

8/26/2024 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

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UCO BUDGET TOWN HALL- On 8/21, **UCO Treasurer JoAnne Robinson** hosted a very well attended Town Hall meeting, to present and discuss the **proposed 2025 UCO Budget**. CV unit owner asked questions and provided feedback, which will help the UCO Finance Committee complete a final proposed budget, which will then need to be approved by the UCO Officers Committee, the UCO Executive Board, and finally, the UCO Delegate Assembly on **10/4**. Several unit owners asked about the ambulance service provided by **AMR**. Please see the flier that is appended to this report, which describes this contract service in detail.

INSURANCE- Please read the following message from the UCO Insurance Department and UCO Insurance Agent, AssuredPartners:

“Attention: If you are a board member at one of the following associations, please contact the CVWPB insurance agency AssuredPartners at cvwpb@assuredpartners.com OR at 407-214-8393 to discuss an important insurance item related to your upcoming 2025 insurance program renewal: Cambridge F, Canterbury G, Easthampton D, Hastings D, Kent K, Northampton G, Northampton K, Northampton N, Norwich A, Norwich G, Norwich I, Norwich K, Salisbury C, Somerset I, Somerset J, Windsor C, Windsor E.”

#172 AND #180 COVENTRY H, UPDATE- Demolition and restoration work at these two units continues, following a catastrophic water leak. Gut work at lower **unit #172** is complete; fans and dehumidifiers continue to dry out the unit. **Dean Mitchell** has begun gut work at upper **unit #180**. **Engineer Donald Chalaire** has prepared specifications for repair work (Scope of Work) and a bid form (RFP), which the Association will send out to several licensed contractors for proposals. The **UCO Insurance Department** and **Seacrest Services** will assist this Association with this continued effort.

EMERGENCY GENERATOR- On **8/20**, **The Generator People** performed scheduled maintenance of the emergency generator at the Haverhill Road Guardhouse. This work included check of oil and coolant levels, inspection of the air cleaning filters, and fifteen minute no-load test run of the generator. Propane fuel supply was confirmed, approximately 350 gallons. All three of UCO's emergency generators (2 guardhouses, UCO Office) are under annual maintenance contracts, and are serviced every other month.

UNPERMITTED CONSTRUCTION WORK, 28 DORCHESTER B- Last week, the President of Dorchester B reported that unpermitted work was happening at **28 Dorchester B**. When I finally was able to get over there, I found that the unit owner had installed framing for a suspended ceiling in the kitchen and was in the process of converting a bathtub into a walk-in shower. This work requires permits and prior authorization from the Board. I also found a non-code compliant hot water heater, previously installed. I sent a report to PBC Code Enforcement, **#C-2024-08190006**, and advised the President to send a **Violation/Stop Work Letter** to the unit owner.

UNPERMITTED WORK, 81 SOMERSET E- On **8/19**, the **Treasurer/Secretary of Somerset E** reported that unapproved contractors were working in **81 SOMERSET E**, despite the fact that the original permit for work at this vacant unit has been canceled, and no new permit has been applied for. An owner of this unit is also the President of this Association. These contractors had dumped plywood, a pallet, and other junk on the first floor walkway, partially blocking egress/exits. I sent a report about the blocked walkway to PBC Code Enforcement, **#C-2024-08190020**. At the Treasurer/Secretary's request, contractor/guest call-in privileges for this unit were suspended. On **8/20**, the junk was removed from the walkway, and a worker was back inside the unit, called in through this unit owner's other unit, **103 Wellington F**. I suspended contractor call-in privileges for that unit as well, to keep unpermitted work from continuing at 81 Somerset E. On **8/20**, the interior of this unit was inspected by myself, the Treasurer/Secretary of Somerset E, and **PZB Building Inspector Tom Banzhaf**. During this inspection, the following was found:

- **Unpermitted plumbing work.** Specifically, a tub to shower conversion, a washer hookup, unsupported water supply and sewer pipes installed behind a wall, and an unvented connection to the building's sewer line. Also, there appears to be a significant re-design of the kitchen.

- **Unpermitted electrical work.** Specifically, new wiring, recessed lighting, outlets, switches, dryer hookup.

- **Unpermitted construction work.** Specifically, recessed ceilings, a new doorway between a bathroom and a bedroom, windows, front entry door, glass sliding doors, rear patio screenwall. A kitchen wall was removed.

- **Damage to a load bearing concrete wall.** Specifically, a concrete load bearing wall has been compromised with a chipping hammer, to allow water supply and sewer pipes to be installed behind a drywall and ceramic tiled wall. Especially as this unpermitted work is happening inside a unit owned by the Association's President, I advised this Association and their Manager to consult with their Attorney for guidance on further steps.

BREEZELINE- In January, our cable/Internet provider, **Breezeline**, announced that the original **Video On Demand service (VOD)** that was provided to CV residents in 2017 would be discontinued. VOD service is still available with optional **TIVO** which requires subscription to Breezeline Internet service, at additional charge. **Breezeline Customer Operations Manager Melissa Krupin** also sends the following message:

“Breezeline is committed to providing first-in-class service and support to the residents of Century Village. As technology advances some services that are/were available may be discontinued or available in an upgraded package. We will continue to communicate any such changes with the UCO Board and residents and review current options that may be available to provide the most state-of-the-art services to all residents”.

END OF REPORT



CV CLUBHOUSE- UCO TREASURER JOANNE ROBINSON HELD A SECOND UCO BUDGET TOWN HALL MEETING ON 8/21.

Understanding your AMR Transportation Coverage

THE FOLLOWING IS INFORMATION FOR ALL RESIDENTS OF CENTURY VILLAGE REGARDING YOUR COVERAGE FOR MEDICAL TRANSPORTATION WITH AMERICAN MEDICAL RESPONSE

911 Medical Transportation

- **IN ANY AND ALL MEDICAL EMERGENCIES, YOU MUST CALL 911!**
This is the Medical Emergency Network of all Palm Beach County and Fire Rescue will respond appropriately.
- **IN ANY AND ALL MEDICAL EMERGENCIES, FIRE RESCUE MAKES THE DECISION ON WHO TRANSPORTS THE PATIENT.**
- Once transported, you will receive a billing statement from the Fire Department. Contact them directly to discuss additional billing information they may need or to make co-payments depending on your insurance. AMR will not pay for transports nor is it a covered service, when transported by Fire Rescue.
- If, at time of transport, you are medically stable, but still should go to the hospital, the County Rescue Paramedic will call AMR directly, and AMR will respond and transport you.
- Your AMR contract allows us to bill your insurance, so you may be contacted for additional insurance information and co-pay information. **ALL EMERGENCY TRANSPORTS ARE COMPLETELY COVERED BY YOUR AMR CONTRACT ONCE YOU PROVIDE AMR WITH ALL YOUR INSURANCE INFORMATION.**

Additional Ambulance Services

- It is important to notify anyone arranging ambulance, that you have a contract with AMR. Some examples of Ambulance Transports are:
- Ambulance transportation will be provided from Hospital to Hospital, as ordered by your physician, for approved medical necessity and higher level of care.
- Hospital discharges to skilled and rehab facilities or home, if medically necessary.
- Skilled or Rehab to hospital ER, if medically necessary
- Skilled or Rehab to home, if medically necessary
- ALL TRANSPORTATION WILL REQUIRE THE RESIDENT TO SHOW THEIR CENTURY VILLAGE ID CARD. FOR ANY AMBULANCE TRIP THAT IS NOT A COVERED SERVICE, YOU MAY BE BILLED AT 40% OFF OF AMR'S PUBLISHED RATES.
- All transportation will require the resident to show their ID card and provide AMR with all insurance information **YOUR AMR CONTRACT APPLIES TO RESIDENTS OF CENTURY VILLAGE. IF AN OWNER OR RENTER CHANGES PERMANENT RESIDENCE TO A NURSING HOME OR ASSISTED LIVING HOME, HE/SHE IS NO LONGER COVERED UNDER THE TERMS OF THE CONTRACT.**

MOST IMPORTANTLY...

ANY AND ALL COMMUNICATIONS FROM AMR TO YOU, WHICH ASKS FOR PAYMENT, SHOULD BE TURNED OVER IMMEDIATELY TO THE OFFICE FOR PROCESSING. DO NOT PAY AMR FOR ANY TRANSPORTATION WITHOUT CONSULTING THE BOD

AMR PHONE FOR COVERED TRANSPORT: 1-888-624-1900



180 COVENTRY H- DEAN MITCHELL INSTALLED PLASTIC DUST WALLS TO SEPARATE THE UNDAMAGED LIVING ROOM AND BEDROOM FROM THE DAMAGED KITCHEN, BATHROOMS, AND FOYERS.



180 COVENTRY H- DAMAGE FROM A LEAK AT THIS UNIT IS LIMITED TO KITCHEN, BATHROOMS. AND FOYER. GUT WORK STARTED 8/23.



28 DORCHESTER B- HOT WATER HEATERS ARE REQUIRED TO BE HARD-WIRED; PLUGS ARE NOT ALLOWED. ALSO, THE INSTALL NEEDS TO BE INSPECTED BY PBC BUILDING DEPARTMENT.



28 DORCHESTER B- TUB TO SHOWER CONVERSIONS ALSO REQUIRE PERMIT AND INSPECTION. A SHODDY SHOWER INSTALLATION WILL CAUSE LEAKS AND MOLD. COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT, #C-2024-08190006.

DORCHESTER B CONDOMINIUM ASSOCIATION, INC.

C/O CURTISY PROPERTY MANAGEMENT
1645 PALM BEACH LAKES BOULEVARD, SUITE 1200
WEST PALM BEACH, FLORIDA 33401

AUGUST 22, 2024

RE: UNAUTHORIZED CONSTRUCTION, UNIT #28

TO: NAJIB AND HANNA REBECCA BOUTROS
7400 PERCE NEIGE SAINT HUBER
QUEBEC, CANADA J3Y 0A3

Unauthorized and unpermitted construction is taking place at your unit, #28 **Dorchester B**. All material alterations must have written approval from the Board prior to commencement. It is well established by state statute and the Association's governing documents that the Board of Directors on behalf of the Association may regulate alterations.

You must cease all alterations until you receive written approval from the Association. You have until September 3, 2024, to provide an application to the Board. 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 Certificate of Insurance, which must include proof of worker's compensation coverage and include Dorchester B Condominium Association as additional insured.

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

The Board of Directors
Dorchester B Condominium Association, Inc.

28 DORCHESTER B- A STOP WORK NOTICE WAS MAILED TO THIS UNIT OWNER, AND A COPY OF THE NOTICE WAS POSTED ONTO THE FRONT DOOR OF THE UNIT.



SOMERSET E- THIS JUNK HAS BEEN LAYING ON THE WALKWAY FOR WEEKS. A COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT, #C-2024-08190020.

08/01/20 24	B-2023- 054258-			Permit Cancelle	System Generat	Martin, La'Brees		Permit Cancelle
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15:24:47	0000			d	ed	ka		d - See letter attached
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150 Day inactive letter to Contractor marked as sent on 07/22/2024	System, Epzb	07/22/2024
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Property Information

PCN	Situs Address	Control	Project	Suite/Bay	Building/Lot Number
00-42-43-23-34-005-0810	81 Somerset E, West Palm Beach, FL 33417 USA	0-0	Somerset at Century Village Condo		

Owner Information

PCN	Name	Situs Address	Mailing Address	Email
00-42-43-23-34-005-0810	HERMAN, EINHORN	81 Somerset E, West Palm Beach, FL 33417 USA	1549 47th St, Brooklyn, NY 11219-2727	NIRDESIGN@HOTMAIL.COM

Contractor

Contractor Name: Michels, Jefferson
Certification No: CGC-1529368
Status: Active
Classification: General Contractor
License Expiration: 08/31/2024
Insurance Expiration: 12/16/2024
Bond Expiration:
Worker's Comp Expiration: 09/01/2024

Company Name: AGI Home Improvement LLC
DBA Name:
Company Type:
Company Address: 600 NE 185 St, MIAMI, FL
Work Phone: 786-252-7878



81 SOMERSET E- TUB TO SHOWER CONVERSION. NO PERMIT.



**81 SOMERSET E- PZB INSPECTOR BANZHAF DOCUMENTS
UNPERMITTED CONSTRUCTION WORK.**



81 SOMERSET E- THIS UNIT OWNER HAS INSTALLED WATER AND SEWER CONNECTIONS INSIDE A BEDROOM CLOSET, FOR A WASHER. THIS IS PROHIBITED IN THE ASSOCIATION'S GOVERNING DOCUMENTS, AND FOR GOOD REASON. LEAKS AND OVERFLOWS BECOME ASSOCIATION INSURANCE CLAIMS, WHICH RESULT IN HIGHER INSURANCE PREMIUMS.



81 SOMERSET E- THESE UNPERMITTED AND UNAUTHORIZED WATER AND SEWER PIPES ARE RUNNING, UNSUPPORTED, FROM THE KITCHEN, THROUGH A BATHROOM, AND INTO A BEDROOM CLOSET. WHEN THESE PIPES LEAK OR BECOME BLOCKED, THE ASSOCIATION WILL BE ON THE HOOK FOR DAMAGES. IT IS JUST A MATTER OF TIME.

M Gmail

~~with cc: fester4040@gmail.com~~

Fw: 81 Somerset E

1 message

From: Fester <fester4040@bellsouth.net>

Reply-To: Fester <fester4040@bellsouth.net>

To: Donald Foster <ucomaintenance@gmail.com>, Wayne Smith <waynesmith339@gmail.com>

Wed, Aug 21, 2024 at 7:52 PM

--- Forwarded Message ---

From: Fester <fester4040@bellsouth.net>

To: 53apple@gmail.com <53apple@gmail.com>

Sent: Wednesday, August 21, 2024, 07:45:12 PM EDT

Subject: 81 Somerset E

Mr. Einhorn please let this email serve as a STOP WORK ORDER until all permits and structural plans are approved. no workers will be allow in please get with your contractor for all permits license and insurance should you have any quetions feel free to Call Pruitt management. 561 432 3076

81 SOMERSET E- MANAGER FESTER PRUITT SENT A STOP WORK MESSAGE TO THIS UNIT OWNER.



NORTH DRIVE- SEACREST SERVICES REPAIRED A SIX INCH IRRIGATION MAIN LINE ON 8/16/24.



CENTURY BOULEVARD- IRRIGATION LEAK. LIKELY UNDER THE ASPHALT. SEACREST WILL FIX.



CENTURY BOULEVARD- LEAKING IRRIGATION PIPE UNDER ROADWAY REPAIRED BY SEACREST SERVICES ON 8/22.



SUSSEX B- THIS UHAUL TRAILER WAS BLOCKING A FIRE LANE. I SENT A COMPLAINT TO PBC CODE ENFORCEMENT, #C-2024-08190004.



COVENTRY I- THIS CAR WITH NO LICENSE PLATE WAS REPORTED TO PBC CODE ENFORCEMENT, #C-2024-08210003.



EASTHAMPTON C- YELLOW TOTES WITH BUSTED LID. REQUEST FOR REPAIR SENT TO SEACREST. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.

