

9/23/2024 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTEANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

WWW.UNITEDCIVIC.ORG

PROPOSED HOMELESS SHELTER, LA QUINTA MOTEL- On 9/17, the Palm Beach Board of County Commissioners unanimously approved a plan for the PBC Facilities Acquisitions Department to ***“to negotiate the acquisition...of an approximately 2.99 acres parcel improved with a 114- room hotel located on 5981 Okeechobee Boulevard, West Palm Beach”***. It is the intention of Palm Beach County to use this property, if acquired, for ***“Housing Units for Homeless, Extremely Low Income and Low Income”*** individuals and families. This property is scheduled to go to auction **today**. To address the concerns of Century Village unit owners, PBC Commissioner Gregg Weiss sends the following message: ***“This is still in the preliminary stages. We will make sure to keep Century Village residents apprised of what happens next. If the County acquires the property, we will hold a town hall meeting at Century Village to tell residents about what’s going on and we will answer questions and address concerns.”***

Over the past week, many CV unit owners contacted UCO to register their strong disapproval of this ***proposed homeless shelter, which would be just outside the gates to Century Village***. These messages have been forwarded to Commissioner Weiss. Messages can also be sent directly to the PBC Commissioners:

District 1: Maria G. Marino: MMarino@pbcgov.org

District 2: Gregg Weiss: GWeiss@pbc.gov.org

District 3: Michael A. Barnett: MBarnett@pbc.gov

District 4: Marci Woodward: MWoodward@pbc.gov

District 5: Maria Sachs MSachs@pbcgov.org

District 6: Sara Baxter: SBaxter@pbc.gov

District 7: Mack Bernard MBernard@pbcgov.org

CAR THEFT, WALTHAM SECTION- The Palm Beach County Sheriff's Office is investigating a recent car theft at the Waltham section. Please read the PBSO bulletin appended to this report, and contact PBSO Detective Louis Schilling (561-313-4719, SchillingL@pbso.org) if you recognize the persons in the bulletin or have any other information about this case.

NORTH CANAL- Last week, **Seacrest Services** began removing overgrowth, trees and shrubs from the canal bed and banks that are impeding storm water movement in the North Canal.

DOOR TO DOOR SOLICITATIONS- UCO has received complaints from CV unit owners about uninvited door to door solicitations. ***UCO has a long standing policy that prohibits unauthorized door to door solicitations inside Century Village.*** This policy is in place for security reasons, and also for maintaining our quality of life. Most CV unit owners do not care for unannounced door knocks by unknown and unexpected people. Our security contractor, Platinum, does a good job of keeping outside solicitors from entering CV; in most cases, complaints about "door knockers" trace back to CV residents, or to service providers who are already called in as guests and take the opportunity to drum up additional business. The growing number of "Ring" cameras and our new license plate recognition cameras make it much easier for us to identify door knockers, and a simple phone call to the solicitor usually ends the issue. Violation Letters are sent to repeat offenders. Last week, **NO SOLICITATION** signage was installed at the entrances to CV. Notices will also be posted in our community newspaper, the **UCO REPORTER**, to our UCO website, WWW.UNITEDCIVIC.ORG, and to our community TV **Channel 590**.

There are exceptions to the "**NO SOLICITATIONS**" rule. Recently, UCO authorized **FPL** to post flyers on unit entry doors to announce their "**POWER TO SAVE PROGRAM**", which provides free energy saving products for CV unit owners. This program was announced to the Community in advance. Residents that experience uninvited solicitations should send a report to UCOMAINTENANCE@GMAIL.COM.

CENTURY BOULEVARD DRAINAGE PROJECT- At the **9/19** meeting of the **UCO Bids/Infrastructure and Officers Committees**, a **Request For Proposal**, prepared by **Engineer Patrick Barthlemy**, was approved. The next step for this project, which involves repairs for ponding issues at Century Boulevard, will be to send the RFP out to qualified vendors.

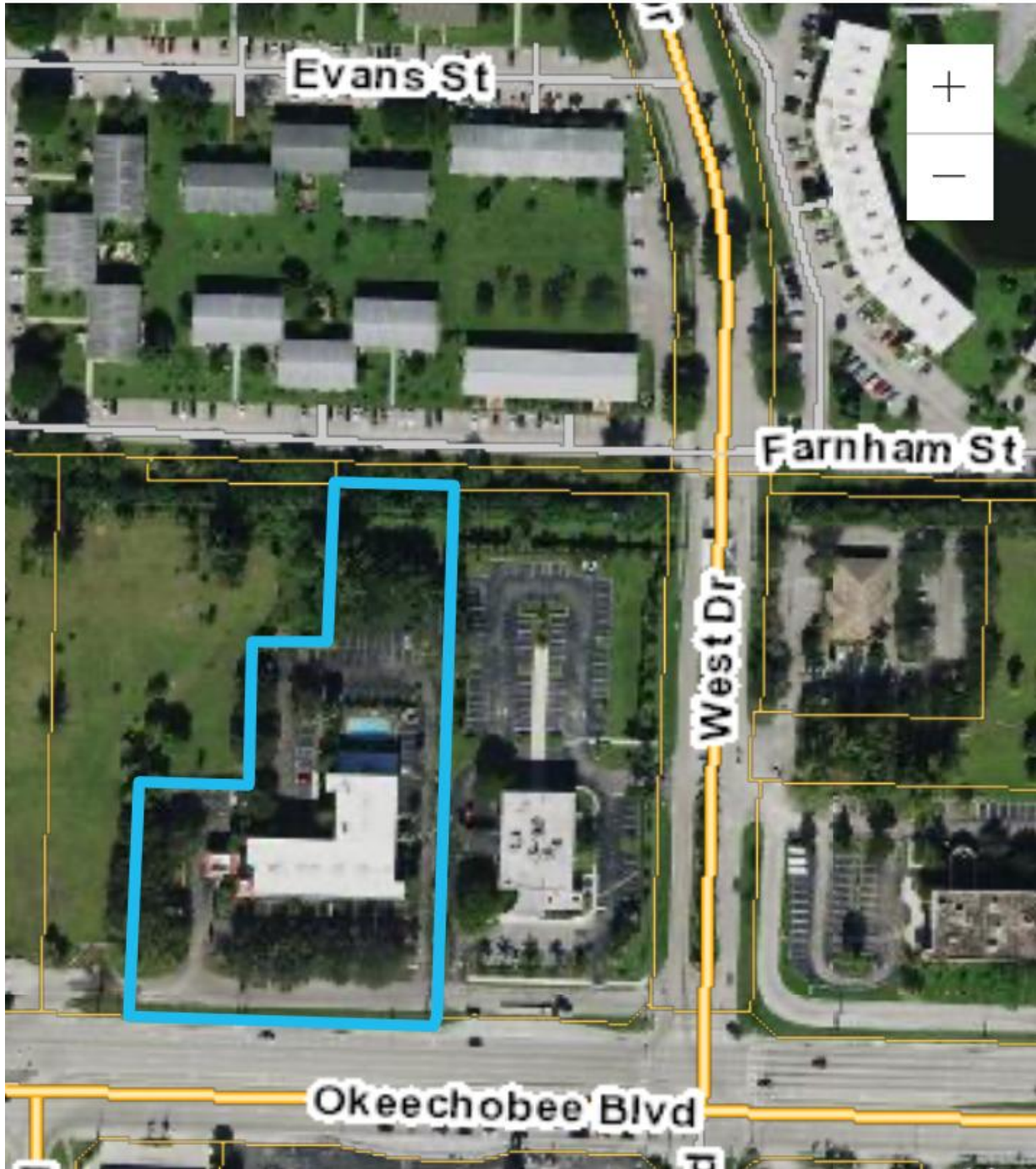
IRRIGATION REROUTE PROJECT- At the **9/19** meeting of the **UCO Bids/Infrastructure and Officers Committees**, a proposal from **Seacrest Services** was approved. This project involves installation of a new irrigation pipe to serve the Golfs Edge, Kingswood, and Greenbrier sections.

RESERVE STUDY- At the **9/19** meeting of the **UCO Bids/Infrastructure and Officers Committees** a proposal from **Association Reserves** was approved. This proposal is for a reserve study for property owned or maintained by UCO, including buildings, roads, storm drains and other elements that have service lives exceeding ten years. This will help the **UCO Finance Committee** with long term planning and reserving.

AIR CONDITIONING, COMMON DRAIN LINES- Recently, two CV unit owners called me about leaks that were happening inside their units. The sources of the leaks were clogged common AC condensate drain lines. These drain lines typically serve more than one unit, so maintaining them is an Association responsibility. These drain lines need to be cleaned out, because “gunk” grows inside these lines. When they become clogged, the condensate backs up and leaks into the unit.

MEDICAL EQUIPMENT COLLECTION- CV unit owner **Flo Simpson** is collecting used home health equipment: walkers, canes, wheelchairs, etc. for collection by **Clinics Can Help**, an organization that collects and redistributes this equipment to people that need it. CV residents who wish to donate medical items can send an email to UCOMAINTENANCE@GMAIL.COM.

END OF REPORT



5981 OKEECHOBEE BOULEVARD- THIS MOTEL, IF PURCHASED BY PALM BEACH COUNTY, WILL BE USED AS A HOMELESS SHELTER. THE MOTEL IS JUST OUTSIDE THE OKEECHOBEE BOULEVARD ENTRANCE TO CENTURY VILLAGE, AND ABUTS THE WINDSOR SECTION OF CV.



BULLETIN

NEED TO IDENTIFY

Source: Law Enforcement Investigation **Source Reliability:** Usually Reliable **Content Validity:** Confirmed/Accurate

DOCUMENT CLASSIFICATION: **RESTRICTED**

Issued Date: 9/17/2024

Case #: 24-098734

Stolen Vehicle



Tentatively identified as
Gregory Byrd (12/23/1988)

Sometime between 9/12/24 and 9/13/24 the victim's vehicle was taken from Century Village, in West Palm Beach. It was later recovered unoccupied in the Wal-Mart parking lot at 4375 Belvedere Rd. The two pictured suspects were seen in/around the vehicle. If you can identify the suspects, please contact Detective Schilling.

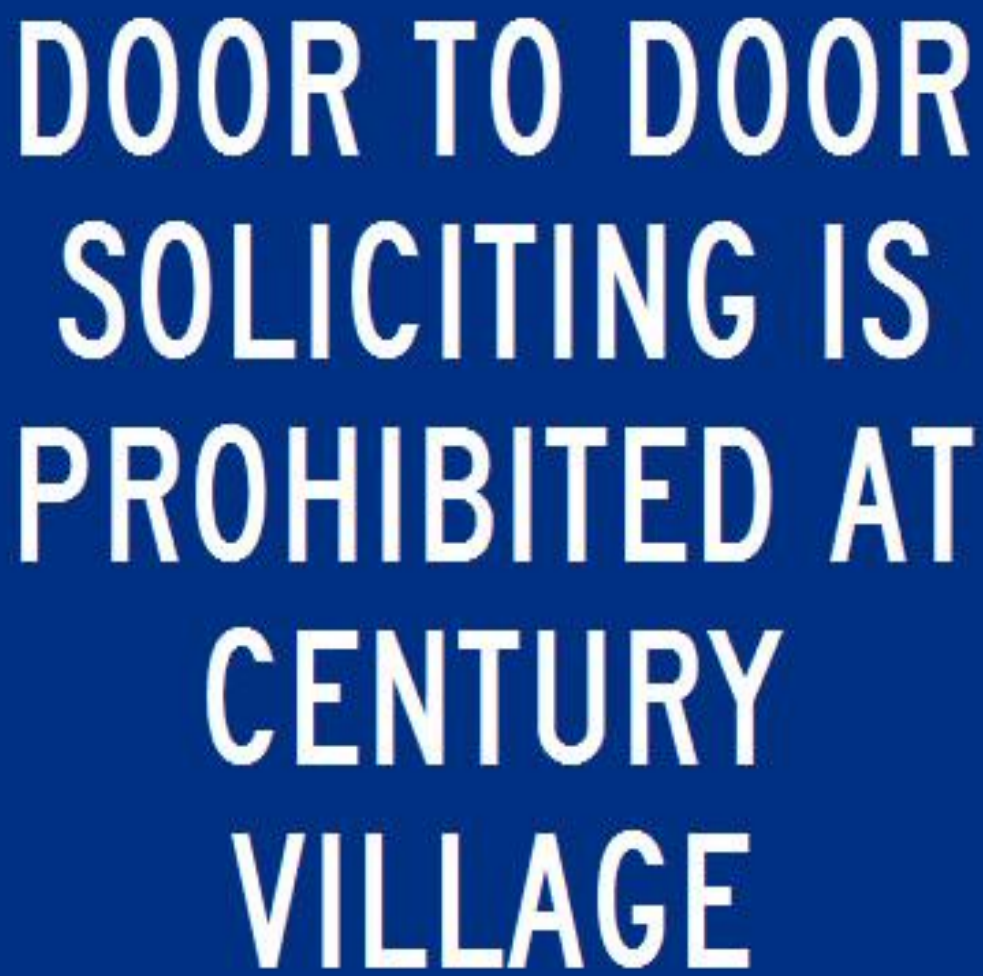
Contact: Detective Louis Schilling - District 3 Detective Bureau
Desk: 561-688-4943 Cell: 561-313-4719 Email: SchillingL@pbso.org

Authority (Supervisor): Sgt. Nick Comb
Prepared by: Analyst Deen

**BEFORE ACTION IS TAKEN, INFORMATION SHOULD BE CONFIRMED
THROUGH THE ISSUING AGENCY OR INVESTIGATOR**

PALM BEACH COUNTY SHERIFF'S OFFICE

3228 GUN CLUB ROAD
WEST PALM BEACH, FL 33406
561-688-3000



**DOOR TO DOOR
SOLICITING IS
PROHIBITED AT
CENTURY
VILLAGE**



OKEECHOBEE BOULEVARD ENTRANCE- NO SOLICITATION SIGNS WERE INSTALLED AT BOTH ENTRANCES TO CV ON 9/20.



FPL POWER TO SAVE PROGRAM- IF THESE FELLOWS KNOCK AT YOUR DOOR, FEEL FREE TO LET THEM IN. THEY CAN SAVE YOU SOME MONEY ON YOUR ELECTRIC AND WATER BILLS.



To: Residents at Century Village West Palm Beach (**This FPL program is Voluntary and Free**)

From: UCO / FPL

Re: **FPL POWER TO SAVE PROGRAM**

FPL (Florida Power & Light) has invited us to participate in a free "Power to Save" program to help save energy without any cost to our residents.

FPL employees wearing uniforms and id badges will be visiting each apartment in **September** to offer you these Power to Save measures in order to help you be more energy efficient. If you are in your unit, they will talk with you and provide tips to help you save energy. If applicable, FPL will install a new kitchen sink faucet head, a new shower head, several LED bulbs, a door sweep and inspect the A/C unit.

Should you require any further information or want to make an appointment you may contact: Ami Pavon at 305-740-2620. Be aware, you do not need to make an appointment though, we will be posting flyers on the buildings we will be doing next.

Again, this important program is **AT NO COST TO YOU**, so we ask you to please take advantage of this opportunity.

It is a pleasure to serve you.



STRATFORD SECTION- THIS SECTION OF WALKWAY WAS PUSHED UP BY TREE ROOTS. SUNSHINE PAVING CUT THE ROOTS AND REPAVED THE WALKWAY.



DORCHESTER/HASTINGS WALKWAY- REPAIR COMPLETE.



DORCHESTER/HASTINGS WALKWAY- REPAIR COMPLETE.



NORTH DRIVE- WALKWAY REPAIR COMPLETE.



CENTURY BOULEVARD- THE OLD PAVER BASE FOR THIS BENCH WAS UNEVEN. IT WAS REMOVED AND REPLACED WITH ASPHALT. THE BENCH WILL BE FASTENED TO THE BASE WITH ELL BRACKETS AND SCREWS.



CENTURY BOULEVARD- OLD, UNEVEN PAVERS WERE REPLACED WITH SMOOTH ASPHALT.



OXFORD SECTION- THIS IS THE "GUNK" THAT BUILDS UP INSIDE A AC CONDENSATE DRAIN LINE. TO AVOID BACKUPS AND LEAKS, ASSOCIATIONS SHOULD SCHEDULE CLEANOUTS FOR THESE LINES AT LEAST ANNUALLY. IF LEFT TO THE UNIT OWNERS, THE JOB WON'T BE DONE, AND THERE WILL BE LEAKS. AND CLAIMS.



FLO SIMPSON'S MEDICAL EQUIPMENT COLLECTION IS STARTING TO PICK UP STEAM. IF YOU HAVE ANY MEDICAL EQUIPMENT LAYING AROUND AND WANT IT PUT TO GOOD USE, SEND AN EMAIL TO UCOMAINTENANCE@GMAIL.COM, AND ONE OF FLO'S GROUP WILL MAKE ARRANGEMENTS FOR PICKUP.

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



UCO OFFICE- GLOW CLEANING PLUS COMPETED PRESSURE CLEANING OF EXTERIOR AREAS ON 9/21.



CANTERBURY K- JEEP WITH NO LICENSE PLATE. REPORTED TO PBC CODE ENFORCEMENT, #C-2024-09160002.



NORWICH H- VAN WITH EXPIRED REGISTRATION TAG. CALLED IN BY A CV UNIT OWNER. REPORTED TO PBC CODE ENFORCEMENT, # C-2024-09170003.



NORTHAMPTON L- THIS JUNK PILE WAS PUT OUT ON FRIDAY NIGHT, AFTER THE WEEKLY REGULAR BULK PICKUP SERVICE. SPECIAL PICKUP WILL BE REQUIRED. A REPORT WAS SENT TO PBC CODE ENFORCEMENT.



WINDSOR Q- LARGE PIECES OF MIRROR GLASS MUST BE PUT INTO THE DUMPSTER AND BUSTED UP. WASTE PRO WORKERS WILL NOT PICK UP LARGE PIECES OF GLASS BY HAND.



PLYMOUTH V- CRACKED BLUE TOTER. CALLED IN BY A CV UNIT OWNER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.