

## 8/19/2024 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

[UCOMAINTEANCE@GMAIL.COM](mailto:UCOMAINTEANCE@GMAIL.COM) [UCOGARBAGE@GMAIL.COM](mailto:UCOGARBAGE@GMAIL.COM)

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

**COVENTRY H, UPDATE-** Gut demolition at two units continues. On **8/12**, unit #170 was inspected by **PBC Code Enforcement Officer John Ganotti, PBC Building Inspector Tom Banzhaf and Coventry H Engineer Don Chalaire**. CEO Gannotti advised the Association's remediation contractor, **Dean Mitchell**, to pull a demolition permit. As gut work continues, Engineer Chalaire will create a repair plan, along with a Request For Proposal (RFP) form and Scope Of Work (SOW), which the Association will use to bid out the repairs to General Contractors.

**SOMERSET K, UPDATE-** On **8/12**, I received a report that workers were jackhammering at the rear of **unit #204**, where Palm Beach County previously posted a **STOP WORK** order and where ***the Board had instructed the unit owner not to do any more work until engineering, insurance, and legal matters are resolved.*** I went to this unit, along with two Seacrest managers and the President and Treasurer of Somerset K. The workers had caused additional damage to structural concrete, and the Association needed to bring **CR1 Restorations** back to the unit to reinstall post shoring, at the Association's expense. I told the workers to scramoose, which they did after a bit of arguing. The Association has not yet given permission for work to resume, and especially on the structural concrete. The unit owner has not yet submitted a Certificate of Insurance for his contractor to the Board. Or engineering plans. I reported the additional destruction of structural concrete to the PBC Building Department, case **#C-2024-08130002**, and requested a safety inspection of the work area.

This unit owner's contractor call-in privileges were previously suspended at the Association's request, but the unit owner called in the workers using one of his other four CV units. I have suspended contractor call-in privileges for all of these units, to keep unauthorized contractors from working at 204 Somerset K and causing more damage to that building.

On **8/15**, a worker was back to jackhammering the concrete at the back of unit #204. I went back to this unit, along with **three Seacrest managers, two security officers, two Somerset K Officers, two Sheriff's Deputies and PZB Inspector Tom Banzhaf**. After a protracted argument with the worker, Inspector Banzhaf posted new **STOP WORK** notices on the unit, and the worker was escorted off the property by Security. It was later discovered that the contractor was called in by the owner of unit **#203**, so, at the request of the Somerset K board, barcodes and guest/contractor call-in privileges were suspended for that unit. On **8/16**, Seacrest Services, at the request of the Somerset K Board, boarded up the back of this unit to prevent the structural concrete from being further damaged. Platinum Security has been instructed to monitor this unit throughout each day and to call PBSO immediately if anyone else shows up with a jackhammer.

**REFLECTION BAY, UPDATE-** Workers are installing orange fencing around trees and palms that are not to be bulldozed. In this week's newsletter from Palm Beach Commissioner Gregg Weiss, there is a blurb that describes the regulatory and other processes that are involved with converting a golf course to residential housing. The blurb is about a different PBC Community, but the info applies to us, so check it out at:

<https://conta.cc/4fL9gD7>

**FPL POWER TO SAVE PROGRAM-** Representatives of Florida Power and Light have been 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 utility 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.***

**END OF REPORT**



**170 COVENTRY H- GUT WORK CONTINUES. ADDITIONAL POST SHORES WERE INSTALLED TO KEEP THE CEILING FROM COLLAPSING.**



**172 COVENTRY H- AN UNPERMITTED TANKLESS WATER HEATER WAS DISCOVERED DURING THE DEMO WORK. THE ELECTRICAL WIRING FOR THIS 1969 PARTIAL WOOD FRAME BUILDING WAS NOT DESIGNED TO ACCOMMODATE THE ELECTRICAL LOAD REQUIREMENTS FOR THIS DEVICE. THIS IS WHY ASSOCIATION BOARDS, OR THEIR MANAGERS, NEED TO REGULARLY INSPECT UNIT INTERIORS. TO KEEP THE BUILDING FROM BURNING DOWN.**



**204 SOMERSET K- ON 8/12, THESE GUYS, WORKING FOR ACD INST CORP., WERE JACKHAMMERING INTO THE CONCRETE SLAB ABOVE THE REAR PATIO. THIS IS ASSOCIATION LIMITED COMMON ELEMENT, NOT UNIT OWNER PROPERTY, AND THE ASSOCIATION TOLD THIS UNIT OWNER NOT TO CONTINUE CHIPPING AT THIS SLAB, WHICH HOLDS UP THE BUILDING.**



**204 SOMERSET K- THESE PEOPLE, EMPLOYED BY ACD INST CORP., UNDERMINED THE POST SHORING THAT WAS PUT IN TO KEEP THE CONCRETE SLAB FROM COLLAPSING. AT THE FRONT OF THE SLAB, THICKNESS WAS REDUCED TO TWO INCHES. I REPORTED THIS TO PZB CODE, #C-2024-08130002.**



**204 SOMERSET K- PZB INSPECTOR TOM BANZHAF DOCUMENTS THE ADDITIONAL STRUCTURAL DAMAGE CAUSED BY ACD INST CORP. CONTRACTORS ON 8/15.**



**204 SOMERSET F- INSPECTOR BANZHAF POSTED NEW STOP WORK NOTICES AT THE FRONT AND REAR OF THIS UNIT. SEACREST HAS BOARDED UP THE BACK DOORS TO KEEP THESE SHOEMAKERS FROM USING UNIT ELECTRICITY TO POWER THEIR CHIPPING HAMMERS. PLATINUM SECURITY HAS BEEN INSTRUCTED TO CALL PBSO IF ANYONE TRIES TO WORK AT THIS UNIT.**





**204 SOMERSET K- INSPECTOR BANZHAF POSTED A NEW STOP WORK ORDER ON THE FRONT OF THE UNIT AS WELL. NO WORK IS TO HAPPEN INSIDE THE UNIT OR AT THE REAR PATIO.**

Palm Beach County  
Planning Zoning & Building Department

# STOP WORK

THE WORK NOW IN PROGRESS IS IN VIOLATION OF THE FOLLOWING PALM BEACH COUNTY CODE, SPECIFICALLY:

- BUILDING PBC AMEND. TO FBC
- ELECTRIC SECT. 109.4 WORK W/OUT
- PLUMBING A PERMIT
- \_\_\_\_\_

THIS NOTICE POSTED AT 204 SOMERSET K  
CV, WPB SHALL REMAIN ON  
THIS JOB UNTIL SUCH TIME AS THE FOLLOWING CONDITION(S)  
ARE MET AND VERIFIED BY THIS DEPARTMENT

OBTAIN PERMIT AND  
INSPECTIONS FOR REPAIR  
OF WORK TO 2ND FLOOR  
BALCONY SLAB.

INSPECTOR T. BANZAF DATE 08/15/2024 PHONE 561-233-  
5101

2300 NORTH JOG ROAD  
WEST PALM BEACH, FLORIDA 33411-2741

204 SOMERSET K- A STOP WORK ORDER MEANS EXACTLY THAT. NO WORK. THIS NOTICE IS SPECIFIC: WORK HAS BEEN DONE WITHOUT A PERMIT. THE SHOEMAKERS JUST RIPPED OFF THE ORIGINAL STOP WORK ORDER AND STARTED JACKHAMMERING.



**FPL POWER TO SAVE PROGRAM- IF THESE FELLOWS KNOCK AT YOUR DOOR, FEEL FREE TO LET THEM IN. THEY CAN SAVE YOU SOME MONEY ON YOUR ELECTRIC AND WATER BILLS.**



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 **September** 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.

Should you require any further information or want to make an appointment you may contact: Ami Pavon at 305-740-2620. Be aware, you do not need to make an appointment though, we will be posting flyers on the buildings we will be doing next.

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.



**LINCOLN STREET- THIS STOP SIGN NEEDS TO BE REPLACED, AND THE SIGNPOST STRAIGHTENED OUT.**



**LINCOLN STREET- HANDYMAN JOSE STRAIGHTENED THE SIGN POST, AND REPAINTED THE STOP BAR. THE STOP SIGN WILL BE REPLACED WHEN AMAZON DELIVERS MORE STOP SIGNS, THANKS JOSE.**



**ASTOR STREET, KENT SECTION- FADED STOP SIGN, CROOKED SIGNPOST, FADED STOP BAR. JOSE WILL FIX.**



**ASTOR STREET, KENT SECTION- NEW STOP SIGN INSTALLED, SIGNPOST WAS STRAIGHTENED AND PAINTED. STOP BAR WILL BE REPAINTED SOON. THANKS JOSE.**





**ASTOR STREET, KENT SECTION- FADED STOP SIGN, CROOKED SIGNPOST, FADED STOP BAR. JOSE WILL FIX.**



**ASTOR STREET, KENT SECTION- NEW STOP SIGN INSTALLED, STOP BAR REPAINTED. THANKS JOSE.**



**WEST DRIVE, WINDSOR SECTION- FADED BUS STOP SIGN. JOSE HAS BEEN REPLACING FADED BUS STOP AND STOP SIGNS, REPAINTING STOP BARS AND SPEED BUMPS, AND STRAIGHTENING SIGN POSTS.**



**WEST DRIVE, WINDSOR SECTION. NEW BUS STOP SIGN  
INSTALLED. THANKS JOSE. THE BENCH NEEDS TO BE ANCHORED  
TO THE PAVEMENT, TO KEEP IT FROM "GROWING LEGS".**



**NORTH DRIVE- THIS STREETLIGHT WAS REPAIRED BY FPL ON 8/13.**



**NORTH DRIVE- ANOTHER DARK STREETLIGHT. REPORTED TO FPL,  
WORK ORDER #42684.**



**NORWICH O- BUSTED DUMPSTER LID. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. THIS IS A REPEAT REQUEST.**



**NORWICH H- YELLOW TOTER WITH MISSING WHEEL. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO [UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM). PICTURES ARE VERY HELPFUL.**