

## **7/22/2024 COMMUNITY MANAGER'S REPORT**

**By Donald Foster, LCAM**

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**MEETING WITH PBC BUILDING DEPARTMENT-** On **7/15**, **UCO President Fausto Fabbro** and I met with officials from Palm Beach County Department of Planning, Zoning and Buildings, to discuss the growing problem of unpermitted and unauthorized demolitions and construction in Century Village. UCO and PZB will be working closely to get a handle on this problem. During this meeting, Fausto and I reported on blight conditions at **Norwich B**, which was “red tagged” by the Department in 2020 and remains dangerously deteriorated, to the point that this association’s management company has suspended on-property service.

**UCO BUDGET TOWN HALL MEETING-** On **7/17**, **UCO Treasurer JoAnne Robinson** held a Town Hall Meeting at the CV Clubhouse, for the proposed 2025 UCO Budget. At this workshop, CV unit owners, along with members of the UCO Finance Committee, provided input to the creation of this proposed budget. A second Town Hall Meeting is scheduled for **8/21, 1:30 PM, at Room C of the CV Clubhouse**. Again, all CV unit owners are welcome to attend this meeting and provide input to the proposed budget.

**UCO PRESIDENT'S TOWN HALL MEETING-** On **7/19**, **UCO President Fausto Fabbro** held a monthly Town Hall Meeting at the CV Clubhouse. At this meeting, which happens on the **third Friday of each month**, CV unit owners can discuss a range of topics about life in Century Village, Association issues, and hear updates about projects and events at UCO. These meetings are also good opportunity to hear about and discuss Community activities, to ask questions, and to voice concerns directly to the UCO President and the other members of the UCO Officers Committee. W.P.R.F. Manager Eva Rachesky also attends these meetings, to answer questions about our Community’s recreational facilities (Clubhouse, Fitness Center, pools). The next UCO Town Hall meeting will be on **Friday, 8/16, 9:30 AM, at Room C of the CV Clubhouse**.

**INSURANCE-** On **7/16**, at a meeting of the UCO Insurance Committee, representatives from **Kustom U.S.** made a presentation regarding the disaster recovery contract that was recently signed by UCO for our Community. This company's **President, Andrew Zavodney**, explained how Kustom U.S. will assist CV associations with damages sustained during a hurricane or other extreme weather event. CV unit owners can see a video recording of this meeting on the UCO website:

[WWW.UNITEDCIVIC.ORG](http://WWW.UNITEDCIVIC.ORG).

**PZB SPECIAL MAGISTRATE-** When a PBC Code Enforcement Officer or Building Inspector determines that violations exist at a CV unit or building, a **Notice of Violation** is sent to the unit owner or association, which describes the violations and methods to bring the unit or association into compliance with County code. When a unit owner or association fails to come into compliance, the violation is placed on the Special Magistrate's docket, and associations or unit owners are liable for fines retroactive to the date the NOV was issued. At least one CV association is currently accruing seventy-five dollar per day fines for structural deficiencies. The next date for the Special Magistrate is **8/7**; two CV associations and three unit owners are listed on the docket: **Stratford H, Chatham L, 36 Norwich B, 127 Southampton B, and 175 Andover G**. The specifics for each of these cases is appended to this report. These Association Boards should pay close attention to these cases, as continued non-compliance could affect their future insurability, and should plan on attending this hearing.

**FPL POWER TO SAVE PROGRAM-** Last week, representatives of Florida Power and Light began knocking doors at all sections of Century Village. These FPL employees are here for the **FPL POWER TO SAVE PROGRAM**, which is intended to help unit owners reduce their electric bills. Typically, an FPL technician, with the unit owner's permission, surveys the unit, and will make minor modifications, like installing door sweeps to keep the AC from leaking out, installing LED light bulbs, and installing water saving faucet and shower heads. This is all done at no cost to the unit owner, and it's OK to let these people in, once they show their FPL ID.

**LEAK, MOLD, GRASS, COVENTRY H-** On **7/19**, the President of Coventry H reported that there was a leak at units **#170** and **#182**. The owners of these long-vacant units refused to provide keys to the Association, so the President called a locksmith to open up the doors to these units. A leak at the upper unit, #182, had run for months (maybe years), causing catastrophic damage at unit #170: collapsed ceilings, walls and cabinets, dangerous mold growth in all rooms, and possible damage to the wood floor joists, which are structural elements of the building. Grass was growing in the carpet at the lower unit. **Grass**. Upon discovery of the disaster, water and electrical service to both units were turned off. The Association's management company, **Seacrest Services**, called a water damage restoration company, **Dean Mitchell**, to gut out both units immediately, to keep the mold growth from moving into adjacent units. The demolition work will begin on Monday morning, **7/22**. An insurance claim for the Association was started with the UCO Insurance Department. I sent a report to the Palm Beach County Buildings Department, who will "red tag" both units, and I called FPL to remove the electric meters for both units.

It will take many months to bring these units back into habitable condition, and for the building to be certified as safe for occupancy. Contractors, attorneys, building inspectors, engineers, claims adjusters, all of these will need to be involved, not to mention hours of work and aggravation for the Board and their managers. So, CV board members, if you don't want this to happen to you, **do your jobs**. All unit interiors should be inspected by the Board and their managers on a regular basis. Quarterly would be a good interval. Association governing documents have language that allows the Board, with reasonable notice, to enter units for the purposes of inspection. If there are any questions about this, check with your Attorney. Association Boards should have keys or entry codes to all units, **no exceptions**. Boards and their managers should make sure that water service is turned off at all vacant units, including "snowbird" units.

**END OF REPORT**



**CV CLUBHOUSE- CV UNIT OWNERS ATTENDED THIS UCO BUDGET WORKSHOP ON 7/17.**



**CV CLUBHOUSE- UCO BOOKKEEPER CHRIS SHEPHERD PROVIDED AN OVERVIEW OF THE CURRENT UCO BUDGET. THE NEXT UCO BUDGET WORKSHOP WILL BE ON WEDNESDAY, 8/21, 1:30 PM, AT ROOM C OF THE CV CLUBHOUSE. ALL CV UNIT OWNERS ARE ENCOURAGED TO ATTEND.**



**CV CLUBHOUSE- ON 7/19, CV UNIT OWNERS ATTENDED THE MONTHLY UCO PRESIDENT'S TOWN HALL MEETING. THE NEXT MEETING WILL BE ON FRIDAY, 8/21, 9:30 AM, AT ROOM C OF THE CV CLUBHOUSE.**

<b>Agenda No.:</b> 048	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Echeverria, Roberto; Ycaza, Teresita D 36 Norwich B, West Palm Beach, FL 33417-7934		<b>CEO:</b> John Gannotti
<b>Situs Address:</b> 36 Norwich B, West Palm Beach, FL 33417		<b>Case No:</b> C-2021-09290001
<b>PCN:</b> 00-42-43-23-14-002-0360		<b>Zoned:</b> RH
<b>Violations:</b>	<p><b>1</b> <b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2020-039468-0000 4 Alterations - Residential has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1  <b>Issued:</b> 09/30/2021 <b>Status:</b> CEH</p> <p><b>3</b> <b>Details:</b> A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, B-2020-039468-0000 is inactive and must be reactivated and obtain a CC.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 111.5  <b>Issued:</b> 09/30/2021 <b>Status:</b> CEH</p>	

<b>Agenda No.:</b> 047	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> CHATHAM L CONDOMINIUM ASSOCIATION, INC. 625 N Flagler Dr, Fl 7, West Palm Beach, FL 33401		<b>CEO:</b> John Gannotti
<b>Situs Address:</b> Chatham L, West Palm Beach, FL		<b>Case No:</b> C-2024-04120003
<b>PCN:</b>		<b>Zoned:</b> RH
<b>Violations:</b>	<p><b>1</b> <b>Details:</b> Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. More specifically the stairways, decks, porches, balcony's, railings, soffits and all other appurtenances.</p> <p><b>Code:</b> Palm Beach County Property Maintenance Code - Section 14-33 (j)  <b>Issued:</b> 04/17/2024 <b>Status:</b> CEH</p>	

cc: Chatham L Condominium Association, Inc.

<b>Agenda No.:</b> 052	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> THE STRATFORD "H" CONDOMINIUM ASSOCIATION AT CENTURY VILLAGE, INC. 106 Stratford H, West Palm Beach, FL 33417		<b>CEO:</b> John Gannotti
<b>Situs Address:</b> Stratford H, West Palm Beach, FL		<b>Case No.:</b> C-2024-03280001
<b>PCN:</b>		<b>Zoned:</b> RH

**CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
AUGUST 07, 2024 9:00 AM**

<b>Violations:</b>	<p><b>1</b> <b>Details:</b> Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, plumbing repairs has been erected or installed without a valid building permit.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.1 <b>Issued:</b> 03/28/2024 <b>Status:</b> CEH</p>
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cc: The Stratford "H" Condominium Association At Century Village, Inc.

<b>Agenda No.:</b> 051	<b>Complexity Level:</b> 1	<b>Status:</b> Active
<b>Respondent:</b> Sullivan, Caetherine T 175 Andover G, West Palm Beach, FL 33417-2628		<b>CEO:</b> John Gannotti
<b>Situs Address:</b> 175 Andover G, West Palm Beach, FL		<b>Case No.:</b> C-2024-02090019
<b>PCN:</b> 00-42-43-23-21-007-1750		<b>Zoned:</b> RH

<b>Violations:</b>	<p><b>1</b> <b>Details:</b> A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically, permit # B-2022-012077-0000 3 Interior Improvement has become inactive or expired.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 105.4.1 <b>Issued:</b> 02/09/2024 <b>Status:</b> CEH</p> <p><b>2</b> <b>Details:</b> A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy. More specifically, # B-2022-012077-0000 3 Interior Improvement.</p> <p><b>Code:</b> PBC Amendments to FBC 7th Edition (2020) - 111.5 <b>Issued:</b> 02/09/2024 <b>Status:</b> CEH</p>
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**CV ASSOCIATIONS OR UNIT OWNERS THAT ARE ON THE 8/7 SPECIAL MAGISTRATE'S DOCKET SHOULD MAKE EVERY EFFORT TO BRING THEIR UNITS OR BUILDINGS INTO COMPLIANCE WITH BUILDING CODES.**





To: Residents at Century Village West Palm Beach (This FPL program is Voluntary and Free)

From: UCO / FPL

Re: FPL POWER TO SAVE PROGRAM

FPL (Florida Power & Light) has invited us to participate in a free "Power to Save" program to help save energy without any cost to our residents.

FPL employees wearing uniforms and id badges will be visiting each apartment in May to offer you these Power to Save measures in order to help you be more energy efficient. If you are in your unit, they will talk with you and provide tips to help you save energy. If applicable, FPL will install a new kitchen sink faucet head, a new shower head, several LED bulbs, a door sweep and inspect the A/C unit.

Again, this important program is **AT NO COST TO YOU**, so we ask you to please take advantage of this opportunity.

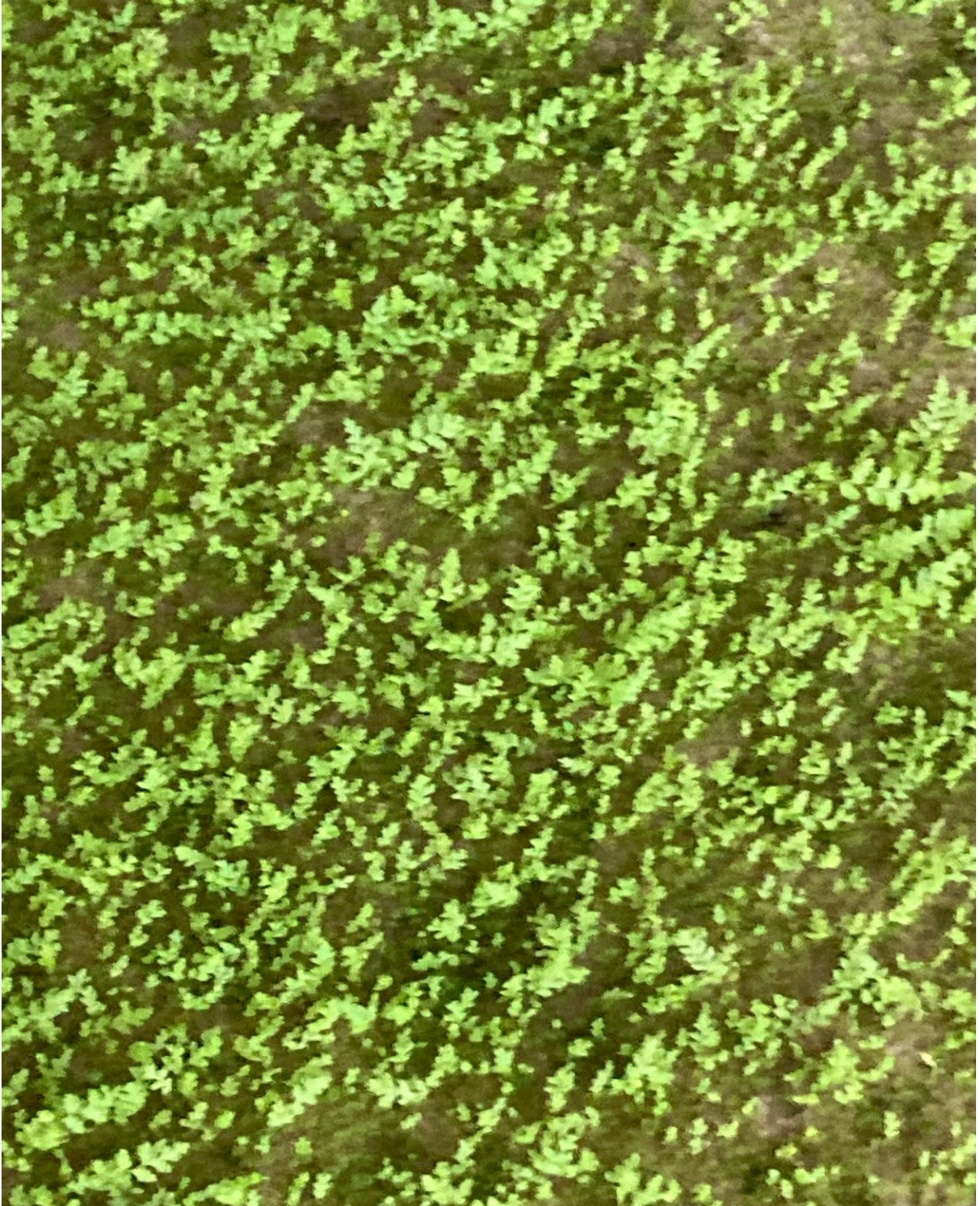
It is a pleasure to serve you.

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**THIS IS THE LETTER THAT FPL IS LEAVING AT UNITS. IT'S NOT A SCAM. THIS IS A REAL FPL PROGRAM AND THE TECHNICIANS ARE FPL EMPLOYEES. SO, OK TO LET THEM IN; THEY CAN SAVE YOU SOME MONEY.**



**170 COVENTRY H- A LONG RUNNING LEAK CAUSED CATASTROPHIC DAMAGE TO TWO UNITS. GRASS IS GROWING OUT OF THE CARPET.**



**170 COVENTRY H- UPON CLOSE INSPECTION, THE “GRASS” LOOKS LIKE SMALL FERNS.**



**170 COVENTRY H- THIS UNIT, AND THE ONE ABOVE, IS UNINHABITABLE.**



**170 COVENTRY H- WATER HAS BEEN RUNNING ONTO WOOD CEILING/FLOOR JOISTS FOR WHO KNOWS HOW LONG. ELECTRICAL WIRING AND AC DUCTS ARE COMPROMISED. AN ENGINEER WILL NEED TO CHECK THE STRUCTURAL ELEMENTS OF THIS BUILDING.**



**170 COVENTRY H- THE MOLD GROWING IN THIS UNIT IS VERY LIKELY SPREADING TO ADJACENT UNITS. BOTH UNITS WILL NEED TO BE GUTTED, QUICKLY, AND AN ENGINEER WILL NEED TO INSPECT THE BUILDING FOR STRUCTURAL INTEGRITY.**



**SUSSEX I- UNDERGROUND IRRIGATION SUPPLY PIPE REPAIRED BY SEACREST SERVICES.**



**NORWICH SECTION- UNDERGROUND FOUR INCH IRRIGATION PIPE REPAIRED BY SEACREST SERVICES ON 6/21.**





**SOUTH DRIVE- BLACK OLIVE TREES HARBOR A CATERPILLAR THAT CAUSES STAINING OF ROADS AND WALKWAYS. SEACREST WILL TREAT THESE TREES TO KILL OFF THE CATERPILLARS.**



**SEACREST SERVICE PERFORMED QUARTERLY PEST CONTROL SERVICE ON 7/19.**



**WELLINGTON M- JEEP WITH EXPIRED REGISTRATION TAG.  
REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-  
07150001.**



**NORTHAMPTON R- STORAGE UNIT IN GUEST PARKING AREA.  
REPORT WAS SENT TO PBC CODE ENFORCEMENT, COMPLAINT #C-  
2024-07170002.**



**NORTHAMPTON J- CRACKED YELLOW AND BLUE TOTERS. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.**



**BEDFORD C- ROTTED OUT DUMPSTER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO [UCOGARBAGE@GMAIL.COM](mailto:UCOGARBAGE@GMAIL.COM). PICTURES ARE VERY HELPFUL.**

