

8/12/2024 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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LIGHTNING STRIKE, UCO BUILDING- On **8/8**, the UCO Office experienced a lightning strike. This building is grounded; computers, televisions and other equipment were undamaged. However, one key component, a “unified data management” module, was fried. This component controls our Internet routers, telephones, and our ABDI access control system. Our **IT manager, Steve Henn**, installed a temporary substitute unit, which brought most of our equipment back up, but the new replacement UDM unit will not arrive until **Monday, 8/12**. I asked Steve to order a second UDM unit, to be stored as a spare for the future.

NORWICH B, UPDATE- On **7/25**, PBC Code Enforcement Officer **John Gannotti** issued a **Life Safety Violation Notice** to Norwich B Condominium Association for allowing a staircase to become unsafe. This staircase was recently “red tagged” by **PBC Building Inspector Tom Banzhaf**. All stairs and railings have been in unsafe condition since **June, 2021**, when the association was first cited by PZB for these conditions.

On **8/7**, the case, **# C-2024-07250009**, was brought before the **PZB Special Magistrate**. I attended this hearing, as I am the complainant for this case. Seven Norwich B unit owners, including two Directors, attended and two managers from Seacrest Services also attended. Before the hearing commenced, PBC Code Enforcement Officer John Gannotti briefed the unit owners on what the hearing was about, informing them that they are already accruing daily fines for previous unresolved violations and risk being removed from the unsafe building if repairs are not completed soon. The Special Magistrate ordered this association to hire a licensed contractor to make these repairs in 15 days, and to block the top and bottom of the staircase immediately. **Seacrest Manager Matthew Henry** testified that Norwich B has contracted with an Engineer, **Thomas Twomey**, to create a Scope Of Work to get these critical repairs done.

204 SOMERSET K, UNAUTHORIZED DEMOLITION, DAMAGE TO BUILDING- Back in **April, 2024**, UCO was informed of unauthorized demolition work at **204 Somerset K**. Upon inspection, it was discovered that the rear screen wall of the unit had been removed, causing damage to the concrete slab above the unit, and a shoddily made concrete floor slab was poured, without the prior authorization of the Association's Board. A PZB Building Inspector posted a **"STOP WORK"** order for this unit, but this unit owner still sends workers to this unit. The Association has begun legal action against this unit owner.

COVENTRY H, UPDATE- Dean Mitchell Restorations has completed interior demolition at unit #172 (lower), and will begin demolition at the upper unit, #180, this week. All moldy drywall must be removed from both of these units before structural repairs can begin. Also this week, the **Association's Engineer, Don Chalaire, and PBC Building Inspector Tom Banzaf** will re-inspect both units, which were severely damaged due to a long running water leak. Engineer Chalaire will then create a plan for repairing this building and an Request For Proposal (RFP) form, which the Association will use to bid this project out to several licenced General Contractors.

SOMERSET J, SECOND FLOOR CLOSURE- On **8/9**, PZB Building Inspector Tom Banzhaf declared the ***second floor of Somerset J as unsafe for occupancy***. The railing along the second floor catwalk had deteriorated to the point that a soft bump would collapse the railing. The second floor catwalk deck showed signs of rebar spalling, and it appeared that the spalling voids had been "repaired" with stucco and painted over. The roof eaves appeared to have deteriorated at several places. Both staircases to the second floor were barricaded off by Platinum Security with yellow caution tape and orange cones; more permanent wood barricades and signage were installed by Seacrest later that day. ***Residents of the second floor of this building will not be able to access their units until the unsafe conditions are resolved.*** Platinum Security is checking on this building hourly, to make sure that no one tries to enter the second floor.

STREETLIGHTS- On **8/5**, **FPL** repaired a dark streetlight on South Drive, near Wellington J. A double streetlight on the south side of Century Boulevard was repaired on **8/9**. There is one more streetlight on North Drive, near Kent M, that is still dark. FPL will repair this streetlight soon.

REAL ESTATE AGENTS- Recently, UCO has been receiving reports from CV Association Directors about issues with real estate agents: harassing phone calls, threats of legal action, attempts to “interpret” Association documents for Directors, etc. A particular unlicensed **“*transaction coordinator*”** is a repeat character in these reports. In short, these tactics are attempts by agents to expedite applications for sales and rentals. An association’s application and screening processes are things that should not be rushed, and the governing docs of most CV associations allow the boards thirty days to carefully make decisions on acceptance, and to seek legal guidance when needed. In the December 2023 *UCO Reporter*, **Attorney Mark Friedman** offered the following advice to CV Directors:

“Board members should not have extensive back and forth discussions with realtors. Board members should politely accept the application and related documents, process those documents as per standard procedures, and limit discussion related to the transaction until the investigation is concluded. Further, if you say the wrong thing to any third-party representative, that representative will be called as a witness against you personally and against the association. The realtor negotiates between the buyer and the seller. There is nothing to negotiate with the Association.”

Once an application has been delivered, the Board need have no further communications with agents, and ***such communications may be legally inadvisable***. UCO Investigations staff are trained not to communicate with agents, especially about CV association business. I often advise CV Directors to rehearse the following “line”: ***“The Board will review this application and make a decision in due course, thank you.”*** Click.

END OF REPORT

Respondent: NORWICH B CONDOMINIUM ASSOCIATION, INC.
625 N Flagler Dr, Ste 700, West Palm Beach, FL 33401

CEO: John Gannotti
Type: Life Safety

Situs Address: Norwich B, West Palm Beach, FL

Case No: C-2024-07250009

PCN:

Zoned: RH

Violations:

1 **Details:** 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.

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

Issued: 07/25/2024

Status: CEH

cc: Norwich B Condominium Association, Inc.



NORWICH B- ON 8/7, THE PZB SPECIAL MAGISTRATE HELD A HEARING FOR THE LIFE SAFETY VIOLATION NOTICE THAT WAS SENT TO THE ASSOCIATION ON 7/25.



NORWICH B- SEACREST SERVICES BLOCKED OFF THIS UNSAFE STAIRCASE, PER THE SPECIAL MAGISTRATE'S INSTRUCTIONS.



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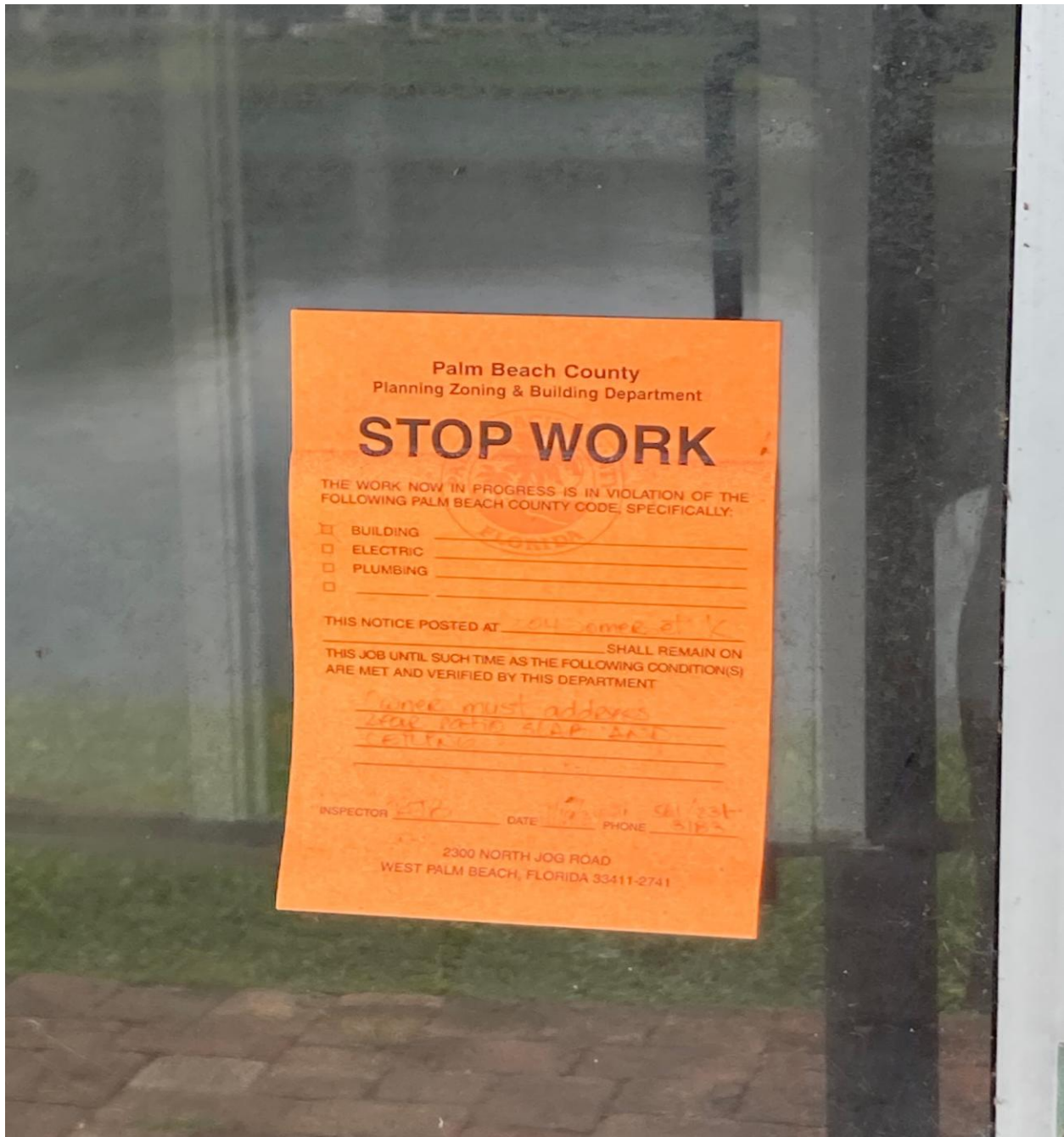
204 SOMERSET K- THIS UNIT OWNER RIPPED OUT THE REAR PATIO SCREENWALL, DAMAGED THE CONCRETE SLAB ABOVE, AND Poured A NON-CODE COMPLIANT CONCRETE FLOOR TO MAKE THE PATIO FLOOR LEVEL WITH THE UNIT FLOOR. EMERGENCY POST SHORING NEEDED TO BE INSTALLED, AT ASSOCIATION EXPENSE, TO KEEP THE UPPER SLAB FROM COLLAPSING.



204 SOMERSET K- THIS CONCRETE SLAB, WHICH IS A STRUCTURAL ELEMENT OF THE BUILDING, WAS DAMAGED BY THE UNIT OWNER'S CONTRACTOR.



204 SOMERSET K- THIS UNIT OWNER'S CONTRACTOR Poured A NON CODE COMPLIANT "CONCRETE" FLOOR, USING OLD BUSTED UP CERAMIC FLOOR TILE AS AGGREGATE. WHOEVER DID THIS SHOULD BE PUT IN JAIL.



204 SOMERSET K- A STOP WORK ORDER WAS PLACED ON THIS UNIT, BUT THE ASSOCIATION'S BOARD CONTINUES TO PLAY "CAT AND MOUSE" WITH CONTRACTORS WHO SNEAK INTO THE UNIT TO DO WORK. THE ASSOCIATION HAS SUSPENDED THIS UNIT OWNER'S GUEST (CONTRACTOR) CALL IN PRIVILEGES, BUT THIS PERSON OWNS FOUR OTHER UNITS IN CENTURY VILLAGE, SO THE CATS AND MICE STILL KEEP CHASING EACH OTHER.

Permit No	Permit Description	Inspection Code	Inspection Type	F. S	Result	Reasons	Re - Ins p Fees	Inspector /Staff	Scheduled Date	Result Date	
AIB-2024-008127-0000 All	All Alterations - Multi-Residential All	All 810 All	All Stop Work Order (Place Red Tag) All	All All	All Qualified Pass All			All Beltran, Ronny J All			
Total Records: 1											
B-2024-008127-0000	Alterations - Multi-Residential	810	Stop Work Order (Place Red Tag)		Qualified Pass	12-Building Not Per Plan		Beltran, Ronny J	04/19/2024	04/19/2024	
CORR:	Owner must address rear patio slab and ceiling repair. FBC107.4										

204 SOMERSET K- PZB BUILDINGS DIVISION PUT A “STOP WORK” ORDER ON THIS UNIT, BECAUSE THE CONTRACTOR EXCEEDED THE PERMIT’S SCOPE OF WORK, PERFORMED SHODDY WORK, AND CAUSED STRUCTURAL DAMAGE TO THE BUILDING THAT MUST NOW BE CORRECTED BY THE ASSOCIATION. THE ASSOCIATION’S ATTORNEY HAS BEGUN LEGAL ACTION. MONEY, MONEY AND MORE MONEY. BEST WAY TO AVOID THIS IS TO STOP UNAUTHORIZED AND UNPERMITTED WORK BEFORE IT STARTS. KEEP YOUR EYES PEELED FOR TRUCKS, WORKERS, COVERED UP WINDOWS, WHITE MARKS ON THE CATWALKS. CALL YOUR PROPERTY MANAGER IMMEDIATELY WHEN UNAUTHORIZED WORK STARTS UP.



SOUTH DRIVE- THIS STREETLIGHT NEAR WELLINGTON J WAS REPAIRED BY FPL ELECTRICIANS ON 8/5.



CENTURY BOULEVARD- FPL REPAIRED THIS DOUBLE STREETLIGHT ON 8/9.



NORTH DRIVE- THIS STREETLIGHT WILL BE REPAIRED BY FPL SOON, WORK ORDER #42568.



172 COVENTRY H- THIS LOWER UNIT IS NEAR COMPLETELY GUTTED. ALL MOLD CONTAMINATED DRYWALL HAS BEEN REMOVED BY DEAN MITCHELL RESTORATION.



172 COVENTRY H- WOOD FRAMING, JOISTS, AND GIRDERS ARE ROTTED AND WILL NEED TO BE REPLACED. THIS CAST IRON SEWER STACK PIPE IS RUSTED FROM GROUND UP TO THE SECOND FLOOR, DUE TO WATER RUNNING ON IT FOR YEARS. THIS PIPE WILL LIKELY NEED TO BE REPLACED.



SOMERSET J- SEACREST JOE MENCHI WAS ABLE TO ROCK THIS DETERIORATED RAILING- ONE SOFT HIP BUMP WOULD SEND A PERSON OVER THE SIDE. NOT GOOD.



SOMERSET J- THIS RAILING IS SEVERELY DETERIORATED, A LIFE SAFETY RISK.



SOMERSET J- ROOF EAVES ARE ROTTED.



**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

**PLANNING, ZONING & BUILDING DEPARTMENT
2300 North Jog Road
West Palm Beach, FL 33411**

(561) 233-5101 561 233-5086

DANGER KEEP OUT

**THIS BUILDING IS UNSAFE AND ITS USE
OR OCCUPANCY HAS BEEN PROHIBITED
BY THE BUILDING OFFICIAL**

THIS NOTICE IS POSTED AT SOMERSET J, CV, WPB
UNDER THE AUTHORITY GRANTED IN SECTION 116 OF THE FLORIDA
BUILDING CODE, AS AMENDED. THIS UNSAFE BUILDING/STRUCTURE/SERVICE SYSTEM
SHALL REMAIN POSTED UNTIL SUCH TIME AS THE HAZARD IS ABATED BY REPAIR,
REHABILITATION OR DEMOLITION, AS DETERMINED BY THE BUILDING OFFICIAL.
ANY PERSON WILLFULLY DESTROYING, MUTILATING OR REMOVING THIS NOTICE
WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

AUTHORIZED EMPLOYEE T. BANZAF DATE 08/07/2024
FILE NUMBER U24000026

**NOTICE: ENTRY OR OCCUPANCY OF THIS BUILDING MAY RESULT
IN ARREST AS PROVIDED FOR IN ORDINANCE 2020-028**

**PALM BEACH COUNTY CODE ORDINANCE CHAPTER VII, SECTION 7-52,
SUBSECTION 116: PENALTIES UNDER SECTION 1.11. A FINE UP TO \$500.00, OR
IMPRISONMENT UP TO 60 DAYS, OR BOTH.**

*** 2ND FLOOR**

SOMERSET J- PZB INSPECTOR TOM BANZAF DECLARED THE ENTIRE SECOND FLOOR AS UNSAFE FOR OCCUPANCY.



SOMERSET J- SEACREST SERVICES INSTALLED BARRIERS AT BOTH STAIRCASES. PLATINUM SECURITY IS CHECKING THIS BUILDING HOURLY FOR UNAUTHORIZED OCCUPANCY, WITH INSTRUCTIONS TO CALL THE POLICE IF ANYONE ATTEMPTS TO OCCUPY THE SECOND FLOOR.



**NORTHAMPTON R- DERELICT STORAGE UNIT REMOVED ON 8/8.
ALLOWING STORAGE PODS TO REMAIN ON ASSOCIATION
PROPERTY FOR MORE THAN 24 HOURS IS A COUNTY CODE
VIOLATION.**



SUSSEX SECTION- LARGE PIECES OF MIRROR GLASS MUST BE PUT INTO THE DUMPSTER AND BUSTED UP. WASTE PRO WILL NOT PICK UP LARGE PIECES OF GLASS BY HAND.

