

8/5/2024 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

WWW.UNITEDCIVIC.ORG

HURRICANE SEASON- In preparation for hurricane season, UCO has contracted with **KUSTOM U.S.** to provide post disaster services to CV Associations. After an emergency event, like a hurricane, this company will provide services to stabilize and make safe residential buildings: boarding up damaged doors and windows, installing tarps over damaged roofs, and mitigating water damage. Please see the flier that is appended to this report, which provides instructions and contact info for this vendor.

BULK TRASH- On Friday, **8/2**, Waste Pro missed bulk trash pickup service at the northwest sections of Century Village: Northampton, Sussex, Canterbury, Cambridge, Dorchester and Oxford. I sent a complaint to Waste Pro; these sections will be serviced today.

STREETLIGHTS- On **8/2**, FPL contractors made repairs to streetlights at North Drive, and East Drive. There is one streetlight still out on the south side of Century Boulevard and another on the south side on South Drive. These will be repaired soon by FPL.

COVENTRY H UPDATE- On **7/31**, **Dean Mitchell** resumed demolition of the interior of unit #172, which was damaged by a long running water leak.

REFLECTION BAY UPDATE- Last week, permits were issued to the owners of the former CV golf course, Kolter Land, for land clearing at this 72 acre parcel. Land clearing work began on **7/29**. This is a large overgrown parcel that has been undisturbed for many years, and we expect to see all kinds of pests and wildlife crawling out of there. ***CV Associations (and especially Associations near Reflection Bay) should make sure that they have a rodent control program in place.*** Property Managers can help with this, or the Association can "JUST CALL HULETT", or any other licensed pest control company.

SOUTH CANAL PROJECT- Surveyor work for this project is complete. The next step will be for our Engineer, Kyle Duncan of Simmons and White Engineering, to create a plan for re-dredging and re-grading this waterway, which crosses the southern boundary of Century Village from Bedford section to Windsor section. This project, once completed, will improve stormwater drainage capacity for the southern sections of Century Village.

UNPERMITTED CONSTRUCTION/DEMOLITION, HASTINGS A- On **7/29**, the President of Hastings A reported unpermitted and unauthorized construction work at units #5 and #6. These units were inspected by the Association's Manager, and it was discovered that interior walls had been removed and there had been significant plumbing redesign and electrical work performed. A Violation and Stop Work Notice was sent to the unit owners, and I reported the unpermitted work to PBC Code Enforcement, complaint # **C-2024-0730021**. At the Board's request, this absentee unit owner's guest (contractor) call in privileges were suspended.

UNPERMITTED CONSTRUCTION/DEMOLITION, SOMERSET A- Following a report of demo work at **19 Somerset A** on **8/2**, a Platinum Security Officer visited that unit, and discovered that interior walls had been removed, and electrical and plumbing work had been performed. The PZB Permit Tracking app showed that a permit had been applied for, but was not yet issued due to no licensed contractor being on the application. This was reported to PBC Code Enforcement, and to this Association's Board.

HOUSE BILL 1021 AND HOUSE BILL 1203- Appended to this report, please read a message from the **Florida Department of Business and Professional Regulation (DBPR)**, regarding new statutes that govern condominium associations, and particularly the requirement for all Directors to complete a **4-hour Board Member Certification Program**. DBPR is developing a "rulemaking process", since they are the State agency that will enforce the new statutes, and will soon make available the new statute compliant certification course. UCO will share additional information about these new regulations as they become available.

NEW CONDO CERTIFICATION COURSE- Last week, the Becker law firm announced that “**THE WAIT IS OVER!**” and provided an Internet link to their new online **4-hour Board Member Certification Program**. Here is the link to register for this course:

<https://www.floridacondoalawblog.com/classes/>.

This webpage also has a “Q and A” section that answers many of the questions that CV Association Directors may have about these new regulations.

END OF REPORT



Kustom US Proudly Partners with UCO – Century Village West Palm Beach

Kustom US is thrilled to announce our partnership with the UCO Insurance Committee to provide unparalleled disaster recovery and restoration services for the Century Village community. Our commitment to excellence and rapid response ensures that residents receive the best service possible during times of need.

Kustom US specializes in a wide range of disaster recovery services, tailored to meet the unique needs of each property. Our services include:



Water Damage Restoration:
Swift action to mitigate water damage and restore affected areas.



Fire and Smoke Damage Restoration:
Comprehensive cleanup and restoration to bring properties back to pre-loss condition.



Storm Damage Recovery:
Rapid response to restore properties affected by severe weather events.



Mold Remediation: Safe and effective mold removal to ensure a healthy living environment.



Roofing Services: Expert repair and replacement of roofs damaged by storms, wind, and other disasters, ensuring your home is protected from future damage.



Contents Restoration:
Specialized care to restore personal belongings and property contents.

WHAT TO DO IN CASE OF A LOSS

In the unfortunate event of property damage, it is crucial to act quickly. The first step is to contact the UCO main office at 561.683.9189. The UCO team will coordinate with Kustom US to ensure a prompt response and immediate assistance.

We are here to support the Century Village community with top-notch disaster recovery services. Together with the UCO Insurance Committee, we aim to restore peace of mind and bring properties back to their best condition. For more information about our services and partnership, visit our website at www.kustom.us or contact us directly.



CANTERBURY K- LAST FRIDAY, WASTE PRO MISSED BULK TRASH PICKUPS AT SOME CV SECTIONS. WASTE PRO WILL RETURN TODAY TO PICK UP THE MISSED ITEMS.



**EAST DRIVE- FPL MADE REPAIRS TO STREETLIGHTS ON 8/2.
PLEASE SEND DARK STREET LIGHT REPORTS TO
UCOMAINTENANCE@GMAIL.COM.**



172 COVENTRY H- DEAN MITCHELL IS CONTINUING WITH GUTTING OUT THIS UNIT, AND IS USING FANS AND DEHUMIDIFIERS TO DRY OUT THE UNIT AND REDUCE THE LEVEL OF AIRBORNE MOLD.



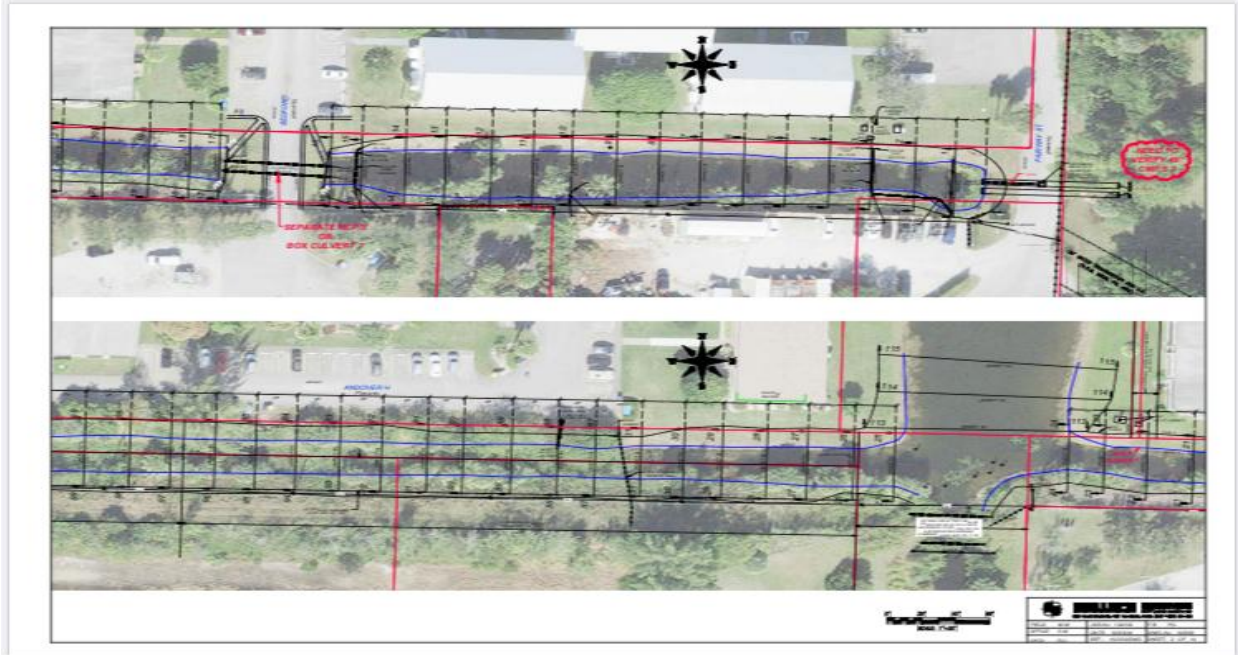
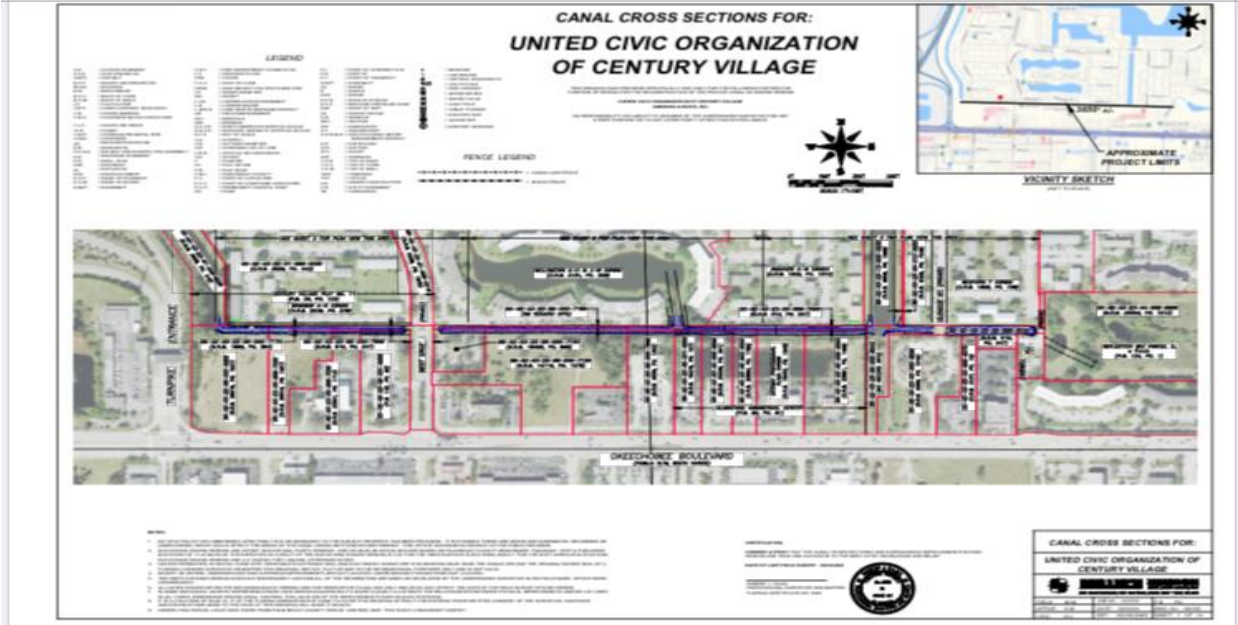
172 COVENTRY H- CONTAMINATED MATERIAL IS PILED UP AND WILL BE MOVED TO TRUCKS FOR DISPOSAL OFF- PROPERTY.



172 COVENTRY H- CONTAMINATED DEMO MATERIAL IS MOVED OFF PROPERTY BY DEAN MITCHELL.



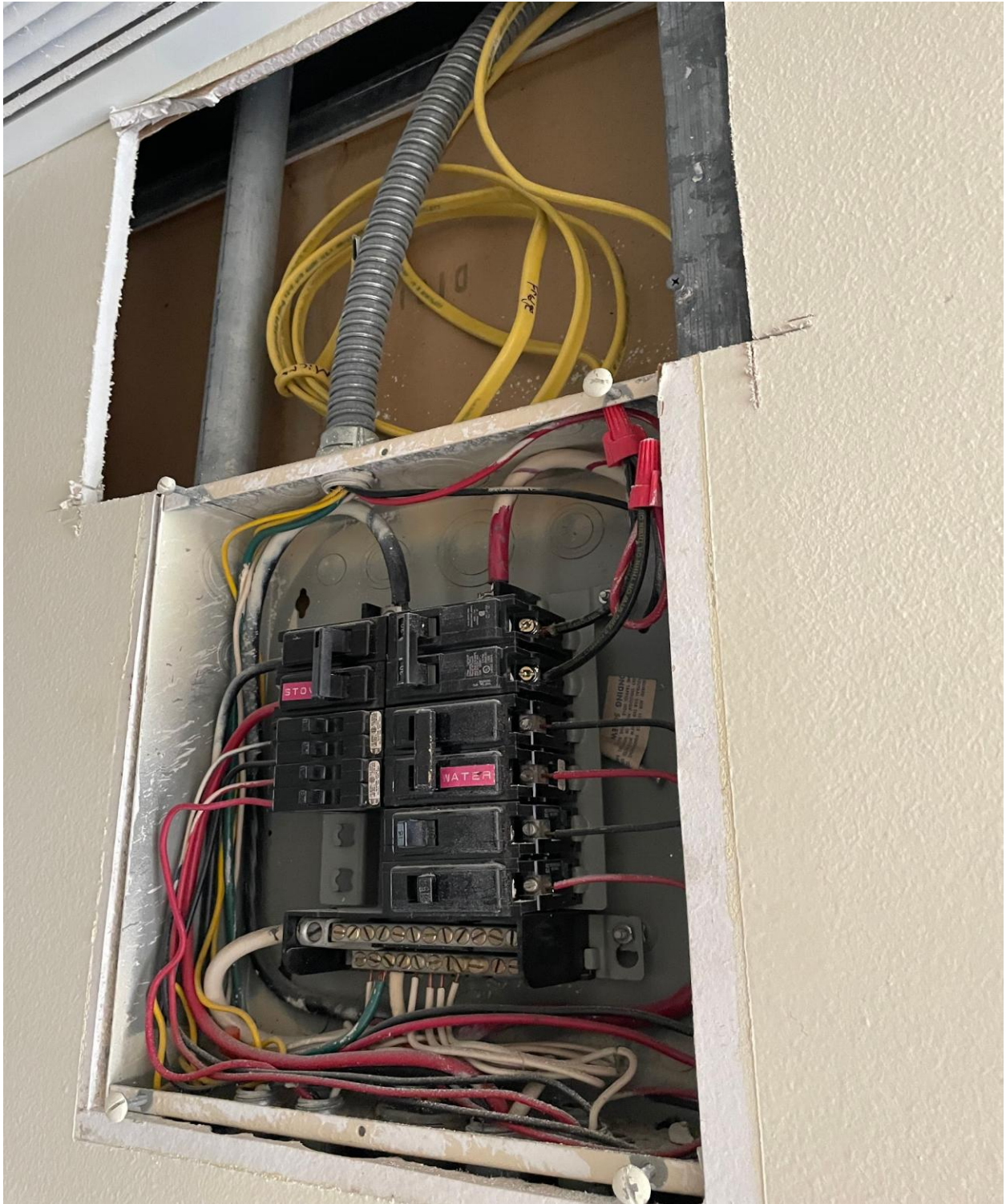
REFLECTION BAY- LAND CLEARING FOR THIS 72 ACRE PARCEL BEGAN LAST WEEK.



SOUTH CANAL- SURVEY WORK IS COMPLETE. NEXT STEP IS AN ENGINEERING PLAN.



5 HASTINGS A- KITCHEN WALL REMOVED. NO PERMITS, NO AUTHORIZATION FROM THE BOARD. NO GOOD. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT # C-2024-0730021.



#5 HASTINGS A- NEW ELECTRICAL BOX INSTALLED. NO PERMITS, NO CLUE ON WHICH "ELECTRICIAN" DID THIS WORK.



#5 HASTINGS A- UNPERMITTED PLUMBING AND ELECTRICAL WORK.

Hastings A Condominium Association, Inc

c/o Seacrest Service, Inc.
2101 Centrepark W. Dr., Ste. 110
West Palm Beach, FL 33409

7/29/24

NOTICE OF VIOLATION

RE: Starting Work Without Approval, Units 5 and 6 --- Stop Work

Dear Unit Owner(s),

This letter is written at the direction of the Board of Directors. As a member of the Association, you are obligated to abide by the Rules and Regulations as found in your Association's Governing Documents.

The Board of Directors has been made aware that you have had contractors performing work inside of your units. No unit owner may have work performed inside of their units without notifying the Association what work they intend to perform and what contractor(s) they intend to employ.

Per the Associations Governing Documents, all contractors must be licensed and insured. You must submit a written application to the Board of Directors, including a description of the planned work, copies of the License and Insurance of any contractors, and permits where applicable.

The Board requires that you reply to this letter in writing to properly document your response, verbal communications will not be considered, and your response should be sent to the address of the Management company listed above. This letter is an attempt by the Board of Directors to fulfill its fiduciary responsibility to the Association.

The Board of Directors would like nothing better than to settle these issues amicably. Failure to comply will result in the Board of Directors turning this over to an attorney.

The Board appreciates your effort to remedy this violation.

Sincerely,
Board of Directors
Hastings A Condominium Association, Inc

Mailed USPS 1st Class and Certified

6 HASTINGS A- A STOP WORK ORDER WAS SENT TO THIS UNIT OWNER, AND GUEST (CONTRACTOR) CALL IN PRIVILEGES HAVE BEEN SUSPENDED.



19 SOMERSET A- REMOVAL OF INTERIOR WALLS, PLUMBING AND ELECTRICAL WORK PERFORMED. NO PERMITS, NO ENGINEERING PLAN, NO CONTRACTOR INSURANCE POSTED, NO GOOD. REPORTED TO PBC CODE ENFORCEMENT.

View Application

[Go Back](#)

PR-2024-024684-0000 Interior Improvement -
Multi-Residential - Stop Issue

Further Desc: Remodel Kitchen (Anshel Niederman Residence)

06/06/2024

Application Date

--

Issued Date

158

Active Days

01/09/2025

Inactive Date

--

Completion Date

\$99.70

Balance Due

19 SOMERSET A- PERMIT FOR THIS UNIT HAS BEEN APPLIED FOR, BUT NOT YET ISSUED DUE TO NO LICENCED CONTRACTOR BEING ON THE APPLICATION. THIS WORK SHOULD NOT HAVE COMMENCED UNTIL A PERMIT IS ISSUED AND A NOTICE OF COMMENCEMENT (NOC) IS FILED WITH THE COUNTY. THE NOC STARTS THE INSPECTION PROCESS, WHICH ENSURES THAT ALL WORK IS PERFORMED SAFELY AND ACCORDING TO CODE.

Review History

Show All



Reference No:

All

Agency:

All

Date/Time: 07/09/2024 07:35:44

Reference No: PR-2024-024684-0000

Rev:

Rnw:

App Status: Stop Issue

Agency/Section: System Generated

Reviewer: Castillo, Mary L

Review Status:

Action: Permit Issuance Suspended
- Contractor is yet to be determined/License in Process

C:

19 SOMERSET A- "PERMIT ISSUANCE SUSPENDED- CONTRACTOR IS YET TO BE DETERMINED/LICENSE IN PROGRESS". ONLY LICENSED AND INSURED CONTRACTORS SHOULD BE WORKING IN CENTURY VILLAGE, WITH BUILDING PERMITS, ENGINEERING PLANS AND WRITTEN PERMISSION FROM THE BOARD.

Property Information

PCN: 00-42-43-23-34-001-0190
Situs Address: 19 Somerset A, West Palm Beach, FL 33417 USA
Control: 0-0
Project: Somerset at Century Village Condo
Suite/Bay
Building/Lot Number

Owner Information

PCN: 00-42-43-23-34-001-0190
Name: Niederman, Anshel
Situs Address: 19 Somerset A, West Palm Beach, FL 33417 USA
Mailing Address: 1672 51st St, Brooklyn, NY 11204-1416
Email: pjdias76@yahoo.com

19 SOMERSET A- THIS PERMIT APP WAS SUBMITTED BY PAULO DIAS (pjdias76@yahoo.com), AN UNLICENSED SUBCONTRACTOR. THIS WAS REPORTED TO THE PBC BUILDINGS DEPARTMENT.



This year, [House Bill 1021](#) and [House Bill 1203](#) were signed into law, changing the educational requirements for Condominium and Homeowners Association (HOA) Board Members beginning July 1, 2024. The educational requirements for board members are outlined below.

The Florida Department of Business and Professional Regulation (DBPR) is committed to helping board members understand their rights and responsibilities. To assist, DBPR developed a free 4-hour Board Member Certification Program that meets the new statutory requirements for both Condominium and HOA board members. The course will be available on our website by August 15, 2024, and you will receive an email notification that the course is available.

DBPR is also engaged in the rulemaking process to implement several facets of the new legislation, including education provider requirements. The Department looks forward to releasing guidance this fall regarding the process for providers to educate Condominium and HOA board members. For information and updates regarding the Department's rulemaking, visit the [Florida Administrative Register](#).

Requirements for Condominium Association Board Members

Condominium Directors appointed or elected prior to July 1, 2024, have until June 30, 2025, to meet the new educational curriculum requirement.

Condominium Directors appointed or elected on or after July 1, 2024, must complete an educational curriculum that is at least 4 hours long within 90 days after being elected or appointed.

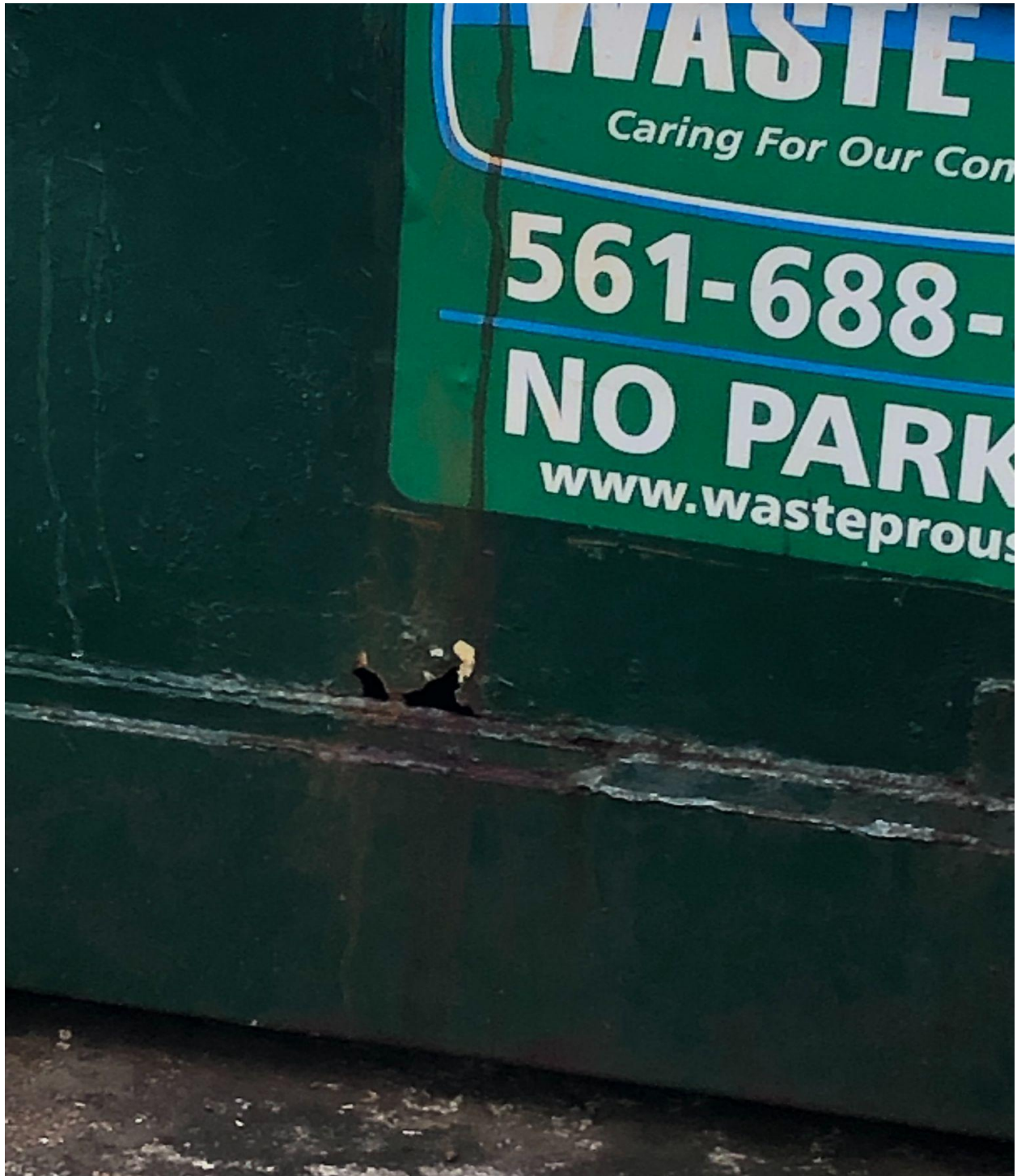
Requirements for HOA Board Members

HOA Directors elected or appointed prior to July 1, 2024, must complete an educational curriculum within four years, as long as the director serves on the board without interruption during the 4-year period.

HOA Directors appointed or elected on or after July 1, 2024, must complete an educational curriculum within 90 days after being elected or appointed.



SALISBURY- THREE INCH IRRIGATION LINE REPAIRED BY SEACREST SERVICES ON 7/29.



DORCHESTER F- RUSTED OUT DUMPSTER. REQUEST FROM REPLACEMENT WAS SENT TO WASTE PRO.



CANTERBURY F- RUSTED OUT DUMPSTER. REQUEST PRO REPLACE WAS SENT TO WASTE PRO. PLEASE SEND RUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.

