PHONE NUMBER: 954-614-1777

SUBDIVISION NAME: Greenbrier at Century Village Condo

BAY/SUITE#:

Doug Wise
 BUILDING OFFICIAL

NOTICE: This permit and any permitted plans must be available to the Inspector at the time of inspection to receive a passed inspection

B-2024-004260-0000

304 GREENBRIER C- THIS UNIT OWNER'S CONTRACTOR DID PULL AN INTERIOR RENOVATION PERMIT, SO JUST CHECKING THE PZB WEBSITE WOULD HAVE SHOWN THAT THE SCOPE OF WORK WAS MORE THAN "CHANGING OUT A SINK", WHICH DOES NOT EVEN REQUIRE A PERMIT. ASSOCIATION PROPERTY MANAGERS CAN HELP WITH ROOTING THIS NONSENSE OUT, BUT THEY CAN'T HELP IF THE BOARD DOES NOT CALL THEM.

304 GREENBRIER C- THIS CONTRACTOR APPEARS TO HAVE EXPIRED WORKERS COMP INSURANCE. THIS IS WHY ALL WORK IN THE BUILDING NEEDS TO BE APPROVED IN ADVANCE BY THE ASSOCIATION. ALSO, CONTRACTOR PAULO IS WORKING UNDER ANOTHER CONTRACTOR'S LICENSE. THIS WILL BE REPORTED TO PBC CONTRACTOR CERTIFICATION.

PCN	Name	Situs Address	Mailing Address	Email
00-42-43-23-30-002-3040	Hirsch, Solomon	304 Greenbrier B, West Palm Beach, FL 33417 USA	151 Rodney St, Apt 3, Brooklyn, NY 11211-7774	pjdias76@yahoo.com
Contractor				

Contractor Name: Heguaburo, Hector Eduardo
Certification No: CGC-1506480
Status: Active
Classification: General Contractor
License Expiration: 08/31/2024
Insurance Expiration: 01/19/2025
Bond Expiration:
Worker's Comp Expiration: 06/03/2026

Company Name: ACD Inst Corp.
DBA Name:
Company Type:
Company Address: 9672 Golf state park circle Rd, Ste, Boca Raton, FL 33428
Work Phone: 954-614-1777
Fax:
Email: acdbuilder@gmail.com
Worker's Exempt Expiration: 06/03/2024



CAMBRIDGE G- FOUR INCH IRRIGATION PIPE REPAIRED BY SEACREST SERVICES ON 6/7.



OKEECHOBEE BOULEVARD ENTRANCE- STOP SIGNS AT BOTH ENTRANCES WERE FADED, AND REQUIRED REPLACEMENT.



OKEECHOBEE ENTRANCE- NEW STOP SIGNS WERE INSTALLED AT BOTH ENTRANCES ON 6/15. THIS IS AN ONGOING EFFORT.



SOUTH DRIVE- OPEN HOUSE SIGNAGE IS NOT ALLOWED ON CV ROADS. REMOVED AND TRASHED BY ME.



ANDOVER L- THIS MOTORCYCLE, WITH LONG EXPIRED REGISTRATION TAG, SAT ABANDONED FOR YEARS. THE BOARD FINALLY ORDERED IT TO BE TOWED AFTER RECEIVING A NOTICE OF VIOLATION FROM PBC CODE ENFORCEMENT.



ANDOVER L- JUNK MOTORCYCLE WAS REMOVED FROM CV ON 6/15.



**WELLINGTON G- CAR WITH EXPIRED REGISTRATION TAG.
REPORTED IN BY A CV UNIT OWNER. COMPLAINT WAS SENT TO
PBC CODE ENFORCEMENT, #C-2024-0610021.**



NORWICH K- LARGE PIECES OF GLASS MUST BE PUT INTO THE DUMPSTER AND BUSTED UP. WASTE PRO WILL NOT PICK UP LARGE PIECES OF GLASS BY HAND.



SOMERSET D/E- RUSTED OUT DUMPSTER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM.

2024 HURRICANE WARNING & DISASTER PREPARATIONS

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.UNITEDCIVIC.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.

**Suzanne Saramak
Chair, UCO Insurance Committee
ucoinsurance@gmail.com**

