

7/8/2024 PROPERTY MANAGER'S REPORT

By Donald Foster, LCAM

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UNAUTHORIZED DEMO/CONSTRUCTION, 165 STRATFORD L- On 7/4, the President of Stratford L reported unauthorized demolition and construction work at **165 Stratford L**. This Association had not authorized any work, and no permits were found on the PZB Permit Tracking website. On 7/5, I inspected this unit and found that the unit had been gutted, with interior walls removed, non code compliant plumbing and electrical work, and other questionable alterations.

This unit owner did not receive prior written permission from the Stratford L Board to alter common element interior walls, and has not provided insurance information or engineering plans. The unit owner also changed the locks on the front door, and did not provide keys to the Association. This Association's Property Manager will send a Notice of Violation to the unit owner, ordering all work to stop. The unit owner will also need to provide keys or access code to the unit for emergencies. I sent a report to PBC Code Enforcement, case #**C-2024-0705000**. Guest call in privileges and barcodes for this unit have been turned off. The van belonging to the contractor has been placed on the "NO ENTRY" list at the guardhouses and a report has been sent to PZB Division of Contractor Certification.

PAVING REPAIRS- On 7/3, Sunshine Services made repairs to roads and walkways at various sections of Century Village.

DUMPSTER NEWS- Last week, I received many reports about dumpsters not being emptied on their scheduled days. As of today, all sections have been serviced by Waste Pro and they are back on their regular service schedule.

END OF REPORT



165 STRATFORD L- THIS UNIT OWNER GUTTED THIS UNIT, REMOVING DRYWALL, ALTERING AND REMOVING INTERIOR WALLS, AND PERFORMING MAJOR PLUMBING AND ELECTRICAL WORK. NO PERMITS, NO INSURANCE CERTIFICATE, NO ENGINEERING PLANS, NO PRIOR WRITTEN PERMISSION FROM THE BOARD. NO GOOD.



165 STRATFORD L- THIS UNIT OWNER INSTALLED PLUMBING AND ELECTRICAL CONNECTIONS FOR A WASHING MACHINE INSIDE A CLOSET. THIS IS A VIOLATION OF THE STRATFORD L GOVERNING DOCUMENTS. STRATFORD BUILDINGS HAVE ONE WATER METER PER BUILDING, SO ALL OF THE OTHER UNIT OWNERS WILL BE PAYING FOR THE WATER THAT THIS UNIT OWNER USES WHEN HE DOES HIS LAUNDRY. IF A DRYER IS TO BE INSTALLED HERE, THERE WILL ALSO NEED TO BE A PLAN FOR VENTING. BUILDING CODE REQUIRES DIRECT VENTING TO THE OUTSIDE, NOT INTO ATTIC SPACES OR INSIDE WALLS.



165 STRATFORD L- MAJOR ELECTRICAL WORK HAPPENING HERE, WITH NO ELECTRICAL SUB PERMIT AND NO ENGINEERING PLANS.

Street No:

165

Pre:

Select

Street Name: *

Stratford L

Type:

Select

Post:

Select

Search

Reset

No records to display!!



I TRIPLED CHECKED THE PZB PERMIT TRACKING APP FOR PERMITS: BY OWNER'S NAME, BY ADDRESS, AND BY PARCEL CONTROL NUMBER. NO PERMITS WERE APPLIED FOR OR ISSUED BY PALM BEACH COUNTY.



165 STRATFORD L- THIS VAN BELONGS TO THE PEOPLE THAT WERE WORKING INSIDE 165 STRATFORD L ON 7/5.



Plate

FL Z91EKD

Date

7/5/2024, 11:57:51 AM

Location

#01 Inbound 1 - Northward

THIS VAN HAS BEEN PUT ON THE "NO ENTRY" LIST AT BOTH GUARDBOUSES. TRADESMEN WHO DESTROY ASSOCIATION COMMON ELEMENTS WITHOUT BOARD AUTHORIZATION OR PERMITS WILL BE BARRED FROM ENTERING CENTURY VILLAGE.

ANDOVER H Condominium Association, Inc.

C/o Seacrest Services, Inc.
2101 Centrepark W. Drive, Suite 110
West Palm Beach, FL. 33409-6474

June 25, 2024

RE: Unauthorized Construction, Unit 196

Irving or Miriam Harfenes
244 Hewes St. #C
Brooklyn, NY 11211-8170

Dear Owner,

Unauthorized construction is taking place at your unit 196 Andover H.

All material alterations must have written approval from the Board prior to commencement.

It is well established by state statute and the governing documents that the Board of Directors on behalf of the Association is allowed to regulate alterations.

You must cease all alterations until you receive written approval from the Association.

You have **until July 6th, 2024** to provide an application. Please provide a detailed description of the desired alterations, the name of your contractor, the contractor's license number, and a copy of the contractor's insurance including worker's compensation.

This letter is an attempt by the Board of Directors to fulfill its fiduciary responsibility to the Association.

Your cooperation is genuinely appreciated.

Sincerely,
The Board of Directors
Andover H Condominium Association, Inc.

Mailed USPS 1st Class and Certified 9589 0710 5270 0360 0429 45

WHEN UNAUTHORIZED, UNPERMITTED, OR NON-COMPLIANT CONSTRUCTION/DEMO WORK IS DISCOVERED, FIRST JOB IS HAVE YOUR PROPERTY MANAGER SEND OUT A NOTICE OF VIOLATION TO THE UNIT OWNER. THIS NOTICE WAS SENT OUT LAST WEEK AND POSTED TO THE UNIT'S FRONT DOOR, AFTER UNPERMITTED DEMO WORK WAS DISCOVERED AT 196 ANDOVER H.



ON 7/3, SUNSHINE SERVICES MADE REPAIRS TO ROADS AND WALKWAYS AT VARIOUS SECTIONS OF CV.



CENTURY BOULEVARD/SALISBURY A- WALKWAY REPAIR COMPLETE.



BERKSHIRE SECTION- ROAD REPAIR COMPLETE.



WELLINGTON H- ROAD REPAIR COMPLETE.



COVENTRY SECTION- ROAD REPAIR COMPLETE.



OXFORD SECTION- ROAD REPAIR COMPLETE.



STRATFORD SECTION- WALKWAY REPAIR COMPLETE. I CALLED THE VENDOR TO RETURN AND REMOVE THAT PILE OF FILL NEXT TO THE REPAIR AREA.



WINDSOR SECTION- ROAD REPAIR COMPLETE.



CENTURY BOULEVARD- ON 7/1, ANCHOR MARINE CLEARED STORMWATER CATCH BASINS ALONG THE SOUTH SIDE OF CENTURY BOULEVARD. THIS ONE WAS COMPLETELY BLOCKED.



CENTURY BOULEVARD- ON 7/1, ANCHOR MARINE CLEARED STORMWATER CATCH BASINS ALONG THE SOUTH SIDE OF CENTURY BOULEVARD.



CENTURY BOULEVARD- STORMWATER CATCH BASINS ON THE SOUTH SIDE OF CENTURY BOULEVARD ARE CLEAR.



BEDFORD I- YELLOW TOTER WITH CRACKED LID. REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPAIR WAS SENT TO WASTE PRO.



EASTHAMPTON H- YELLOW TOTER WITH BUSTED LID. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.



SUSSEX A- 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- THIS DISGUSTING MESS WAS PUT OUT BY A LANDLORD ON 7/5. THE ASSOCIATION'S PRESIDENT AUTHORIZED ADDITIONAL CHARGE FOR SPECIAL PICKUP, AND WILL BACK CHARGE THE LANDLORD. THANK YOU!