

9/16/2024 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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SOMERSET FLAGPOLE, UPDATE- Thanks to multiple feedbacks from CV unit owners, the decision by the **Joint UCO/WPRF Operations Committee** to remove the flagpole at Somerset Pool is being reconsidered. **UCO President and Committee Co-Chair Fausto Fabbro** will place this matter on the agenda of the next meeting of the Joint UCO/WPRF Operations Committee, on **Tuesday, 9/24, 1:00 PM, at Room C of the CV Clubhouse**. All Century Village unit owners are welcome to attend. In the meantime, this flagpole will remain in place.

CV CITIZENS OBSERVER PATROL- On **9/12**, the Century Village WPB detachment of **Palm Beach County Sheriff's Office Citizens Observer Patrol (COP)** celebrated its twenty-eighth year of consecutive service to our Community. **Unit #43** was presented with a Commendation by **PBSO Volunteer Colonel Robert Clements**, and there were also remarks by **COP Director Deputy Paul Goldstein** and **UCO President Fausto Fabbro**. Long time CV unit owner **Al Goodman** received a commendation for his previous service in the U.S. Navy. **Volunteer Captain George Hull** reported that since 1996, over 32000 hours were donated by CV residents, with over 1000 hours for this year so far. We thank all of the volunteers at COP for making our Community safer.

COP is always looking for new volunteers. This program serves as the "extended eyes and ears" of PBSO, and also works closely with the UCO Security Committee and our security contractor, Platinum Group Security. COP Volunteers, who complete classroom and field training, patrol the Village at all hours in a specially marked and radio equipped car. For more information, call **PBSO Volunteer Services at (561) 433-2003**, or send an email to VOLUNTEER@PBSO.ORG.

UNAUTHORIZED DEMOLITION, 112 WELLINGTON E- On 9/11, a Wellington E unit owner reported unauthorized demolition at **unit #112**. The President of Wellington E and I entered this first floor unit, and discovered that sections of the concrete slab floor, a structural element of the building, were cut and removed. The worker was ordered to immediately stop all work and Seacrest Services sent a **VIOLATION/STOP WORK** notice to the unit owner and posted a copy of this notice on the front door of the unit. I checked the PZB permit tracking app, and found that permits were pulled for this work. However, this Association's Board did not give prior written permission to begin work, and did not authorize the unit owner to cut and remove sections of the concrete floor or to dig trenches in the kitchen. No unit owner should begin a construction project before receiving *prior written permission* from the Association's Board, and CV Boards should check with their Attorneys before authorizing any construction work that involves significant demolition, alteration, or addition to common elements.

DEEP CLEANING, 2102 WEST DRIVE- On 9/13 and 9/14, **Glow Cleaning Plus** performed deep cleaning at the UCO Office. Floors were scrubbed and mopped with bleach solution. Desks, chairs and counters were fogged with virucidal products, the kitchen and restrooms were sanitized, and high dust issues were addressed. Exterior of the building was pressure cleaned.

FIRE SAFETY EQUIPMENT- On 9/9, **Cintas Fire Safety** performed annual inspection of fire safety equipment (extinguishers, exit lights) at the five buildings owned by UCO (UCO Office, two guardhouses, Plymouth Laundry, Breezeline office).

PLYMOUTH LAUNDRY, LINT TRAP- On 9/12, **Top Of The Line Plumbing** cleaned out the lint trap and greywater drain lines at the Plymouth Laundry. This will reduce water from the washing machines from backing up. Next week, **Mr. Lint** will clean the dryer exhaust ducts.

STREETLIGHTS- On 9/11, **Seacrest Services** repaired two streetlights at the UCO Office parking lot. On 9/12, **FPL** completed repairs to four streetlights at North Drive, near Kent L.

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>

NORTH CANAL, UPDATE- Shortly, **UCO Treasurer JoAnne Robinson** will purchase the tax certificates belonging to **Century Utilities**, a defunct company that is listed as the owner of the North Canal. This is the first step toward UCO's obtaining ownership of this canal, which is a critical piece of stormwater drainage infrastructure that is connected to UCO's stormwater culvert system.

This week at North Canal, **Seacrest Services** will begin removing overgrowth, trees and shrubs from the canal bed and banks that are impeding storm water movement in the canal. This work will reduce potential flooding at Century Village by allowing more storm water to be held in the canal.

EMERGENCY GENERATOR- On 9/11, **The Generator People** performed scheduled maintenance of the emergency generators at the UCO Office and at the Okeechobee Boulevard guardhouse. This maintenance 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 700 gallons and 350 gallons. All three of UCO's emergency generators (2 guardhouses, UCO Office) are under annual maintenance contracts, and are serviced every other month.

NORWICH B, UPDATE- Last week, the Treasurer of Norwich B sent to UCO copies of repair plans created by Engineer Thomas Twomey. The next step for this Association will be to select a General Contractor to make the necessary repairs to the building's railings and balusters. In the meantime, one staircase remains barricaded and this Association continues to accrue daily fines by the PZB Special Magistrate.

END OF REPORT



SOMERSET POOL- THE DECISION TO REMOVE THIS FLAGPOLE WILL BE RECONSIDERED. IN THE MEANTIME, IT WILL REMAIN IN PLACE.



CV CLUBHOUSE- PBSO DEPUTY PAUL GOLDSTEIN PRESENTED COP CAPTAIN GEORGE HULL WITH A UNIT COMMENDATION FOR TWENTY-EIGHT YEARS OF COP SERVICE AT CENTURY VILLAGE.



CV CLUBHOUSE- COP VOLUNTEER COLONEL ROBERT CLEMENTS PRESENTED CV UNIT OWNER AL GOODMAN WITH A MEDAL AND COMMENDATION FOR HIS SERVICE IN THE U.S. NAVY.



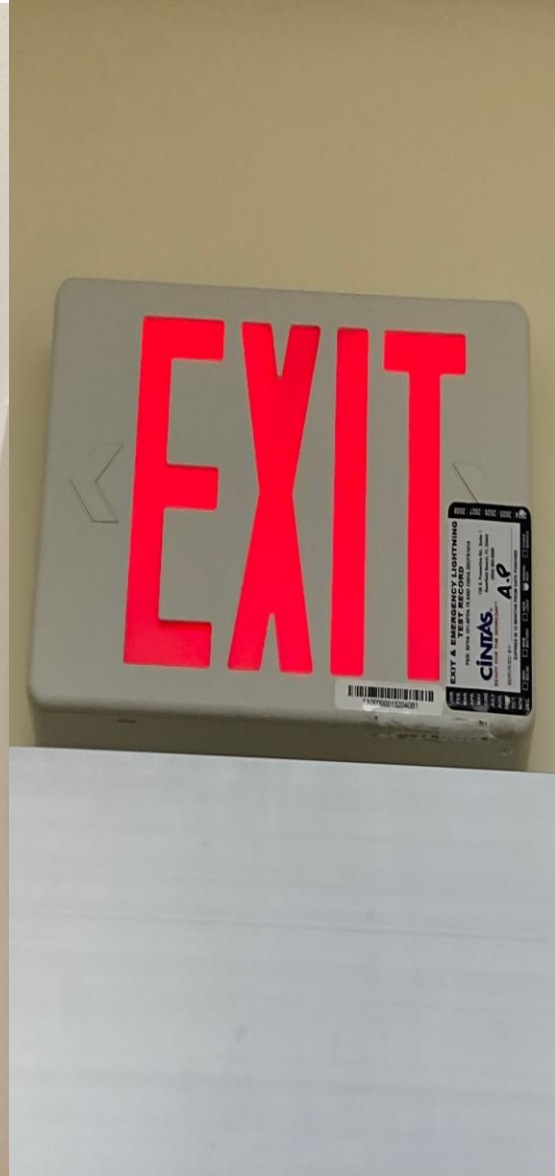
112 WELLINGTON E- THIS UNIT OWNER CUT AND REMOVED SECTIONS OF THE CONCRETE SLAB FLOOR, A STRUCTURAL ELEMENT OF THE BUILDING, AND DUG TRENCHES ACROSS THE KITCHEN AND DINING ROOM AREAS OF THE UNIT.



112 WELLINGTON E- THIS UNIT OWNER Poured CONCRETE ON TOP OF THE FLOOR IN THE BACK PATIO ROOM, TO MAKE IT EVEN WITH THE BEDROOM. ONE PROBLEM: THE PATIO IS LIMITED COMMON ELEMENT AND BELONGS TO THE ASSOCIATION, NOT THE UNIT OWNER. UNIT OWNERS MUST RECEIVE PRIOR WRITTEN PERMISSION FROM THE BOARD BEFORE STARTING CONSTRUCTION WORK. CV BOARDS SHOULD CHECK WITH THEIR ATTORNEYS BEFORE AUTHORIZING CONSTRUCTION/DEMOLITION. IN SOME CASES, A MEMBERSHIP VOTE IS REQUIRED.



112 WELLINGTON E- SEACREST SERVICES POSTED A VIOLATION/STOP WORK NOTICE ON THE FRONT DOOR OF THIS UNIT ON 9/12. THE BOARD WILL NEED TO CONSULT WITH AN ENGINEER AND ATTORNEY BEFORE ALLOWING WORK TO RESUME.



UCO OFFICE- CINTAS FIRE SAFETY PERFORMED ANNUAL INSPECTION AND SERVICE OF FIRE EXTINGUISHERS AND EXIT LIGHTS.



PLYMOUTH LAUNDRY- ON 9/13, THE GREYWATER DRAIN LINES AND LINT TRAP WERE CLEANED OUT BY TOP OF THE LINE PLUMBING. A NASTY, ONCE PER YEAR JOB.



NORTH DRIVE- FPL INSTALLED A NEW UNDERGROUND POWER LINE FOR STREETLIGHTS NEAR KENT M.



NORTH DRIVE- THE STREETLIGHTS AT THIS SECTION ARE BACK ON.



UCO OFFICE- SEACREST SERVICES REPAIRED STREET LIGHTS AT THE UCO OFFICE PARKING LOT ON 9/11.



2102 WEST DRIVE- ALL PARKING LOT STREETLIGHTS ARE NOW FUNCTIONAL.



NORTH HAMPSHIRE STREET, ANDOVER SECTION. DARK FLOODLIGHTS. REPORTED TO FPL FOR REPAIR, TICKET #44154.

**F.B.C. 2020, 7TH EDITION
REFER TO SAFEGUARDS DURING CONSTRUCTION
& MEANS OF EGRESS CHAPTER 33**

LIFE SAFETY NOTES:

1. IT IS RESPONSIBLE FOR VERIFYING THE CORRECT TYPE AND DIMENSIONS OF THE EXISTING LIFE SAFETY TO BE A MODIFICATION TO AN EXISTING CONSTRUCTION.

2. THE INFORMATION REGARDING THE TYPE OF MATERIALS TO BE OBTAINED FROM MATERIALS RELATED TO BE ACCURATE. PLEASE VERIFY THE DIMENSIONS OF ANY DISCREPANCIES.


3. THE ORIGINAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.

4. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS MEASURED FROM FINISH SURFACE UNLESS OTHERWISE NOTED.

6. THE INFORMATION GIVEN ON THIS PLAN WAS ASSUMED FROM DATA AND NOTES PROVIDED TO BE ACCURATE. NOTIFY ENGINEER OF ANY DISCREPANCIES.

7. PERMANENT WALLWAYS TO REMAIN PRIOR TO THE END OF CONSTRUCTION.



Key Plan

1/2" = 1'-0"

Overall Building Plan

1/4" = 1'-0"

NOTE: Barricade to block stairs when working.

NOTES:

- CONCRETE REPAIR SHALL BE IN ACCORDANCE WITH THE "SURFACE PREPARATION SPECIFICATIONS FOR THE REPAIR OF FIBER-REINFORCED CONCRETE" PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF CONCRETE REPAIR SPECIALISTS.
- LOOSE CONCRETE SHALL BE REMOVED WITH A SMALL CHIPPING HAMMER TO PROVIDE 3/4" CLEAR ANCHORAGE. REINFORCING STEEL SHALL BE CLEANED WITH A WIRE BRUSH TO REMOVE ALL RUST. ANY BAR WHICH HAS LOST MORE THAN 50% OF ITS CROSS-SECTIONAL AREA SHALL BE REPLACED AND REPLACED SPlice NEW REBAR OF EQUAL SIZE TO EXISTING WITH 30" LAP.
- FORM AND SHORE REPAIR AREAS AS NECESSARY.
- ALL JOINTS WITH SHIP AND STRUCTURAL CONCRETE GROUT AND / OR SHIP GEL PATCH (3,000 PSI CONC. MIN).
- RECONSTRUCT EXPANSION JOINTS WITH 1/2" EXPANSION JOINT FILLER.
- ALL WORK SHALL BE IN ACCORDANCE WITH FBC 2020, 7TH EDITION.

TYPICAL CONCRETE RESTORATION SECTION

1/2" SCHEDULED WALL OR LESS AS NECESSARY TO HOLD CONC. REINFORCING STEEL.

EXISTING COMPRESSED REBAR.

3/4" OR GREATER REBAR TO NEW 18" CONC. PATCH.

PREPARED SURFACE TO RECEIVE REPAIR MATERIAL.

1/2" SCHEDULED WALL OR LESS AS NECESSARY TO HOLD CONC. REINFORCING STEEL.

NOTE:

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 333, FLORIDA STATUTES. FBC ADMINISTRATIVE CODE 110.8.4.

REVISIONS BY

THOMAS J. TWOMEY, P.E.
 LICENSED PROFESSIONAL ENGINEER
 CONTRACT NO. 2024-0008
 WEST PALM BEACH, FLORIDA 33417
 TWOMEYENGINEERING.COM

**CONCRETE RESTORATION
NORWICH 'B'
CONDO ASSOCIATION
WEST PALM BEACH, FLORIDA 33417**

Digitally signed by
Thomas J Twomey
Date: 2024.08.03
13:17:24 -0400

1 of 2

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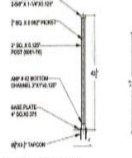
REFER TO SHOP DWG'S BY AMF

THE FOLLOWING ITEMS WILL BE REVIEWED AS DEFERRED SUBMITTALS PER FBC 107.3.1.1:


SHOP DRAWINGS:

- HANDRAILS
- GUARDRAILS

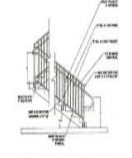
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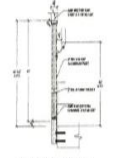
TYPICAL POST



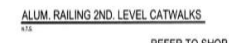
TYPICAL RAILING ELEV.




TYPICAL POST



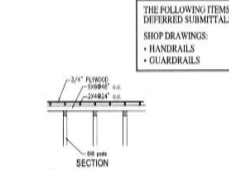
ALUM. RAILING 2ND LEVEL CATWALKS




ALUM. RAILING AT STAIRCASES (2) AND LANDINGS



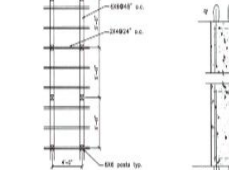
ALT. SHORING PLAN



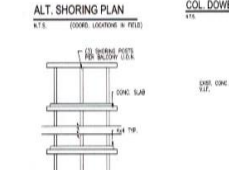
COL. DOWEL DETAIL



BEAM DOWEL DETAIL



CONC. SLAB SHORING





COVENTRY SECTION- NEW STOP SIGN AND STOP BAR. HANDYMAN JOSE IS WORKING ON THIS PROJECT, A FEW EACH WEEK.



EASTHAMPTON SECTION- NEW STOP SIGN AND STOP BAR. NICE JOB, JOSE.



EASTHAMPTON SECTION- JOSE IS ALSO REPLACING FADED BUS STOP SIGNS AS HE FINDS THEM.



EASTHAMPTON SECTION- NEW BUS STOP SIGN INSTALLED. THE OLD SIGN POST WAS SPRAY PAINTED.



WINDSOR D- ON 9/10, THIS DRIVER HIT THE GAS INSTEAD OF THE BRAKE. NOBODY WAS HURT, BUT A WALKWAY LIGHT AND A FLAGPOLE WERE KNOCKED DOWN.



CENTURY BOULEVARD- THERE WAS A THREE CAR CRASH ON THE MORNING ON 9/13. THREE PEOPLE WERE TRANSPORTED TO THE HOSPITAL.



**CANTERBURY A- YELLOW TOLER WITH MISSING WHEEL.
REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPAIR WAS
SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER
REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY
HELPFUL.**