

7/1/2024 PROPERTY MANAGER'S REPORT

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UCO CLOSED ON 7/5- The UCO Office will be closed on Friday, 7/5. The UCO Delegate Assembly at the CV Clubhouse will meet as scheduled, **Friday, 7/5, 9:30 AM.**

UNAUTHORIZED DEMOLITION AND CONSTRUCTION- On **6/27**, the President of Somerset E reported unauthorized demo and construction at **unit #81**. On **6/28**, Security Director Zelaya, accompanied by the President, inspected the interior of this unit and found that interior walls had been removed, and non-code compliant plumbing and electrical work had been completed. No electrical sub permit could be found in the PZB permit tracking database. The unit owner did not receive prior written permission from the Somerset E Board, and has not provided insurance information or engineering plans. This Board will need to consult with their Attorney for guidance in straightening this mess out.

BARCODES- Our security contractor, Platinum, has been making efforts to reduce traffic backups at our two entrances. One cause for these backups are cars that have expired or defective barcodes. Each time that a barcode fails to trigger the gate arm, a guard must come out of the guardhouse and verify the driver before allowing entry. A report of non-functional barcodes is sent to UCO, and UCO sends out a notice to the vehicle's owner, requesting that they visit UCO to get their barcode straightened out. If your barcode fails to trigger the gate arm, please come to UCO as soon as possible, and in the meantime, please stay out of the barcode lane.

ANNUAL WATER PIPE FLUSHING- Starting on **7/5**, PBC Water Utilities will be flushing potable water pipes at Century Village. Part of this service involves adding chlorine to the water, which will make it smell a bit like swimming pool water, but is otherwise safe to drink and to use for bathing and cooking.

DRAINAGE PROJECT- On **6/27**, the UCO President Fausto Fabbro directed to move forward with a drainage project on both sides of Century Boulevard, intended to solve ponding issues as several spots, including the exit and entrance lanes near the guardhouse. This plan was previously approved by the UCO Bids/Infrastructure Committee. The engineering firm that created the plan, **Stormwater J**, will now create a Scope of Work and Request For Proposal, which will, after review, be sent out to qualified vendors for proposals.

ROADWAY REPAIRS- On **6/27**, the UCO President Fausto Fabbro approved a proposal from Sunshine Paving Services, for repairs to roads and walkways at various locations in Century Village. This proposal was previously approved by the UCO Bids/Infrastructure Committee.

INSURANCE- On **6/17**, UCO Officers approved **KUSTOM U.S.** to provide post-disaster services to CV Associations that participate in the UCO Insurance Program. After an emergency event, like a hurricane, the company will provide services to stabilize and make safe residential buildings: boarding up damaged doors and windows, installing tarps over damaged roofs, and mitigating water damage.

UCO ANNUAL AUDIT- Each year, UCO finances are audited by an independent accounting firm. The 2023 audit report was completed last week, approved by UCO Treasurer JoAnne Robinson, and is available to any CV unit owner by request. This audit report will also be distributed at the **7/5** UCO Delegate Assembly.

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.

END OF REPORT

A decorative arrangement of stars in blue and orange colors surrounding the text.

UCO Office

CLOSED

Friday


July 5th, 2024

Celebrating

Independance Day

Have a Safe and

Happy Holiday

A decorative arrangement of stars in blue and orange colors surrounding the text.



81 SOMERSET E- THIS UNIT OWNER REMOVED INTERIOR WALLS AND INSTALLED A DROP CEILING AND RECESSED LIGHTING. NO PRIOR PERMISSION FROM THE BOARD, NO ELECTRICAL SUB PERMIT, NO PROOF OF INSURANCE OR ENGINEERING. NO GOOD.



81 SOMERSET E- THIS UNIT OWNER HAS INSTALLED WATER AND SEWER CONNECTIONS INSIDE A BEDROOM CLOSET, FOR A WASHER. THIS IS PROHIBITED IN THE ASSOCIATION'S GOVERNING DOCUMENTS, AND FOR GOOD REASON. LEAKS AND OVERFLOWS BECOME ASSOCIATION INSURANCE CLAIMS, WHICH RESULT IN HIGHER INSURANCE PREMIUMS.



81 SOMERSET E- THESE UNPERMITTED AND UNAUTHORIZED WATER AND SEWER PIPES ARE RUNNING, UNSUPPORTED, FROM THE KITCHEN, THROUGH A BATHROOM, AND INTO A BEDROOM CLOSET. WHEN THESE PIPES LEAK OR BECOME BLOCKED, THE ASSOCIATION WILL BE ON THE HOOK FOR DAMAGES. IT IS JUST A MATTER OF TIME.



81 SOMERSET E- REAR SLIDING GLASS DOORS HAVE BEEN REMOVED, AND AN EXTERIOR WALL AND DOOR HAVE BEEN INSTALLED WHERE THE PATIO SCREENWALL USED TO BE. THIS UNIT OWNER VERY LIKELY PLANS TO “BUMP OUT” BY REMOVING THE ORIGINAL EXTERIOR WALLS AND RAISING THE LEVEL OF THE PATIO TO MATCH THE UNIT’S INTERIOR. THESE PATIOS ARE LIMITED COMMON ELEMENT. INCORPORATING THE PATIO INTO THE UNIT REQUIRES A MEMBERSHIP VOTE. ACTUALLY, ALL OF THE WORK IN THIS UNIT REQUIRES A MEMBERSHIP VOTE. THIS ASSOCIATION BOARD NEEDS TO CONSULT WITH THEIR ATTORNEY FOR GUIDANCE ON HANDLING THIS MESS.

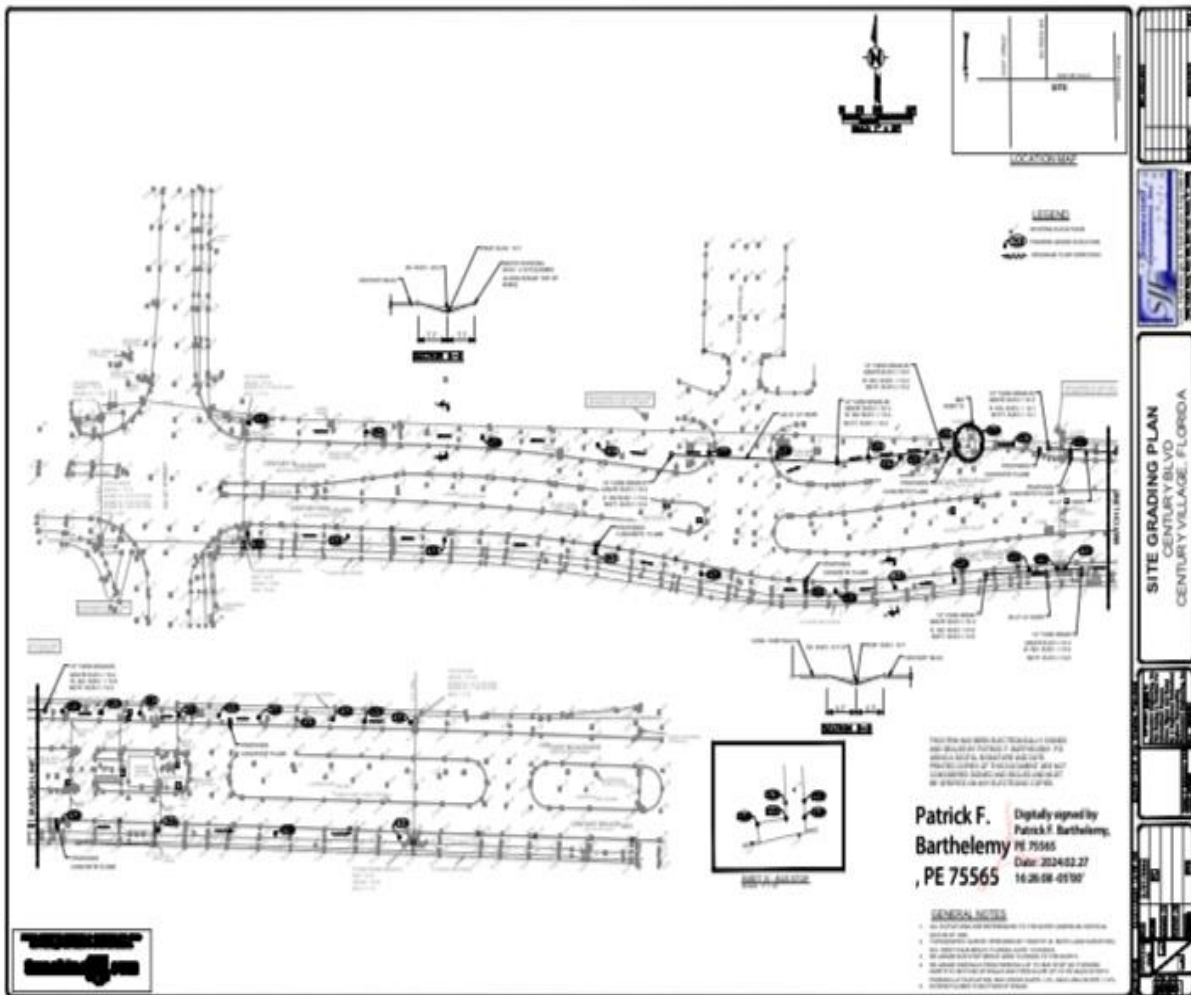
**THIS IS TO INFORM YOU THAT THE BARCODE FOR YOUR VEHICLE
HAS BEEN REPORTED TO BE EXPIRED OR DEFECTIVE.**

**PLEASE STOP BY THE
UNIT CIVIC ORGANIZATION (UCO) OFFICE
AT 2102 WEST DRIVE, WEST PALM BEACH, FL 33417**

**TO RENEW OR REPLACE YOUR BARCODE.
OUR OFFICE HOURS ARE:
MONDAY THROUGH THURSDAY: 9:00 am to 11: 30 am
FRIDAYS: 12:00 am to 2:30 pm**

**UNTIL YOUR BARCODE IS REACTIVATED,
PLEASE USE THE GUEST LANES TO ENTER CENTURY VILLAGE.
UNITED CIVIC ORGANIZATION**

**CV RESIDENTS THAT HAVE EXPIRED OR DEFECTIVE BARCODES
WILL RECEIVE THIS POST CARD IN THE MAIL. IF YOU GET ONE OF
THESE POSTCARDS, COME TO UCO ASAP TO GET YOUR BARCODE
RENEWED OR REPLACED AND IN THE MEANTIME, STAY OUT OF
THE BARCODE LANE.**



CENTURY BOULEVARD- ENGINEER PATRICK BARTHELEMY CREATED THIS PLAN TO ALLEVIATE PONDING AT SEVERAL LOCATIONS ON BOTH SIDES OF CENTURY BOULEVARD.



CENTURY BOULEVARD- PONDING AT THE ENTRANCE LANE WILL BE ALLEVIATED BY RE-GRADING GRASS DRAINAGE SWALES AND BY INSTALLING CATCH BASINS AND UNDERGROUND DRAIN PIPES WHICH WILL MOVE WATER TO OUR STORM DRAIN SYSTEM AND INTO OUR LAKES.



CENTURY BOULEVARD- AT THE EXIT LANES, PONDING ISSUES WILL BE SOLVED BY REGRADING OF GRASS SWALES, CLEARING EXISTING CURB CUTS, AND CREATING ADDITIONAL CURB CUTS.



HANDYMAN JOSE CONTINUES WITH LINE, CURB, STOP BAR, AND SPEED BUMP PAINTING. NICE JOB, JOSE!



SOUTH DRIVE- DARK STREETLIGHT. REPORTED TO FPL, WORK ORDER #40895.



WALTHAM A- THREE INCH UNDERGROUND IRRIGATION PIPE REPAIRED BY SEACREST SERVICES ON 6/26.



WELLINGTON M- CAR WITH NO LICENSE PLATE. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT # C-2024-06250010.



**WELLINGTON J- CAR WITH EXPIRED REGISTRATION TAG.
REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-
06250011.**



**WELLINGTON K- CAR WITH EXPIRED REGISTRATION TAG.
REPORTED TO PBC CODE ENFORCEMENT, #C-2024-06250009.**



WINDSOR M- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-06270001.



ANDOVER I- ON FRIDAY, 6/9, A LANDLORD (#217), DECIDED TO CLEAN OUT A HOARDER UNIT AND LEAVE THE BAGS OF STINKING GARBAGE OUT IN THE STREET OVER THE WEEKEND. NOT HAPPENING. SECURITY DIRECTOR ZELAYA ORDERED THE WORKERS TO GET THESE BAGS OFF THE PROPERTY. THE WORKERS COMPLIED LATER THAT DAY. GARBAGE PILES THAT EXCEED TWO CUBIC YARDS REQUIRES ADDITIONAL CHARGE FOR SPECIAL PICKUP, OR OTHERWISE REMOVED FROM THE PROPERTY. NICE JOB, DANIEL.



SOMERSET B/C- 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.



CAMDEN I- KITCHEN CABINETS ARE NOT PICKED UP BY WASTE PRO AS PART OF REGULAR BULK TRASH SERVICE. THIS ASSOCIATION WILL NEED TO AUTHORIZE THE ADDITIONAL CHARGE FOR SPECIAL PICKUP, WHICH CAN BE BACK CHARGED TO THE RESPONSIBLE UNIT OWNER, IF KNOWN. REPORT WAS SENT TO PBC CODE ENFORCEMENT.



DORCHESTER E- BUSTED BLUE TOTER, REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.



Palm Beach County
Water Utilities

Semiannual Water System Flush to Start July 5, 2024

In order to deliver the highest quality water to our customers, Palm Beach County Water Utilities Department (PBCWUD) requires periodic line flushing and temporary treatment modification. These modifications to the disinfection process are routine and an industry best practice as a precautionary measure to maintain the water quality.

From **July 5 through July 27, 2024** PBCWUD will be using free chlorine as opposed to chloramine for water treatment. **This is only temporary and the water is safe to drink.**

As one of our customers, you may notice your water has a slight variation in taste or smell during this period. If you are especially sensitive to this change, keep an open container of drinking water refrigerated for a few hours allowing the chlorine to dissipate.

Users of home dialysis machines, owners of tropical fish and managers of stores and restaurants with fish and shellfish holding tanks are advised to seek professional guidance for removing chlorine residuals.

This process will not affect customers in Belle Glade, Pahokee and South Bay.

Anyone needing more information on this temporary change is advised to call PBCWUD at **(561) 740-4600** and select option #1.



Visit us online at:
pbcwater.com

   
@PBCWUD



