

## 9/2/2024 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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**SOMERSET POOL, FLAGPOLE-** On **8/27**, the **Joint UCO/WPRF Operations Committee** approved the removal of a flagpole at the Somerset Pool.

**DRAINAGE PROJECT, CENTURY BOULEVARD-** On **8/30**, **Engineer Patrick Barthlemy** submitted to UCO plans, Scope of Work, and a Request For Proposal form for a project to correct ponding and other drainage issues at Century Boulevard. The next step for this project will be to send out proposals to qualified contractors, which will be reviewed by the **UCO Bids/Infrastructure Committee**.

**UCO BUDGET-** On **8/28**, the **UCO Finance Committee** reviewed and discussed the **proposed 2025 UCO Budget**, and decided to publish this proposed budget in the *UCO Reporter*, so that CV unit owners can review it as well. **UCO Treasurer JoAnne Robinson** reported that this proposed budget, combined with the proposed W.P.R.F. annual budget, will have a net impact on CV unit owners of a ***“less than five dollar total increase”***.

The Committee also met with **Will Simons of Association Reserves**, who informed on what will be involved with having an in-depth study of CV, to create a long term plan for maintaining and replacing the many infrastructures that exist in our Community. Mr. Simons is now working on a proposal for this reserve study, and is examining property boundaries, previous engineering reports and other UCO owned or maintained assets.

**PZB SPECIAL MAGISTRATE-** When a PBC Code Enforcement Officer or Building Inspector 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, and associations or unit owners 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 structural deficiencies or violations. The next hearing date for the Special Magistrate is **10/2**. One CV association and two unit owners are listed on the **10/2** docket: **112 Northampton F, 306 Wellington J, and Wellington A**. The specifics for each of these cases is appended to this report. These Association Boards should pay close attention to these cases and make sure that they are represented at the 10/2 hearing as continued non-compliance could affect their Association's future insurability.

**IRRIGATION REROUTE PROJECT-** In **2017**, I discovered that many years ago, a long stretch of irrigation pipe had been buried at the **former CV golf course**. This line of pipe serves the **Golfs Edge, Kingswood, and Greenbrier** sections of CV. This routing was done as a simpler (and cheaper) alternative to burying the line on the residential properties, which have critical underground infrastructures (cable/Internet, telephone, potable water, sewer, storm water, electric). Since nothing was happening at the golf course, a irrigation pipe rerouting project was indefinitely postponed. Now that the Reflection Bay development project has begun, the time has come to do this project. On **8/22**, the **UCO Officers Committee** decided was to move forward with the project in the following manner:

- Irrigation Contractor **Erik Chabot** was engaged as Project Manager. Erik will prepare project specifications, bid the project out to at least two qualified contractors, and bring resultant bids and his recommendations to the **UCO Bids/Infrastructure Committee** for review, followed by reviews by the **UCO Officers Committee**, the **UCO Executive Board**, and the **UCO Delegate Assembly**. Draft contracts will be reviewed by **UCO's Attorney**.
- Once this project is underway, Erik will supervise, with oversight by the Community Manager, all phases of the project, vet all contractors

and subcontractors (insurance, licenses etc.), assist contractors and subs with permits, inspections, etc., send regular progress reports to UCO, approve progress and remainder payments, and certify that the project is substantially complete and that all permits are closed out.

UCO will send updates on this major project to the CV Community as it progresses.

**REFLECTION BAY, SOUTH CANAL, UPDATE- Engineer Kyle Duncan** is working on a plan for dredging and regrading **South Canal**, which stretches across the southern border of Century Village and is critical for stormwater drainage for the southern half of our Community. This project is jointly funded and administered by UCO and the developers of the Reflection Bay project, **KL REFLECTION BAY LLC**.

**NORTH CANAL, UPDATE-** At an **8/22** meeting of the **UCO Officers Committee**, the Officers reviewed a recommendation from the **UCO Attorney**, and decided to move forward with this somewhat complicated project, which involves tricky legal issues, including parcel ownerships by a defunct corporation, an ancient PBC roadway easement, and reclaimed water infrastructure owned by **PBC Water Utilities**. Although this canal is a critical piece of stormwater drainage infrastructure that is connected to UCO's stormwater culvert system, ***UCO does not actually own the canal.*** The next step for this project will be to engage a land clearing company to remove trees, shrubs and overgrowth from the entire stretch of the canal.

**ASSOCIATION BOARD RESIGNATIONS-** CV board members sometimes resign from their positions before their terms are completed. When this happens, it is a good idea for the former board member to send an **Director/Officer Resignation Form** to **DBPR**, to make sure that the ex-Director is relieved of fiduciary duty to the Association and the Membership. The cost for filing a Director/Officer Resignation Form is \$35.00. To receive a copy of this form, please send an email request to: [UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM).

After a Director resigns, the Board should fill the vacant position, according to the Association's governing documents. The Association's Property Manager or Attorney can help with this. The Association also needs to make an **Amended Annual Filing** with **DBPR**, and a new **Officers/Delegate form** needs to be filed at **UCO**.

**CORPORATE TRANSPARENCY ACT-** The **Federal Corporate Transparency Act** took effect this year, with a **January 1, 2025, deadline** for existing corporations to register. Condominium Associations are corporations, and must comply with this new Federal requirement. Associations and individual Board members can be penalized for non-compliance. Since this new law affects all CV Associations, UCO asked for guidance from UCO's Attorney, who confirmed that ***all CV Associations must make this filing***, and also make ***update filings each time there is a change on the Association's Board***. This new Federal filing requirement is in addition to the Florida Department of State Annual Report, which must be filed before May 1 each year. ***Beneficial ownership information reporting is not an annual requirement. A report only needs to be submitted once, unless the filer needs to update or correct information. An example of this would be when new persons are elected or appointed to the Board.***

This new filing is an accounting function, and should be filed by whoever does the Association's accounting. For most CV Associations, this would be **Seacrest Services**, or **MMA Accounting and Tax Services** for Associations managed by **Pruitt Property Management**. Board members should contact their respective managers for more info on this. My own association, Chatham E, is managed by Seacrest Services. The new application form was sent to our Board and our Secretary sent back the filled out form and additional material on the following day. I have attached the blank Seacrest form to this report, or, to have these forms sent via email, send a request to [UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM).

**END OF REPORT**



**SOMERSET POOL- THIS FLAGPOLE WILL SOON BE REMOVED.**

**Agenda No.:** **Complexity Level: 1** **Status:** Active  
**Respondent:** WELLINGTON A CONDOMINIUM ASSOCIATION, INC **CEO:** John Gannotti  
203 Wellington A, West Palm Beach, FL 33417 United States  
**Situs Address:** Wellington A, West Palm Beach, FL **Case No:** C-2024-06110027  
**PCN:** **Zoned:** RH

ePZB / CE Merge Agenda.rpt-1052

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Print Date: 8/9/2024 03:49 PM

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**OCTOBER 02, 2024 9:00 AM**

**Violations:** **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, fill dirt/sand erected to raise ground to rear entry opening has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 06/11/2024 **Status:** CEH

cc: Wellington A Coa

**Agenda No.:** **Complexity Level: 1** **Status:** Active  
**Respondent:** Weisz, Robert; Weisz, Esther **CEO:** John Gannotti  
1191 Idalia Ave, Lakewood, NJ 08701-5818  
**Situs Address:** 360 Wellington J, West Palm Beach, FL **Case No:** C-2024-05160011  
**PCN:** 00-42-43-23-22-009-3600 **Zoned:** RH

**Violations:** **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 rear patio enclosure has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 05/16/2024 **Status:** CEH

cc: Weisz, Esther  
Weisz, Robert

**CODE COMPLIANCE**  
**SPECIAL MAGISTRATE HEARING AGENDA**  
**OCTOBER 02, 2024 9:00 AM**

4718 160th St, Flushing, NY 11358-3635  
**Situs Address:** 112 Northampton F, West Palm Beach, FL **Case No:** C-2024-04170022  
**PCN:** 00-42-43-23-35-006-1120 **Zoned:** RH

**Violations:** **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 new a/c unit has been erected or installed without a valid building permit.  
**Code:** PBC Amendments to FBC 7th Edition (2020) - 105.1  
**Issued:** 04/30/2024 **Status:** CEH

cc: Descovich, Joseph W  
Descovich, Mary Ann

**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.**



**DOVER C- THIS ASSOCIATION IS ALREADY ACCRUING DAILY FINES FOR ALLOWING THEIR RAILINGS AND BALUSTERS TO DETERIORATE. A UNIT OWNER ASKED ME TO TAKE A LOOK AT THESE BUSTED OUT RAILS AND BALUSTERS. THEY APPEARED TO BE SOLID, BUT I REPORTED THE CONDITIONS TO PBC CODE ENFORCEMENT, JUST TO BE SAFE, CASE #C-2024-08140026.**



**DOVER C- AT THIS TIME, THESE RAILINGS FEEL SOLID, DESPITE THE OBVIOUS DETERIORATION. BUT WITH ALL THIS RAIN, THE EXPOSED REBAR WILL CONTINUE TO SPALL. IT IS JUST A MATTER OF TIME BEFORE LIFE SAFETY CONDITIONS DEVELOP.**



**TRANSMITTAL LETTER**

**TO:** Amendment Section  
Division of Corporations

**SUBJECT:** \_\_\_\_\_  
(Name of Corporation)

**DOCUMENT NUMBER:** \_\_\_\_\_

The enclosed Officer/Director Resignation for a Corporation and fee are submitted for filing.  
Please return all correspondence concerning this matter to the following:

\_\_\_\_\_  
(Name of Person)

\_\_\_\_\_  
(Name of Firm/Company)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City/State and Zip Code)

For further information concerning this matter, please call:

\_\_\_\_\_ at (\_\_\_\_\_) \_\_\_\_\_  
(Name of Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for \$35.00 made payable to the Florida Department of State.

**Mailing Address:**  
Amendment Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address:**  
Amendment Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

**OFFICER / DIRECTOR RESIGNATION  
FOR A CORPORATION**

I, \_\_\_\_\_, hereby resign as \_\_\_\_\_  
(Title)

of \_\_\_\_\_,  
(Name of Corporation)

\_\_\_\_\_, a corporation organized under the laws of the State of  
(Document Number, if known)

\_\_\_\_\_.

\_\_\_\_\_  
(Signature of resigning officer/director)

**FILING FEE IS \$35.00**

**Make checks payable to Florida Department of State and mail to:**

Amendment Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314



Corporate Transparency Act  
Application Form

Filing Service / Opt-Out

The Corporate Transparency Act is a mandatory filing required by the Dept of Treasury. Seacrest Services, on behalf of the Association, is offering to file this report, provided that the Association agrees to collect and submit all the required information and documentation as requested as part of the form.

The Association will agree to pay Seacrest Services a fee of \$150.00 for this additional service. The Corporate Transparency Act requires that should there be a change in the membership of the Board of Directors during the year, a revised filing will need to be submitted within thirty (30) days of that change. Each subsequent filing during the year will be charged to the Association in the amount of \$150.00.

The Association will hold Seacrest Services harmless if the filing is investigated by the Dept of Treasury or any other governing body. Seacrest Services will cooperate with a request for records to evidence that the filing was made with information provided by the Association.

If you wish to proceed, please complete and return the Application Form (enclosed) with the required documentation.

\* \* \* \* \*

Opt-Out of the Optional Service: (The Association will directly handle filing required documentation).

**I hereby Opt-Out**

\_\_\_\_\_  
Association Name

\_\_\_\_\_  
Printed Name

President – Secretary  
(Circle One)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Seacrest Services, Inc  
2101 Centrepark W Drive Suite 110  
West Palm Beach, FL 33409



Corporate Transparency Act  
Application Form

**Corporate Transparency Act**  
Instruction Sheet

Seacrest Services, Inc. will submit the completed application form and required State or Government photo Identification with the Department of Treasury. The application form and following information must be filled out completely. Incomplete applications can NOT be processed. All information must be on a single application form.

1. Application Form – The application form shall include:
  - Association Name
  - Full Name of Board Member
  - Board Title
  - Mailing Address
  - Authorization Signature
  
2. State or Government Identification – The application shall include legible copies of a photo ID for each Board Member. One of the following:
  - US or Foreign Passport (*only acceptable if no form of US ID*)
  - US Driver's License or State Identification

Note: To avoid the form being returned and delayed in processing, all information must be legible and fully completed.

Seacrest Services, Inc  
2101 Centrepark W Drive Suite 110  
West Palm Beach, FL 33409



Corporate Transparency Act  
Application Form

For Seacrest Services, Inc to file this form with the Dept of Treasury, the following information must be filled out completely. Incomplete applications will not be accepted, all information must be on a single form and applications will not be combined.

This application must include clear and legible copies of a photo ID for each Board Member. The following are acceptable for the application to be processed. State ID, Driver's License, US or Foreign Passport (*only if applicant has no form of US issued ID*).

\_\_\_\_\_  
Association Name

(1)  
Full Name: \_\_\_\_\_

Board Title: \_\_\_\_\_

Mailing address: \_\_\_\_\_

(2)  
Full Name: \_\_\_\_\_

Board Title: \_\_\_\_\_

Mailing address: \_\_\_\_\_

(3)  
Full Name: \_\_\_\_\_

Board Title: \_\_\_\_\_

Mailing address: \_\_\_\_\_

(4)  
Full Name: \_\_\_\_\_

Board Title: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Seacrest Services, Inc  
2101 Centrepark W Drive Suite 110  
West Palm Beach, FL 33409



Corporate Transparency Act  
Application Form

(5)

Full Name: \_\_\_\_\_

Board Title: \_\_\_\_\_

Mailing address: \_\_\_\_\_

(6)

Full Name: \_\_\_\_\_

Board Title: \_\_\_\_\_

Mailing address: \_\_\_\_\_

(7)

Full Name: \_\_\_\_\_

Board Title: \_\_\_\_\_

Mailing address: \_\_\_\_\_

I hereby confirm that all the submitted information above and attached is accurate for the purpose of submitting it to the Dept of Treasury for the Corporate Transparency Act.

\_\_\_\_\_  
Printed Name

President – Secretary  
(Circle One)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



**NORTH DRIVE- TREES AND PALMS GROWING OUT OF THIS CANAL WILL BE REMOVED.**



**SOMERSET A- NEW STOP SIGN AND POLE. THANKS, JOSE.**





**SOMERSET A- SPEED BUMP REPAINTED. THANKS, JOSE.**



**AVON AVENUE/BATH STREET- TOO SHORT STOP SIGN HIDING BEHIND A HEDGE. JOSE WILL FIX.**



**FALKIRK STREET- ANOTHER TOO SHORT STOP SIGN HIDING BEHIND A HEDGE. JOSE WILL FIX.**



**KENT/CLINTON STREET- ANOTHER MIDGET STOP SIGN, AND THE STOP BARS NEEDS REPAINTING.**



**PLYMOUTH LAUNDRY- SOME PARKING BUMPERS ARE BUSTED AND ALL NEED PAINTING. ASSIGNED TO SEACREST SERVICES.**



**SOUTHAMPTON C- NOW THAT THIS STRIP BETWEEN THE FENCE AND THE WALL HAS BEEN CLEARED, IT WILL NEED TO BE REGULARLY TRIMMED. THIS STRIP HAS BEEN ADDED TO THE REGULAR SEACREST MAINTENANCE SCHEDULE (TRIM CREW).**



**KENT SECTION- NEW CHECK VALVE INSTALLED AT THE KENT IRRIGATION BY CHABOT IRRIGATION ON 8/26.**



**HASTINGS F- RUSTED OUT DUMPSTER, REPORTED IN BY A CV UNIT OWNER. PLEASE SEND BUSTED DUMPSTER REPORTS TO [UCOGARBAGE@GMAIL.COM](mailto:UCOGARBAGE@GMAIL.COM). PICTURES ARE VERY HELPFUL.**