

9/9/2024 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

WWW.UNITEDCIVIC.ORG

MEDICAL EQUIPMENT COLLECTION- UCO Executive Board member **Flo Simpson** is planning a community-wide collection of used home health equipment: walkers, canes, wheelchairs, hospital beds, bedside commodes, etc. This donated equipment will be temporarily stored by UCO for collection by **Clinics Can Help**, an organization that collects, refurbishes, and redistributes this equipment to people that need it. Flo has organized a group of CV residents to make these collections. CV residents who wish to donate medical items can send an email to UCOMAINTENANCE@GMAIL.COM, and wait for a response from a member of Flo's group. Flo is away on vacation this week, so it may take a bit before she can get back to you. Please have a look at the Clinics Can Help website:

WWW.CLINICSCANHELP.ORG.

IRRIGATION- Last week, **T.S.I. Electric** made repairs to the electrical service at the Sheffield irrigation pump station. This electrical service is connected to the Sheffield pump and the Oxford pump, via an electric cable that crosses North Lagoon. Both irrigation sections are now operational.

Also last week, irrigation contractor **Erik Chabot**, submitted two proposals for the **Golfs Edge irrigation pipe reroute project**, along with his recommendation for vendor selection. A number of improvements were added to the project plans, including an electronic wire which will run along the entire length of the new pipe. This wire will allow the new underground pipe to be more easily located in the future when repairs are required. These proposals will now be sent to the **UCO Bids/Infrastructure Committee** for review.

NORWICH B, UPDATE- On **8/7**, the **PBC Special Magistrate** ordered the Norwich B Condominium Association to permanently barricade the west staircase in **15 days**. This staircase had previously been tagged as unsafe by the **PBC Buildings Department**, and it was barricaded by Seacrest Services on **8/7**. As of **8/25**, no contract for repairs had been signed. I sent a letter to the Special Magistrate on **8/26**, requesting that these conditions be re-investigated as a continued life safety risk. This two-story, three-building Association was designed to have three staircases, and to allow one of these staircases to remain permanently closed presents a serious safety risk to the residents of this troubled Association, and particularly the residents who live closest to the closed stairway.

COVENTRY H, UPDATE- Demolition and restoration work at these two units continues, following a catastrophic water leak.

SOMERSET J, UPDATE- On **8/9**, a **PZB Building Inspector** declared the *second floor of Somerset J as unsafe for occupancy*. Both staircases to the second floor were barricaded by Seacrest Services. The owners of the upstairs units were notified by UCO that they will not be able to occupy their units until repairs are made and the building is re-certified as safe by PZB Buildings Department. This Association was recently notified by the **UCO Insurance Department** that their roof, last replaced in **2004**, would need to be replaced, and a recent inspection by the PBC Buildings Department showed significant deterioration at the building's roof eaves. There is also an open **PBC Code Enforcement case for unit #306**, for an unpermitted installation of a patio enclosure. These conditions, if left unresolved, will affect the future insurability of this Association. The President of this Association and their Manager are currently working on engaging an Structural Engineer to inspect the building and to create a Scope of Work and Request For Proposal form, which the Association will use to select a General Contractor.

END OF REPORT

Don't Need Them Anymore?



Somebody Else Does!

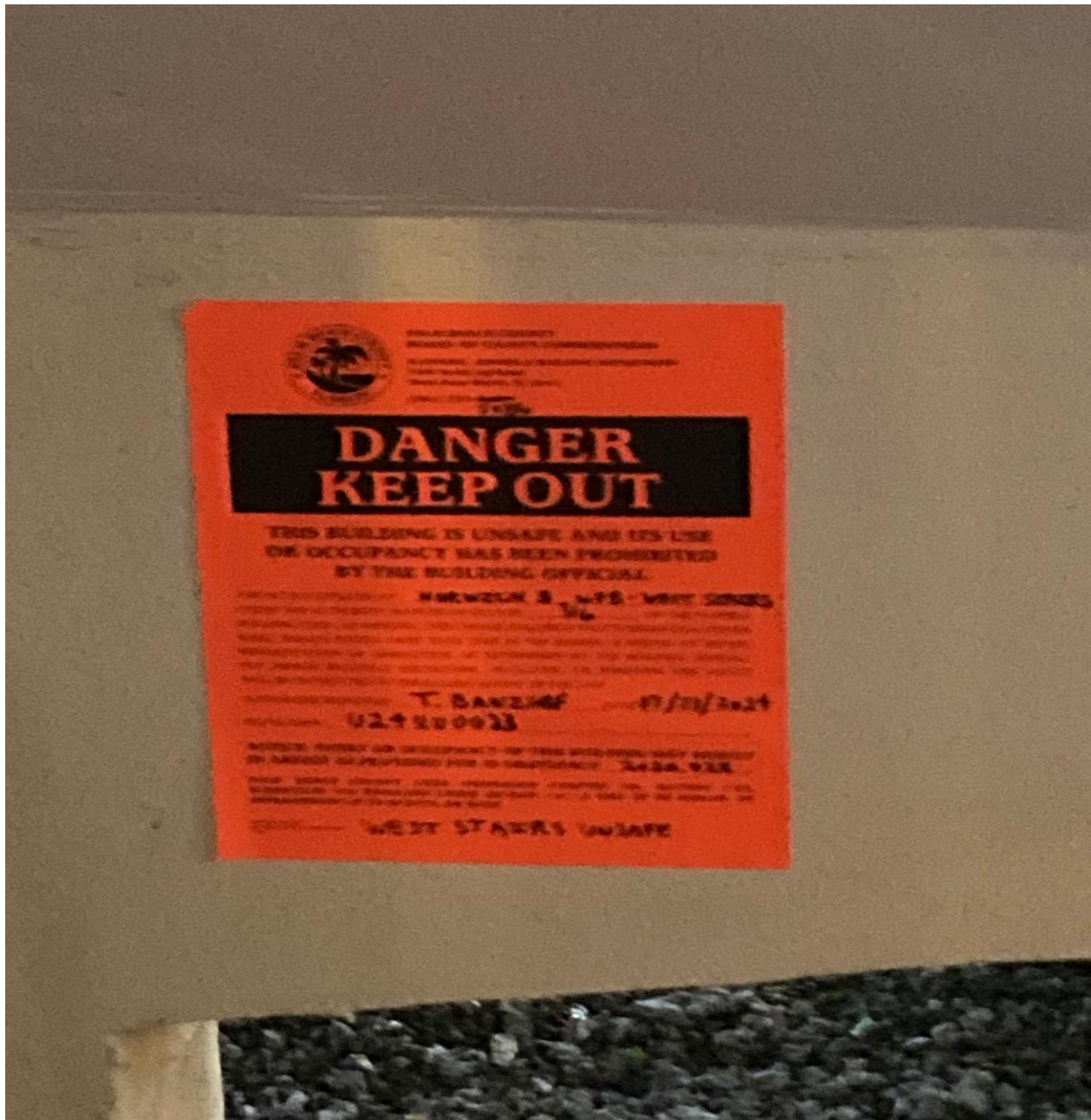
Donate your gently-used medical equipment and supplies to Clinics Can Help. We will distribute them to those in need throughout Palm Beach County.



2560 Westgate Avenue
West Palm Beach, FL 33409



561.640.2995
www.ClinicsCanHelp.org



NORWICH B- THIS STAIRWAY WAS DECLARED UNSAFE BY A PBC BUILDING INSPECTOR.



NORWICH B- THE PZB SPECIAL MAGISTRATE ORDERED THAT THIS STAIRWAY BE BARRICADED TO KEEP PEOPLE OFF.



NORWICH B- THE SECOND FLOOR RESIDENTS OF THIS BUILDING MUST WALK OVER TO THE OTHER TWO STAIRCASES TO GET OUT OF THE BUILDING.



United Civic Organization, Inc.

OF CENTURY VILLAGE

DATE: AUGUST, 26, 2024

**TO: SPECIAL MAGISTRATE, PALM BEACH COUNTY DEPARTMENT OF
PLANNING, ZONING AND BUILDINGS**

**SUBJECT: UNSAFE STAIRWAY AT NORWICH B CONDOMINIUM
ASSOCIATION**

On 7/25/2024, PBC Code Enforcement Officer John Gannotti issued a Life Safety Violation Notice to Norwich B Condominium Association for allowing a staircase to become unsafe. This staircase was "red tagged" by PBC Building Inspector Tom Banzhaf. On 8/7/2024, this case was brought before the PZB Special Magistrate, who directed this Association to make repairs to this staircase within fifteen days. Recent email messages received by me from this Association's Treasurer indicates that no contract with a licensed General Contractor has been signed to make these repairs, and the unsafe staircase remains blocked off.

This Association's three two-story buildings were designed to have three staircases for the use of the second-floor residents who occupy twelve units. To allow this Association to permanently maintain only two usable staircases presents a life safety risk for all second-floor residents, and particularly the residents living at the westernmost four units, closest to the blocked off staircase.

I respectfully request the Special Magistrate investigate these conditions, and take appropriate action for the safety of the residents of Norwich B.

A handwritten signature in black ink that reads "Donald Foster".

Donald Foster, LCAM
Community Manager
United Civic Organization of Century Village

CC: FILE, F. FABBRO, G. WEISS, W. CARROLL, M. PAGAN, D. WISE

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**NORWICH B- I SENT A LETTER TO THE PZB SPECIAL MAGISTRATE,
REPORTING ON THE UNSAFE CONDITIONS THAT CONTINUE TO
EXIST AT THIS ASSOCIATION. THE PEOPLE THAT LIVE ON THE
SECOND FLOOR OF THIS BUILDING NEED TO BE ABLE TO USE THE
CLOSEST STAIRCASE TO THEIR UNIT TO EXIT, ESPECIALLY IN AN
EMERGENCY.**



180 COVENTRY H- GUT WORK ON THIS UPPER UNIT IS NEARLY COMPLETE.



NORTH DRIVE- THERE ARE FOUR STREETLIGHTS OUT ALONG NORTH DRIVE. FPL ELECTRICIANS REPORT THAT THERE IS A DAMAGED UNDERGROUND ELECTRIC CABLE THAT WILL NEED TO BE DUG UP AND REPAIRED. WORK ORDER #43808.



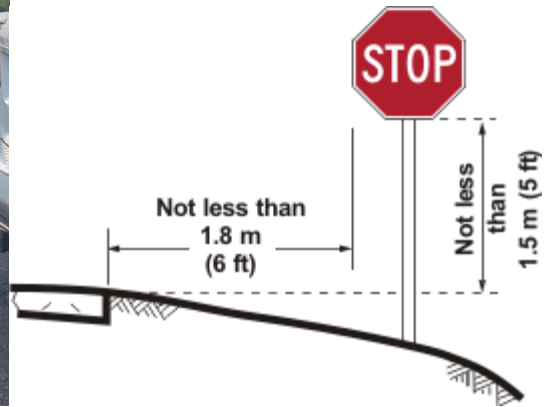
**COVENTRY SECTION- NEW, MANUAL COMPLIANT STOP SIGN
INSTALLED BY HANDYMAN JOSE. FADED STOP BAR WILL BE
PAINTED AS WELL.**



**WALTHAM SECTION- NEW, MANUAL COMPLIANT STOP SIGN
INSTALLED BY HANDYMAN JOSE. FADED STOP BAR WILL BE
PAINTED AS WELL.**



**NORWICH SECTION- NEW, MANUAL COMPLIANT STOP SIGN
INSTALLED BY HANDYMAN JOSE. FADED STOP BAR WILL BE
PAINTED AS WELL.**



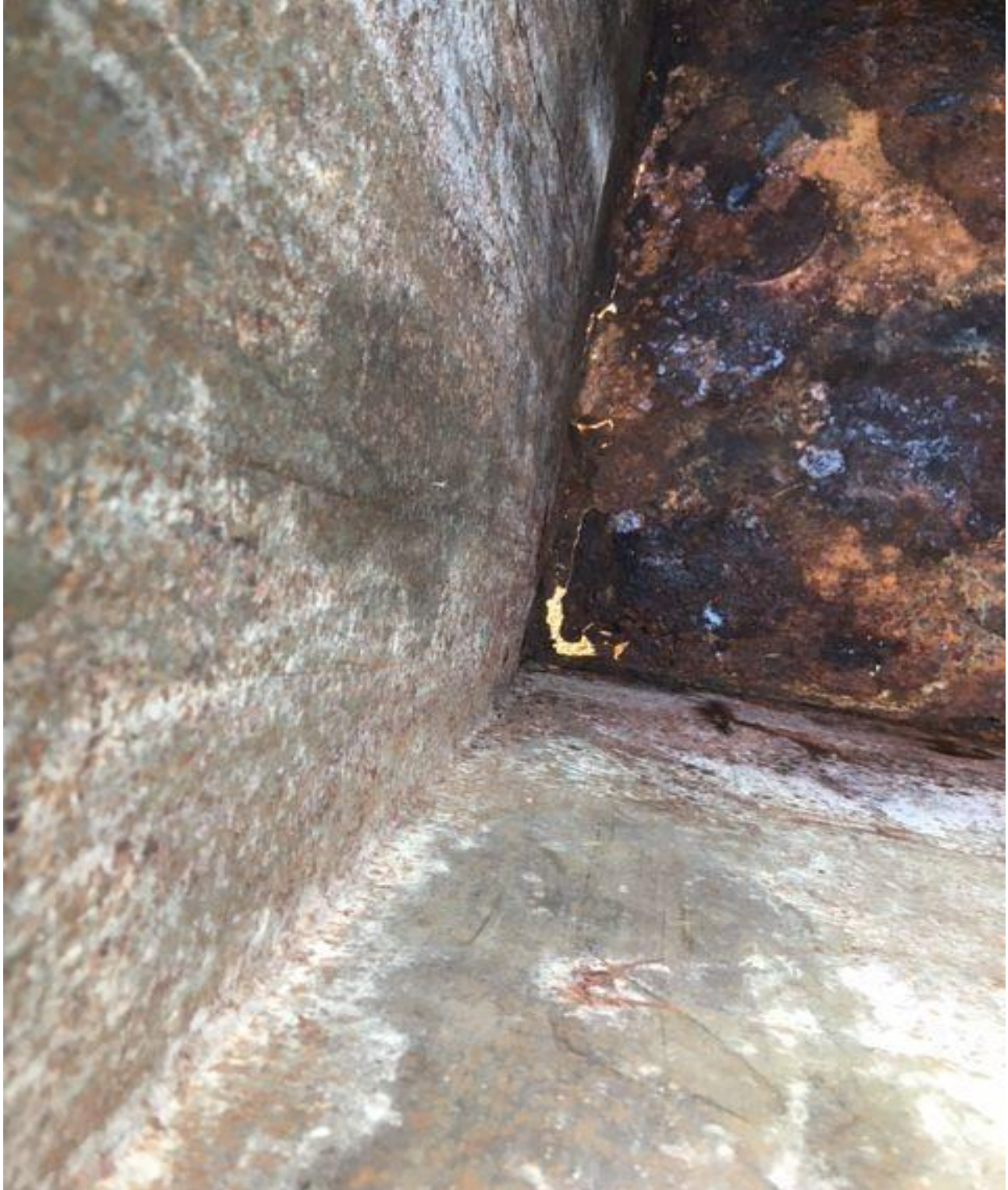
BEDFORD SECTION- THESE “MIDGET” STOP SIGNS ARE NOT COMPLIANT WITH U.S. DEPARTMENT OF TRANSPORTATION STANDARDS, SO THEY ARE BEING REPLACED.



ANDOVER H- THIS CABINET WAS PUT OUT EARLY LAST WEEK, BECAME SOAKED WITH RAINWATER, AND IS NOW TOO HEAVY FOR THE BULK TRASH WORKERS TO PICK UP BY HAND. SPECIAL PICKUP BY THE "CLAM" WILL BE REQUIRED. THE ASSOCIATION AND THEIR PROPERTY MANAGER HAVE BEEN NOTIFIED.



COVENTRY F- BUSTED DUMPSTER LIDS. REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPLACEMENT WAS SENT TO UCO.



KENT M- RUSTED OUT DUMPSTER. CALLED IN BY A CV UNIT OWNER. A REQUEST FOR REPLACEMENT WAS SENT TO UCO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.

