

7/29/2024 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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COVENTRY H UPDATE- Last week, the Coventry H Board 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, after the owners of an adjacent unit reported mold growth in their unit. 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 damage to the wood floor joists, girders, and wall framing, which are structural elements of the building.

On **7/22**, these units were inspected by **PBC Code Enforcement** and **Dean Mitchell Restoration**. On **7/23**, a mold study was performed at the units, and both units were inspected by **PBC Building Inspectors**, who “red tagged” both units as unsafe for occupancy. On **7/25**, **CR1 Concrete Restoration** installed post shoring at the lower unit, to make the unit safe for the demo workers to be inside the unit, and **Engineer Donald Chalaire** made an initial inspection of the units, to determine the extent of damage to the building and to create a repair plan. On **7/26**, **CR1**, acting on Engineer Chalaire’s instructions, installed additional post shoring, and **Waste Pro** removed demo material from the property. **Dean Mitchell** will complete the gutting of these units this week. Thanks to all above, and also **Seacrest Services**, for their quick responses to this emergency.

NORWICH B, UNSAFE CONDITIONS- In **June, 2021**, UCO was alerted to unsafe conditions at Norwich B. On **6/26/21**, UCO Vice President Dom Guarnagia and I drove over to that association, and found that staircases and railings were crumbling, with evidence of concrete spalling at supporting members, badly spalled and cracked rails and balusters, and stress cracks and spalling at staircase landings. I sent a report to Palm Beach County Buildings Division, and an “unsafe structure case” was

opened by PBC Buildings. **Three years later**, these deteriorated railings and staircases are in the ***exact same condition that was found in 2021***. On **7/23/24**, this property was re-inspected by PZB Buildings Inspectors, who “red tagged” one of the Association’s three staircases as unsafe for use. Platinum Security placed orange cones and yellow caution tape to keep people off this unsafe staircase. On **7/25**, PBC Buildings Division issued a **Life Safety Violation Notice** to the Association. If this Association does not bring its buildings into compliance, this case will be placed on the Special Magistrate’s docket. This Association is already accruing daily fines for previous non-compliance.

FINANCE COMMITTEE- On **7/24**, the UCO Finance Committee began preliminary work on the proposed 2025 UCO Budget. The Committee decided to consult with a reserve study firm, which will help the Committee to make informed decisions as they build out this proposed budget and reserve schedule. Knowing the actual costs of replacing or refurbishing all of the components that exist at our Community, including roads, drainage systems, signage, lighting, and the five buildings owned by UCO will help the Committee with producing a realistic budget and reserve schedule. The next meeting of the UCO Finance Committee will be on **8/28, 12:00 PM at the UCO Conference Room**. There will also be a **Budget Town Hall meeting on 8/21, 1:30 PM, at Room C of the CV Clubhouse**. CV unit owners are welcome to attend both of these meetings. Recordings of all UCO meetings are available at the UCO website:

WWW.UNITEDCIVIC.ORG.

END OF REPORT



170 COVENTRY H- THIS DISASTER WAS REPORTED TO PZB BUILDINGS DEPARTMENT, CASE #C-2024-07220003.



COVENTRY H- THESE FLOOR JOISTS ARE ROTTED. THE BUILDING INSPECTOR SAID THAT THE UPSTAIRS FLOOR FELT "SPONGEY". NOT GOOD.



170 COVENTRY H- CR1 INSTALLED POST SHORING, WHICH WILL STABILIZE THE BUILDING.



170 COVENTRY H- THIS WOOD GIRDER IS SEVERELY COMPROMISED, AND EXTENDS INTO AN ADJACENT UNIT.



170 COVENTRY H- THIS LOAD BEARING KITCHEN WALL IS ALSO ROTTED.



COVENTRY H- DEBRIS FROM UNIT 170 WAS PICKED UP BY WASTE PRO ON 7/26.



182 COVENTRY H- THIS UPPER UNIT, THE SOURCE OF THE LEAK, WAS “RED-TAGGED” BY PZB BUILDING INSPECTORS ON 7/23. THIS UNIT IS UNSAFE FOR OCCUPANCY. THE INSPECTORS SUSPECT THAT THE WOOD FLOOR HAS BEEN COMPROMISED BY WATER DAMAGE. AN STRUCTURAL ENGINEER WILL NEED TO INSPECT THIS BUILDING.



172 COVENTRY H- THIS UNIT HAS BEEN “RED-TAGGED” BY PZB BUILDINGS DEPARTMENT AS UNSAFE FOR OCCUPANCY. POST SHORING WILL NEED TO BE INSTALLED TO MAKE THESE UNITS SAFE FOR THE WORKERS.



NORWICH B- I TOOK PICTURES OF THESE DETERIORATED STAIRWAYS IN JUNE, 2021. THREE YEARS LATER, NOTHING HAS BEEN DONE TO CORRECT THESE CONDITIONS.



NORWICH B- I TOOK THESE PICTURES IN JUNE, 2021. WATER GOT INTO THE CRACKED CONCRETE, THE IRON REBARS RUSTED AND EXPANDED, THE CONCRETE EXPLODED. PEOPLE GRABBING THE HANDRAILS AND USING THEM FOR SUPPORT FURTHER STRESSED THE DETERIORATED CONCRETE. THIS IS AN ACCIDENT WAITING TO HAPPEN, AND IT HAS BEEN WAITING FOR AT LEAST THREE YEARS.



NORWICH B- I TOOK THIS PICTURE IN JUNE, 2021. EVIDENCE OF SPALLING AT THE STAIRCASE'S SUPPORTING PEDESTAL. THIS PART IS WHAT HOLDS THE STAIRCASE UP, AND IT IS COMPROMISED BY WATER INTRUSION AND SPALLING.



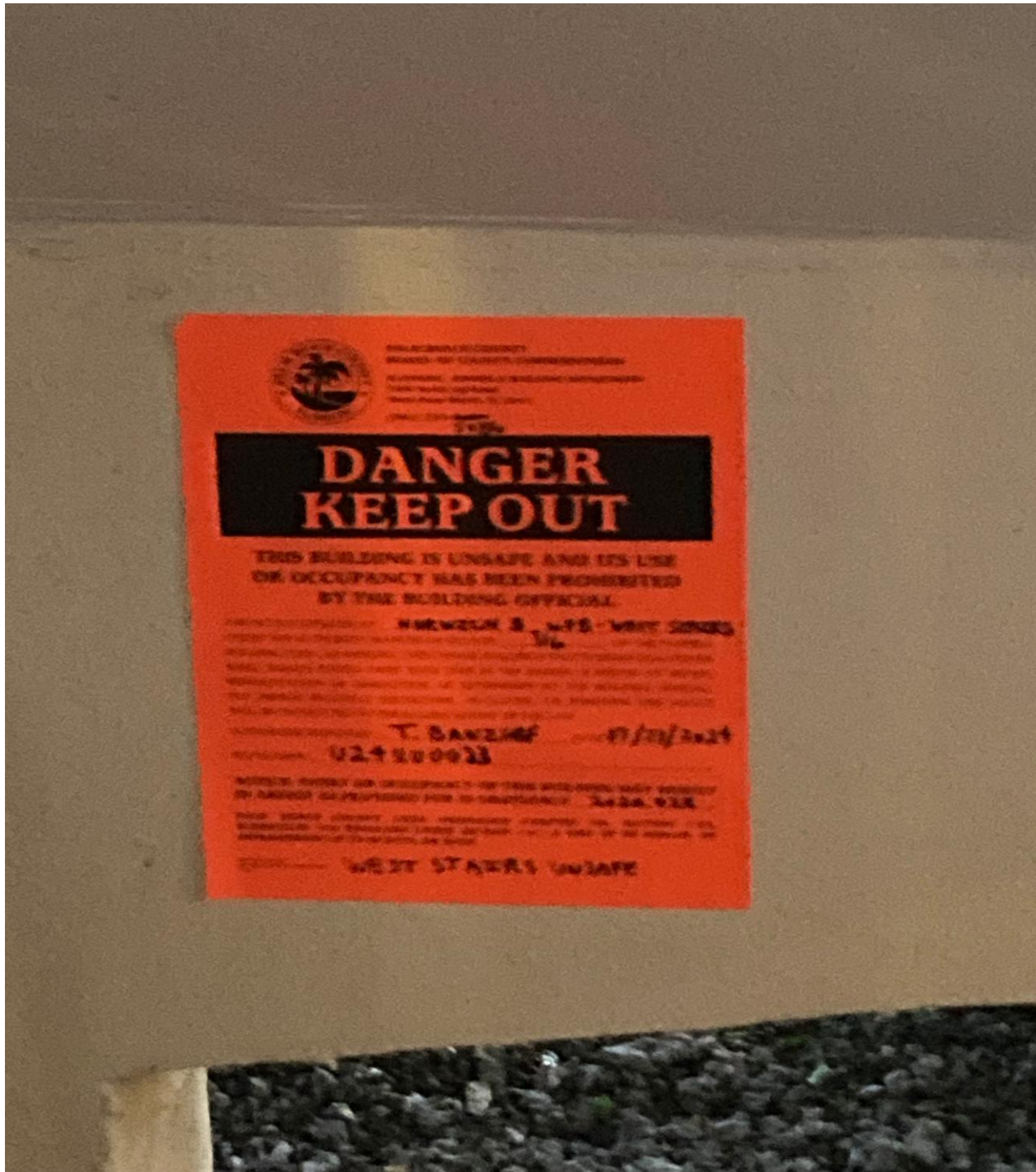
NORWICH B- I TOOK THIS PICTURE IN JUNE, 2021. I WAS ABLE, WITH LITTLE EFFORT, TO ROCK THIS RAILING ENOUGH TO EXPOSE THIS FINGER SIZED OPENING. ANYONE WHO ACCIDENTALLY BUMPS INTO THIS RAILING WILL FALL TO THE GROUND. THREE YEARS LATER, NO REPAIRS HAVE BEEN MADE.



NORWICH B- ON 7/22, PLATINUM SECURITY BARRICADED THIS UNSAFE STAIRWAY AT TOP AND BOTTOM.



NORWICH B- THIS STAIRCASE IS UNSAFE FOR USE.



NORWICH B- THIS STAIRWAY HAS BEEN DECLARED UNSAFE BY A PBC BUILDING INSPECTOR. ALL THREE STAIRCASES AT NORWICH B ARE DETERIORATED AND UNSAFE, BUT THIS STAIRCASE IS THE WORST OF THE THREE. A REPORT WAS SENT TO PBC CODE ENFORCEMENT, # C-2024-07250009.



NOTICE OF LIFE SAFETY VIOLATION

**PALM BEACH COUNTY PLANNING, ZONING & BUILDING DEPARTMENT
CODE ENFORCEMENT DIVISION
2300 N. Jog Road, West Palm Beach, FL. 33411**

July 25, 2024

TO: NORWICH B CONDOMINIUM ASSOCIATION, INC.
c/o Friedman, Doris, Reg Agt

MAILING ADDRESS: 28 Norwich B, West Palm Beach, FL 33417

PREMISES: Norwich B, West Palm Beach, FL

PCN: Zoning Classification: RH

CASE NUMBER: C-2024-07250009

You are hereby notified that an inspection of the above premises disclosed that you have violated one or more codes of Palm Beach County, Florida as follows:

* * *

1) Section 14-33 (j) Palm Beach County Property Maintenance Code

And particularly

1) 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 West stairs/railings are stated unsafe by the building division (Tom Banzhaf) File # U24000023.

Requirements for Correction

) Cease allowing any exterior stairway, deck, porch, balcony, railings and any other appurtenance attached thereto to remain in disrepair.

NORWICH B WAS SERVED WITH A LIFE SAFETY VIOLATION NOTICE ON 7/25. IF THE ASSOCIATION DOES NOT RESPOND WITHIN 24 HOURS, THE CASE WILL BE PLACED ON THE PZB SPECIAL MAGISTRATE'S DOCKET.



41 NORWICH B- INTERIOR WALLS REMOVED, SUSPENDED CEILING AND RECESSED LIGHTING INSTALLED. NO PERMITS, UNIT OWNER IS AN ASSOCIATION DIRECTOR. REPORT SENT TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-07250019. THE UNIT WAS INSPECTED BY A PBC CODE ENFORCEMENT OFFICER ON 7/25.



CENTURY BOULEVARD- NEW SWING GATE INSTALLED BY ACCESS MASTERS ON 7/26, REPLACING ONE THAT WAS PREVIOUSLY SMASHED BY A TRUCK.



WEST DRIVE- PBSO PERFORMED TRAFFIC ENFORCEMENT INSIDE CENTURY VILLAGE ON 7/24. PLEASE DRIVE CAREFULLY, OBSERVE THE SPEED LIMIT, AND MAKE FULL STOPS AT STOP SIGNS. THESE TICKETS ARE EXPENSIVE.



NORTHAMPTON N- PICKUP TRUCK WITH EXPIRED REGISTRATION TAG WAS TOWED OFF PROPERTY BY SISTERS TOWING ON 7/24. THANK YOU!



WALTHAM G- RUSTED OUT DUMPSTER, CALLED 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.

