

6/24/2024 PROPERTY MANAGER'S REPORT

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MAINS OFF GENERATOR TEST- On **6/21**, in preparation for hurricane season, T.S.I. Electric performed a “mains off” test of the emergency generator at the UCO Office. This test involved cutting off electric power to the building, observing the emergency generator automatic startup, and allowing the building to run on generator power for fifteen minutes.

STREETLIGHTS- On **6/20**, FPL repaired a number of dark street lights on North Drive and West Drive.

TREE REMOVALS- On **6/21**, Curtis Landscaping removed a dead tree from the north side of South Drive, and a tree along Okeechobee Boulevard that was causing damage to a perimeter fence. A magnolia tree will be planted on South Drive to replace the dead tree. At the request of the Somerset J Board, W.P.R.F removed a sea grape tree that was growing near the waterline of Lake Somerset.

EXCURSION BUS- On **Friday, 7/12**, UCO will provide an excursion bus trip to the **Palm Beach County Solid Waste Authority** facility on Jog Road. In-person sign up for this trip will happen on **Tuesday, 7/2 and Wednesday, 7/3, 9:30 to 10:30 AM, at the CV Clubhouse Lobby**. Participation for this trip will be limited to 25 CV residents.

UNAUTHORIZED DEMOLITION/CONSTRUCTION, UPDATE- Last week, I reported on another instance of interior walls destroyed and construction happening at an **Greenbrier B unit**, without the knowledge of or permission from the Board. Many of these unauthorized demos are being done by a particular unlicensed contractor, **PAULO DIAS**. I directed our security contractor to prevent Dias from entering CV. I sent a complaint to the PBC Construction Industry Licensing Board, Contractor Certification Division. The matter is under investigation.

UNPERMITTED DEMOLITION, BEDFORD D- On **6/17**, I received a report that unlicensed contractor **DIAS** had renovated **96 BEDFORD D**. Interior walls were removed without prior permission from the Board and without engineering. Plumbing and electrical work was performed without sub-permits, and the master permit was pulled by a different licenced contractor, **DIOGENES DIPRE**. I sent reports to PBC Code Enforcement and the PBC Board of Contractor. The matter is under investigation.

UNPERMITTED DEMOLITION, 118 SOMERSET F- On **6/18**, a Somerset F Director reported demo activity happening at **118 SOMERSET F**. Security Director Zelaya investigated, and found workers removing interior walls, kitchen/bathroom cabinets, and plumbing fixtures. When I checked the PZB permit tracking website, there were no permits on file. At the request of the Somerset F Director, I ordered all work to stop, and sent a report to PBC Code Enforcement. This Association Board will need to formally authorize any demolition or construction work at this unit, after consulting with their Attorney. The Board must also confirm that building permits are issued, and that any contractors working in the unit are properly licensed and insured.

UNPERMITTED DEMOLITION, 196 ANDOVER H- On **6/20**, I received a report of unpermitted demolition at **196 ANDOVER H**. I found that interior walls have been removed without prior knowledge of or permission from the Board. There are no permits on file. At the Board's direction, I ordered all work to stop, and sent a report to PBC Code Enforcement.

UNPERMITTED DEMOLITION, 481 WELLINGTON K- On, **6/21**, I received a report of unpermitted demolition at **481 WELLINGTON K**. I inspected this unit, and found that interior walls have been removed without prior knowledge of or permission by the Board. There are no permits on file. At the Board's direction, I ordered all work to stop and advised the Board to consult with their Property Manager and Attorney before allowing work to resume. I reported the unpermitted demo work to PBC Code Enforcement.

END OF REPORT



CV CLUBHOUSE- ON 6/21, UCO PRESIDENT FAUSTO FABBRO HELD A TOWN HALL MEETING THAT WAS VERY WELL ATTENDED. ALL CV RESIDENTS ARE WELCOME TO ATTEND THESE MONTHLY MEETINGS.



UCO OFFICE- ON 6/21, ELECTRICIAN STEVE BURRIS SHUT DOWN MAINS POWER FOR THE BUILDING. OUR EMERGENCY GENERATOR FIRED RIGHT UP AND POWERED THE BUILDING FOR FIFTEEN MINUTES.



UCO OFFICE- WHILE THE EMERGENCY GENERATOR WAS POWERING THE BUILDING, STEVE CHECKED THE ELECTRICAL PANELS AND AUTOMATIC TRANSFER SWITCH FOR PROPER FUNCTION. ALL GOOD.



WEST DRIVE- LAST WEEK, FPL MADE REPAIRS TO STREET LIGHT FIXTURES AT WEST DRIVE, NORTH DRIVE, AND CENTURY BOULEVARD.



SOUTH DRIVE- ON 6/21, THIS DEAD TREE WAS REMOVED BY CURTIS LANDSCAPING. A NEW TREE WILL BE PLANTED IN ITS PLACE.



SOMERSET J- THE BOARD REQUESTED THAT THIS SEAGRAPE BE REMOVED. THIS TREE IS ON W.P.R.F. PROPERTY, AND IT WAS REMOVED ON 6/20. THANK YOU!



69 BEDFORD D-UNLICENSED CONTRACTOR PAULO DIAS IS WORKING UNDER ANOTHER CONTRACTOR'S LICENSE, NOT THE SAME LICENSE AS THE ONE THAT PULLED THE PERMIT AT 304 GREENBRIER B. FISHY. THIS WAS REPORTED TO PBC CONTRACTOR CERTIFICATION. NOTICE SOMETHING MISSING IN THIS UNIT? IT'S THE INTERIOR WALLS, REMOVED WITHOUT BOARD APPROVAL. WE NEED TO KEEP A BETTER EYE ON WHAT IS GOING ON IN OUR BUILDINGS. UNAUTHORIZED DEMOLITION AND CONSTRUCTION IS A SERIOUS SAFETY AND LIABILITY PROBLEM IN CENTURY VILLAGE.



118 SOMERSET F- ANOTHER UNIT GUT JOB, INTERIOR WALLS REMOVED, NO PRIOR WRITTEN PERMISSION BY THE BOARD, NO PERMITS, NO PROOF OF INSURANCE, A CONTRACTOR THAT WOULD ONLY GIVE HIS NAME AS "RAUL". NO GOOD. REPORT WAS SENT TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-06200002.



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.



196 WALTHAM H- WHEN THE BATHROOM WAS RIPPED OUT, THIS TOILET SUPPLY LINE WAS ALLOWED TO LEAK ONTO THE FLOOR. NOW THE ASSOCIATION HAS DAMAGE IN THE UNIT BELOW THAT THEY WILL NEED TO REPAIR. *UNAUTHORIZED CONSTRUCTION AND DEMOLITION COSTS US ALL MONEY.*



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

<input checked="" type="checkbox"/>	POLICY	<input type="checkbox"/>	PRO- JECT	<input type="checkbox"/>	LOG
	OTHER:				
AUTOMOBILE LIABILITY					
<input type="checkbox"/>	ANY AUTO				
<input type="checkbox"/>	OWNED AUTOS ONLY	<input type="checkbox"/>	SCHEDULED AUTOS		
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<input type="checkbox"/>	EXCESS LIAB		<input type="checkbox"/>	CLAIMS-MADE	
	DED	<input type="checkbox"/>	RETENTION \$		
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)				Y/N
	If yes, describe under DESCRIPTION OF OPERATIONS below				<input checked="" type="checkbox"/>
	DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES				

196 WALTHAM 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- INTERIOR WALLS DESTROYED. NO PERMISSION FROM THE BOARD, NO PERMIT, NO EVIDENCE OF CONTRACTOR INSURANCE OR LICENSURE. NO GOOD. REPORTED TO PBC CODE ENFORCEMENT.



481 WELLINGTON K- THIS UNIT OWNER INTENDS TO DRAG THIS DEMO DEBRIS DOWN FOUR FLIGHTS OF STAIRS. THIS ASSOCIATION BOARD WILL VERY LIKELY BE DEALING WITH DAMAGE TO COMMON ELEMENT, AND GOOD LUCK TRYING TO GET THIS "FLIPPER" TO PAY FOR IT. *UNAUTHORIZED DEMOLITION AND CONSTRUCTION COSTS US ALL MONEY.*



NORWICH G- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-06170009.



NORWICH B- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT # C-2024-06170007.



**EASTHAMPTON I- CAR WITH EXPIRED REGISTRATION TAG.
REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-
06170005.**



CHATHAM E- 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.



DORCHESTER K- BUSTED BLUE TOTER. REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



WINDSOR N- DUMPSTER WITH BUSTED LID. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



SOMERSET B- DUMPSTER WITH ROTTED OUT BOTTOM. REPORTED IN BY A CV UNIT OWNER. A SECOND REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.



SOMERSET B- NEW DUMPSTER DELIVERED BY WASTE PRO ON 6/20. THANK YOU!