

## 9/30/2024 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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**LA QUINTA HOMELESS SHELTER-** On **9/26**, at a meeting of the **Palm Beach County Zoning Board**, our County Commissioners engaged in extended discussion about the proposed **homeless shelter at the La Quinta Inn**, which is near the Okeechobee Boulevard entrance to Century Village and adjacent to our Windsor section. This matter was not on the Zoning Commission's meeting agenda, so there was no advance notice to CV unit owners, who would have otherwise attended this meeting to make public comments. At the end of the meeting, the Commissioners voted unanimously to authorize the PBC Facilities Department to continue negotiating for the purchase of the motel. This meeting can be viewed by clicking on the following Internet link:

<https://www.youtube.com/watch?v=FT74otyb5Ho>

CV unit owners who wish to send comments to the Commissioners can use the following email addresses:

District 1: Maria G. Marino: [MMarino@pbcgov.org](mailto:MMarino@pbcgov.org)

District 2: Gregg Weiss: [GWeiss@pbc.gov.org](mailto:GWeiss@pbc.gov.org)

District 3: Michael A. Barnett: [MBarnett@pbc.gov](mailto:MBarnett@pbc.gov)

District 4: Marci Woodward: [MWoodward@pbc.gov](mailto:MWoodward@pbc.gov)

District 5: Maria Sachs [MSachs@pbcgov.org](mailto:MSachs@pbcgov.org)

District 6: Sara Baxter: [SBaxter@pbc.gov](mailto:SBaxter@pbc.gov)

District 7: Mack Bernard [MBernard@pbcgov.org](mailto:MBernard@pbcgov.org)

***UCO will continue to update our Community whenever there are new developments on this matter.*** On **Friday, 10/4**, PBC Commissioner Weiss will host an informational Town Hall meeting, subject La Quinta Inn, immediately following the **UCO Delegate Assembly at the CV Clubhouse Theatre**. The DA starts at **9:30 AM**.

**SOMERSET POOL FLAGPOLE, UPDATE-** At the **9/24** meeting of the **Joint UCO/WPRF Operations Committee**, a previous decision to remove a flagpole at the Somerset pool was reversed.

**IRRIGATION REROUTE PROJECT-** Last week, **Seacrest** began work on this project, which involves installation of new underground irrigation pipes at the Golfs Edge, Kingswood, and Southampton sections, replacing pipes that were previously installed on the Reflection Bay property.

**NORTH CANAL-** Last week, **Seacrest Services** continued with removal of trees, palms, and shrubs from the North Canal. This cleanup work is intended to allow for better movement and retention of excess stormwater.

**PLYMOUTH LAUNDRY-** On **9/23** and **9/24**, **Mr. Lint** cleaned the ten dryer ducts at the Plymouth Laundry. This service happens twice per year.

**PZB SPECIAL MAGISTRATE-** When a PBC Code Enforcement Officer determines that violations exist at a CV unit or building, a **Notice of Violation** is sent to the unit owner or association, which describes the violations and methods to bring the unit or association into compliance with County code. When a unit owner or association fails to come into compliance, the violation is placed on the **PZB Special Magistrate's** docket; violators are liable for fines retroactive to the date the NOV was issued. **Several CV associations are currently accruing seventy-five to two-hundred and fifty dollar per day fines** for violations. The next hearing date for the Special Magistrate is **11/6**. One CV association and four unit owners are listed on the **11/6** docket: **Coventry H, 182 Coventry H, 113 Oxford 200, 105 Oxford 500**. These Association Boards should make sure that they are represented at the **11/6** hearing.

**NEW CONDO BOARD CERTIFICATION CLASS-** **Becker Law** has made available a new four hour online class. Advance registration is required:

<https://online.beckerlawyers.com/77/2058/registration/landing-page.asp?sid=63deef28-3161-47c3-9193-f89b5680acad>

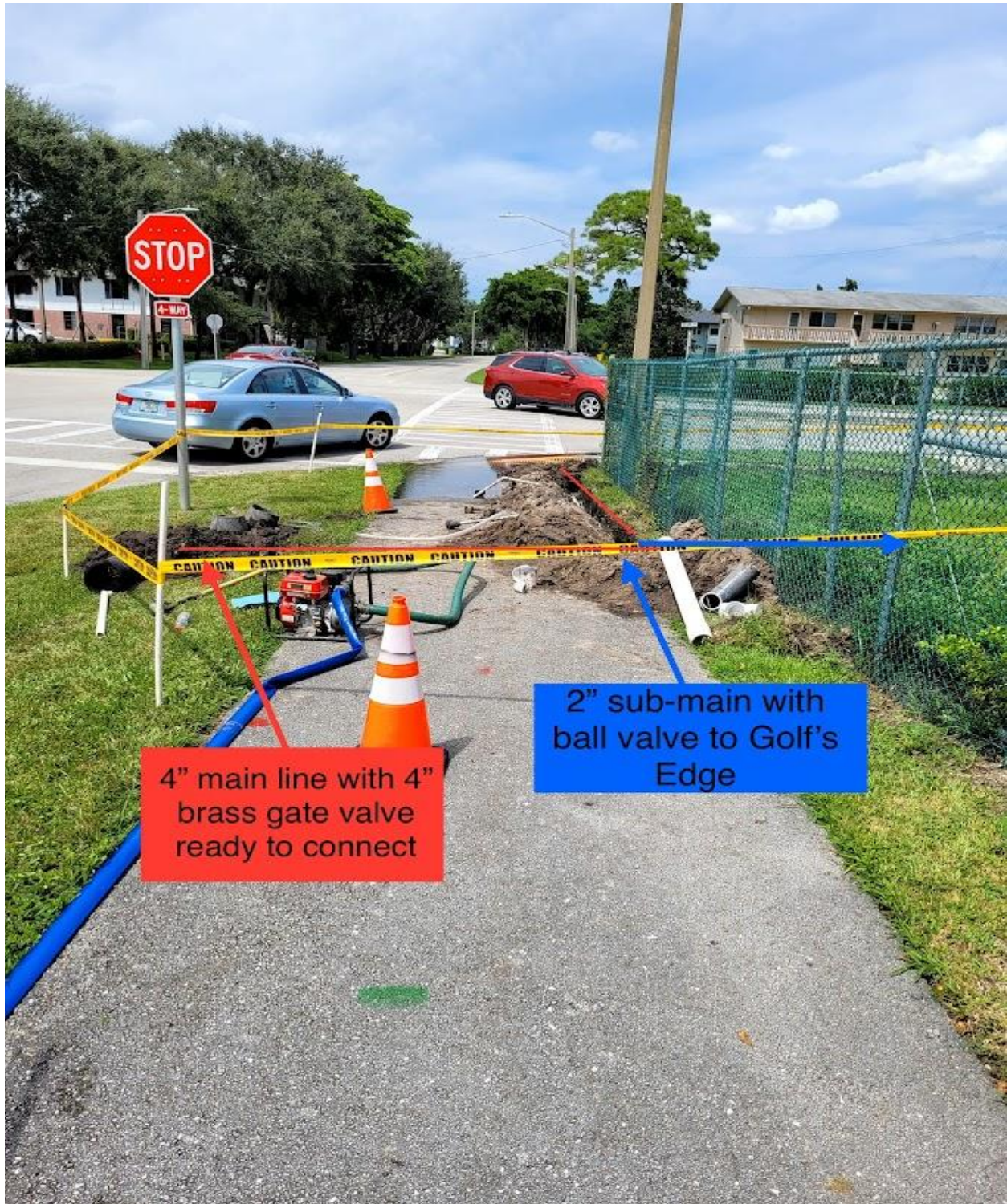
**TOWING CONTRACTS-** Many CV Associations have allowed their towing contracts to expire. With peak occupancy season almost upon us, now is a good time to get this Board housekeeping job done. **Each Association's towing contract must be renewed annually.** There is no charge for having a current towing contract, and a contract must be in place if an Association needs to tow a car. Blank towing contracts are available at UCO, or can be sent via email by sending a request to: [UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM). These contracts must be signed by a board member, have association seal affixed, and returned to **Sisters Towing, 6907 Southern Boulevard**. It is also required that code-compliant towing signs be installed on association properties. CV Property Managers can help with placement and installation of these signs.

**POD STORAGE UNITS-** Effective now, POD storage units will not be permitted to enter Century Village unless ***authorized in advance, in writing***, by a CV Association Director. Authorization letters must be signed by at least one Director, have the Association's seal affixed, and delivered to UCO or emailed to [UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM). ***Storage of POD storage units for more than twenty-four hours at Association parking areas is a violation of PBC County Code.*** This new regulation was approved by the **UCO Officers Committee** on **9/26**, and will be posted to all community media (*UCO Reporter*, TV channel 590, bulk email, Delegate Assembly agenda). CV Association Boards should advise all new residents of this regulation before they move into their units. A notice, for posting to Association bulletin boards, is appended to this report.

**END OF REPORT**



**SOMERSET POOL- THE DECISION TO REMOVE THIS FLAGPOLE HAS BEEN RESCINDED.**



**EAST DRIVE, GOLFS EDGE SECTION- THIS IS THE SPOT WHERE UNDERGROUND IRRIGATION LINES CROSS INTO THE REFLECTION BAY PROPERTY. A NEW MAIN LINE WILL BE INSTALLED FROM THIS POINT, ACROSS THE BACKS OF THE GOLFS EDGE BUILDINGS.**



**CENTURY BOULEVARD- ONCE THE NEW IRRIGATION LINE IS INSTALLED, IT WILL BE CONNECTED TO THE EXISTING IRRIGATION LINES AT THIS SPOT. NOTICE THE RED, WHITE, AND YELLOW WIRES- THESE WIRES WILL CONTROL THE NEW ELECTRONIC SHUT OFF VALVES AND ALLOW FOR THE NEW UNDERGROUND PIPE TO BE EASILY LOCATED IN THE FUTURE.**



**NORTH CANAL- SEACREST SERVICES HAS BEGUN REMOVING TREES, PALMS AND OTHER OVERGROWTH FROM THE NORTH CANAL.**



**NORTH CANAL, NORWICH SECTION- REMOVING TREES FROM THE FAR SIDE OF THE CANAL IS TRICKY- THIS FELLOW ON THE FAR SIDE IS TYING ROPE TO THE CUT TREES, AND THE OTHER GUY IS PULLING THE CUT TREES OUT WITH A TRACTOR.**





**NORTH CANAL- NORWICH SECTION. TREES FROM THE FAR SIDE OF THE CANAL ARE PULLED OUT WITH A TRACTOR. SEACREST WILL CONTINUE WITH THIS WORK THIS WEEK.**

**CODE COMPLIANCE  
SPECIAL MAGISTRATE HEARING AGENDA  
NOVEMBER 06, 2024 9:00 AM**

**Situs Address:** 40 Kent C, West Palm Beach, FL 33417 United States  
**PCN:** Coventry H, West Palm Beach, FL **Case No:** C-2024-07220017  
**Violations:** **Zoned:** RH

**1** **Details:** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. More specifically, Common element (wood joists (structure) between 1st/2nd floor.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-34 (a)  
**Issued:** 07/22/2024 **Status:** CEH

cc: Coventry H Condominium Association, Inc.

**Agenda No.:** 038 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Camlakides, Helen **CEO:** John Gannotti  
 75 Schultz Rd, Manorville, NY 11949-1003  
**Situs Address:** 182 Coventry H, West Palm Beach, FL **Case No:** C-2024-07220001  
**PCN:** 00-42-43-23-07-008-1820 **Zoned:** RH

**1** **Details:** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. More specifically the leaking plumbing fixtures in the kitchen/bathroom.  
**Code:** Palm Beach County Property Maintenance Code - Section 14-45 (c) (1)  
**Issued:** 07/22/2024 **Status:** CEH

cc: Camlakides, Helen

**Agenda No.:** 039 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Cecchinelli, Joseph G **CEO:** John Gannotti  
 105 Oxford 500, West Palm Beach, FL 33417-1417  
**Situs Address:** 105 Oxford 500, West Palm Beach, FL **Case No:** C-2024-03210026  
**PCN:** 00-42-43-23-16-500-1050 **Zoned:** RH

**1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a dryer vent and another vent have been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/02/2024 **Status:** CEH

cc: Cecchinelli, Joseph G

**Agenda No.:** 040 **Complexity Level:** 1 **Status:** Active  
**Respondent:** COVENTRY H CONDOMINIUM ASSOCIATION, INC. **CEO:** John Gannotti

02/28/2024 09:00 AM Agenda Item 1063 Page 17 of 67 Print Date: 01/16/2024 04:46 PM

**Agenda No.:** 042 **Complexity Level:** 1 **Status:** Active  
**Respondent:** Schulman, Rosa **CEO:** John Gannotti  
 113 Oxford 200, West Palm Beach, FL 33417-1407  
**Situs Address:** 113 Oxford 200, West Palm Beach, FL **Case No:** C-2024-03210027  
**PCN:** 00-42-43-23-16-200-1130 **Zoned:** RH

**1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a dryer vent has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 03/28/2024 **Status:** CEH

**PZB SPECIAL MAGISTRATE- UNRESOLVED CODE ENFORCEMENT VIOLATIONS ARE PUT ON THE SPECIAL MAGISTRATE'S DOCKET, AND UNIT OWNERS AND ASSOCIATIONS ARE SUBJECT TO DAILY FINES FOR CONTINUED NON-COMPLIANCE.**



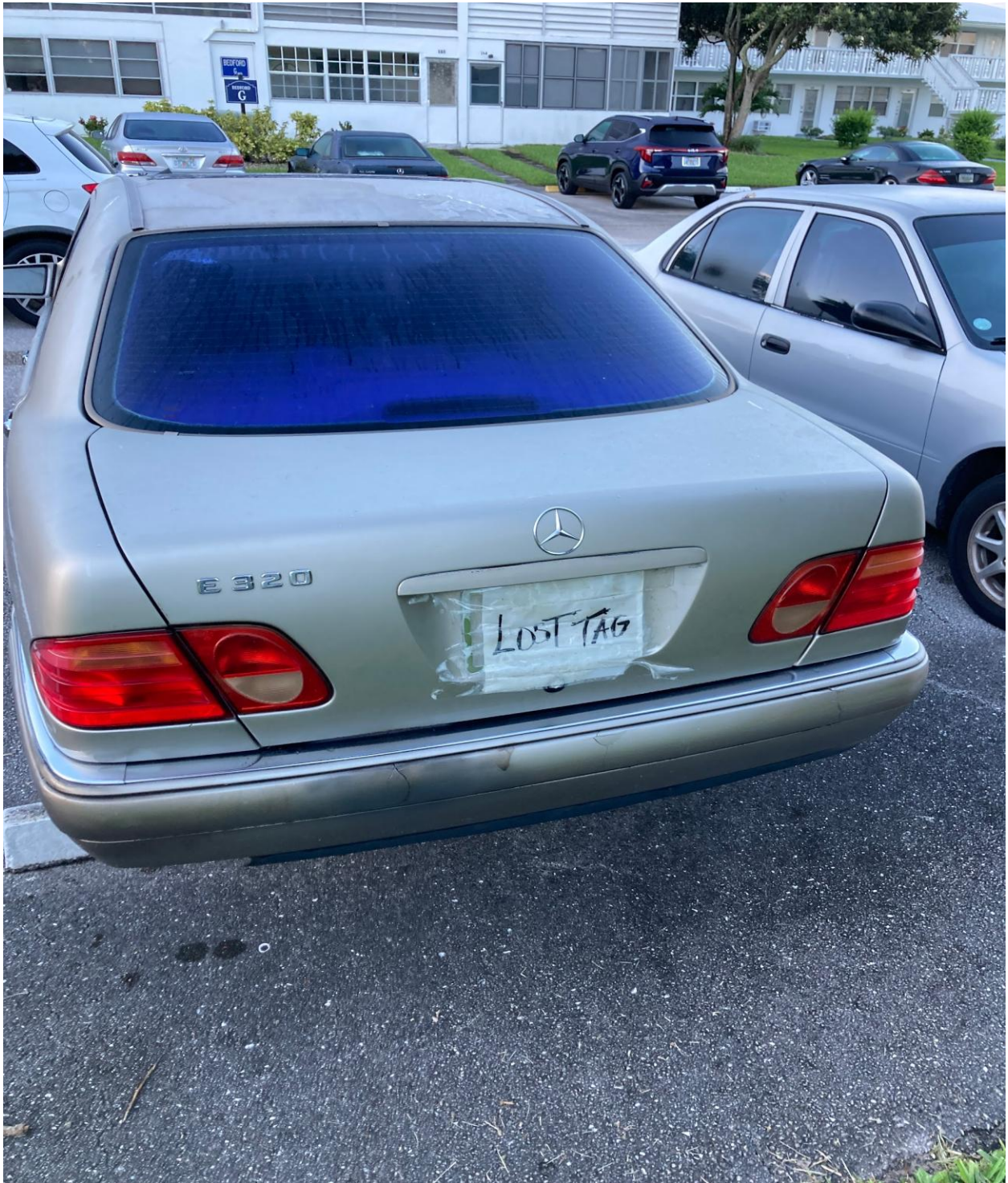
**NORWICH C- THESE TWO POD STORAGE UNITS ARE TAKING UP TWO GUEST PARKING SPACES, WHICH CAUSES NORWICH C GUESTS TO PARK AT THE GUEST PARKING OF OTHER ASSOCIATIONS, A DOMINO EFFECT THAT RESULTS IN COMMUNITY CONFLICT. CV ASSOCIATIONS MUST NOW SEND AUTHORIZATION FOR THESE PODS TO UCO IN ADVANCE, IN WRITING. NO PRIOR AUTHORIZATION, NO ENTRY TO CV. SEE THE NOTICE BELOW FOR POSTING TO ASSOCIATION BULLETIN BOARDS.**



**NOTICE TO CV RESIDENTS:**

**POD STORAGE UNITS ARE NOT PERMITTED TO ENTER CENTURY VILLAGE UNLESS AUTHORIZED IN ADVANCE BY THE BOARD.**

**TRUCKS OVER 40 FEET IN LENGTH, INCLUDING MOVING VANS, ARE NOT PERMITTED TO ENTER CENTURY VILLAGE.**



**BEDFORD F- CAR WITH NO LICENSE PLATE. REPORTED TO PBC  
CODE ENFORCEMENT, #C-2024-09190006.**



**BEDFORD G- CAR WITH NO LICENSE PLATE. REPORTED IN BY A CV UNIT OWNER. REPORTED TO PBC CODE ENFORCEMENT, # C-2024 09190014.**



**BEDFORD H- MINIVAN WITH EXPIRED REGISTRATION. REPORTED IN BY A CV UNIT OWNER. A REPORT WAS SENT TO PBC CODE ENFORCEMENT, # C-2024-09190016.**



**PLYMOUTH LAUNDRY- BUSTED CAR STOPS REPLACED AND ALL REPAINTED BY SEACREST SERVICES.**





**EAST DRIVE, STRATFORD A- NEW STOP SIGN AND POLE  
INSTALLED BY HANDYMAN JOSE.**



**SOMERSET SECTION- THIS STOP SIGN WAS KNOCKED OVER. JOSE WILL INSTALL A NEW DOT COMPLIANT SIGN AND POLE.**



**CENTURY BOULEVARD- ACCESS MASTERS MADE REPAIRS TO THE HAVERHILL ROAD PEDESTRIAN GATE ON 9/24.**



**WINDSOR O- CRACKED YELLOW TOTER, CALLED IN BY A CV UNIT OWNER.**



**WINDSOR O- CRACKED BLUE TOTE, CALLED IN BY A CV UNIT OWNER.**



**WINDSOR O- CRACKED YELLOW TOTER, CALLED IN BY A CV UNIT OWNER.**



**WINDSOR O- CRACKED BLUE TOTER, CALLED IN BY A CV UNIT OWNER. PLEASE SEND BUSTED DUMPSTER REPORTS TO [UCOGARBAGE@GMAIL.COM](mailto:UCOGARBAGE@GMAIL.COM). PICTURES ARE VERY HELPFUL.**

