

7/15/24 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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UCO BUDGET TOWN HALL MEETING- On **Wednesday, 7/17, 1:30 PM**, the first town hall meeting for the 2025 UCO annual budget will be held at **Room C of the CV Clubhouse**. This meeting, chaired by **UCO Treasurer JoAnne Robinson**, will be a good opportunity for CV unit owners to see how their money is used to maintain and improve our Community, and to make comments and suggestions on the proposed UCO budget. The proposed UCO budget is typically presented to the UCO Delegate Assembly in September for review and approval, and the approved budget is then sent to the CV property management companies, who incorporate the UCO budget into the association annual budgets.

UPDATE, UNAUTHORIZED/UNPERMITTED WORK, 165 STRATFORD

L- Last week, after discovering that a unit had been gutted without Board permission or permits, the Stratford L Board ordered the unit owner to stop all work until the Board can seek legal guidance and until building permits are issued. Since then, this unit owner has continued to send contractors to work inside this unit. On **7/11**, Platinum Security gate guards turned away a contractor that intended to work at unit #165. We all will need to keep an eye on this unit. A Violation Letter has been sent to this unit owner, and the Association has consulted with their Attorney for guidance on next steps.

PAVING REPAIRS- Last week, Sunshine Services continued making repairs to roads and walkways at various sections of Century Village.

FENCE REPAIR- On **7/11**, Budget Gate and Fence repaired a fence on the north side of Century Boulevard that was previously smashed by a car. Invoice for this work was sent to the UCO Insurance Department, who will seek reimbursement from the driver who is responsible for the damage.

INSURANCE NEWS- Phil Masi, President of our insurance agency AssuredPartners, sends the following message regarding Association insurance renewals for 2025:

“Attention: If you are a board member at one of the following associations, please contact the CVWPB insurance agency AssuredPartners at cvwpb@assuredpartners.com OR at 407-214-8393 to discuss an important insurance item related to your upcoming 2025 insurance program renewal: Cambridge F, Canterbury G, Easthampton D, Hastings D, Kent K, Northampton G, Northampton K, Northampton N, Norwich A, Norwich G, Norwich I, Norwich K, Salisbury C, Somerset I, Somerset J, Windsor C, Windsor C.”

AMR NEWS- Lately, CV unit owners have been coming to UCO with invoices from our ambulance contractor, **AMR**. UCO maintains a service contract with AMR, which is intended to cover the difference between the CV patient’s insurance coverage and the actual cost of transport. **UCO President Fausto Fabbro** made contact with our AMR account representative, and found that these invoices were sent in error:

“I shared the information I received from the billing folks with Fausto Fabbro. These invoices were automatically generated in error. The residents should not have received the balance bills. These unpaid balances should be written off. This has been addressed with our accounting/billing department.”

So, if you are transported to the hospital by AMR, and then receive an invoice, bring it to Fausto at UCO and he will get it straightened out.

CORPORATE TRANSPARENCY ACT- The **Federal Corporate Transparency Act** took effect this year, with a **January 1, 2025, deadline** for existing corporations to register. The CTA requires certain types of entities to report beneficial ownership information to the Financial Crimes Enforcement Network (FinCEN), a bureau of the U.S. Department of the Treasury. Condominium Associations are corporations, and must comply

with this new Federal requirement. Associations and individual Board members can be penalized for non-compliance.

Since this new law potentially affects all CV Associations, UCO asked for guidance from UCO's Attorney, who confirmed that ***all CV Associations must make this filing***, and also make ***update filings each time there is a change on the Association's Board***. This new Federal filing requirement is in addition to the Florida Department of State Annual Report, which must be filed before May 1 each year. ***Beneficial ownership information reporting is not an annual requirement. A report only needs to be submitted once, unless the filer needs to update or correct information. An example of this would be when new persons are elected or appointed to the Board.***

As we learn more about this new requirement, it becomes clear that this new filing is essentially an accounting function. Whoever files an association's tax returns (like a bookkeeper or accountant) would be an obvious choice for making this filing as well. For most CV Associations, accounting is handled by the property management companies (Seacrest, Pruitt, etc.). PM Fester Pruitt has indicated that the accounting firm that handles his clients, ***MMA Accounting and Tax Services***, will make the CTA filing for a nominal additional fee. On ***7/11***, I met with senior managers at Seacrest Services, who are working on a plan to make the CTA filing for their CV clients. Seacrest clients should "stay tuned" for more information.

UCO is aware that a particular individual, part of an unofficial discussion group at the CV Clubhouse, is advocating that CV board members make this filing themselves (***"I am going to show you how easy it is to do this. You don't need to pay anyone hundreds of dollars to do something that you can do yourself in 5 minutes."***). UCO, and all CV property management companies, strongly advise against this, just as we would advise Associations not to file their own taxes. If a Board member does decide to "DIY" this filing, the entire Board should approve this move.

AN UNCOMFORTABLE SUBJECT- Last Saturday, a CV Association President called me to report that an unattended death had occurred in a rental unit. I inspected the property, and found that for the most part, the property and unit had been adequately cleaned. There was a large pile of stinky garbage at the dumpster area, put out by the landlord. The President authorized special pickup by Waste Pro. This Association President, suggested that “UCO offer a post-mortem guide to association boards”. Yikes. But a good idea nonetheless. So, here is my response to Marilyn, with apologies in advance for the macabre subject matter:

“First job is always to assess safety. Decaying biological matter is dangerous. It can make people sick. Once the dead body is gone, the Board and their Property Manager should enter the unit (per the "emergency" language in your governing docs) and make an assessment. Touch nothing, remove nothing, do not enter a unit alone. Stink is your first sign of biohazard. Next is visual clues: stained mattresses, carpet, or upholstered furniture, corpse flies, blood, feces. Any of this requires a biohazard vendor for clean up. Your Property Manager has a list of vendors that do this work. If the unit owner will not or cannot (because they are dead) engage a biohazard contractor, then the Board needs to make that call, quickly. The old question of "who pays?" can be sorted out later. Allowing a unit owner to "hire a guy" puts the Association and the residents (and the "guy") at risk. When inspecting a post-mortem unit, it is not uncommon for board members and property managers to observe items that may be dangerous, illegal, or require special handling. I have seen drugs, drug paraphernalia, guns, ammunition, and other weapons. If anything like this is observed, leave the unit, secure the unit, and call the police. Don't open drawers, closets, or cabinets. Use your eyes only, not your hands. Pets should be turned over to Animal Control. This is a tough one: neighbors will often volunteer to take animals into their units. Do not allow this. The animal may be sick, or contaminated, or may hurt the neighbor. Any material removed from a contaminated unit must be removed from Century Village immediately.”

END OF REPORT

UCO Budget Town Hall Meeting

**Wednesday
July 17th
1:30 PM**

**Clubhouse
Meeting Room C**



ALL CV UNIT OWNERS ARE ENCOURAGED TO ATTEND THIS UCO BUDGET WORKSHOP.

07-11-2024 Thu 08:07:42



HVERHILL ROAD ENTRANCE- AFTER BEING TOLD TO STOP ALL WORK, THE OWNER OF UNIT #165 IS STILL CALLING IN CONTRACTORS TO WORK IN THE UNIT. THIS CONTRACTOR WAS TURNED AWAY ON 7/11.



165 STRATFORD L- CONTRACTORS THAT ARE FOUND TO BE PERFORMING UNPERMITTED AND UNAUTHORIZED WORK WILL BE DENIED ENTRY TO CENTURY VILLAGE. A COMPLAINT HAS BEEN SENT TO PBC CODE ENFORCEMENT, C-2024-07050001.

Stratford L Condominium Association, Inc

c/o Seacrest Service, Inc.
2101 Centrepark W. Dr., Ste. 110
West Palm Beach, FL 33409-6474

July 10, 2024

NOTICE OF VIOLATION

RE: #165, unapproved construction, Stop Work

Davied Weiss or
Idy Weiss
106 South 9th Street
Brooklyn, NY 11249-6011

Dear David and Idy Weiss,

This letter is written at the direction of the Board of Directors. As a member of the Association, you are obligated to abide by the Rules and Regulations as found in your Association's Governing Documents.

The Board of Directors has been made aware that you have had contractors performing work inside of your unit. No unit owner may have work performed inside of their unit without notifying the Association what work they intend to perform and what contractor(s) they intend to employ. Per the Associations Governing Documents, all contractors must be licensed and insured. You must submit a written application to the Board of Directors, including a description of the planned work, copies of the License and Insurance of any contractors, and permits where applicable.

Until you receive permission for these alterations, all work must stop.

The Board requires that you reply to this letter in writing to properly document your response, verbal communications will not be considered, and your response should be sent to the address of the Management company listed above. This letter is an attempt by the Board of Directors to fulfill its fiduciary responsibility to the Association.

The Board of Directors would like nothing better than to settle these issues amicably. Failure to comply will result in the Board of Directors turning this over to an attorney.

The Board appreciates your effort to remedy this violation.

Sincerely,
Board of Directors
Stratford L Condominium Association, Inc

Mailed USPS 1st Class and Certified 9689 0710 5270 1033 5653 89



WELLINGTON SECTION- A DETERIORATED SECTION OF ROAD IS MARKED FOR REPAIR.



WEST DRIVE- DETERIORATED SECTIONS ARE CUT OUT AND REMOVED FOR A FULL DEPTH REPAIR.



WELLINGTON SECTION- MOST OF OUR SECONDARY ROADS ARE “REVERSE CROWN”, WHICH MEANS RAINWATER COLLECTS IN THE MIDDLE OF THE ROAD AND MOVES TOWARD A STORM DRAIN CATCH BASIN. THIS IS WHY MOST OF THE REPAIR PATCHES RUN DOWN THE MIDDLE OF THE ROADS.



WELLINGTON SECTION- REPAIR AREA IS BRUSHED AND ROLLED, FOR A SEAMLESS PATCH.



WELLINGTON SECTION- ROAD REPAIR COMPLETE.



CENTURY BOULEVARD- SMASHED FENCE WAS REPAIRED BY BUDGET FENCE AND GATE SYSTEMS ON 7/11. SOD AND SHRUBS WILL BE REPLACED NEXT.



**WALTHAM B- MINIVAN WITH FLAT TIRES AND EXPIRED
REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT,
COMPLAINT #C-2024-07080003.**



NORTHAMPTON P- CAR WITH EXPIRED (2022) REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-07110003.



SUSSEX K- JUNKER MINIVAN WITH NO LICENSE PLATE. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-07110002.



SUSSEX H- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT # C-2024-07110001.



BERKSHIRE K- MATTRESSES PUT OUT ON FRIDAY EVENING, AFTER THE BULK TRASH TRUCK PASSED BY. DISGUSTING. REPORTED TO PBC CODE ENFORCEMENT.



WINDSOR G- JUNK PILE PUT OUT ON SATURDAY, 7/13. BULK TRASH PICKUP IS ON FRIDAY. REPORTED TO PBC CODE ENFORCEMENT.



WINDSOR G- CRACKED BLUE TOTER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



DORCHESTER B- CRACKED YELLOW Toter. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



SHEFFIELD K- CRACKED BLUE TOTES, 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.



**KENT POOL WILL BE
CLOSED DUE TO
MAINTENANCE**

(WEATHER PERMITTING)

FROM

**MONDAY JULY 15TH -
FRIDAY JULY 19TH**

WILL RE-OPEN AS SOON AS POSSIBLE

**We apologize for the inconvenience &
thank you for your patience**

W.P.R.F. Inc.