

10/28/2024 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

WWW.UNITEDCIVIC.ORG

LA QUINTA MOTEL, UPDATE- Last week, **Mark Levy, President of Cenvill Recreation**, sent a letter to **PBC Mayor Maria Sachs**, putting Mr. Levy “on the books” as opposing the proposed purchase of the La Quinta Motel by the County for conversion to public housing. Interestingly, Mr. Levy pointed out that the outstanding debt on this property “**exceeds by far the value**” of the motel and described the proposed purchase as “**very foolish**”. A copy of this letter is appended to this report. We thank Mr. Levy for his support, and for his continued advocacy for Century Village.

UCO will continue to update our Community whenever there are new developments on this matter. CV Unit owners can contact the County Commissioners about this proposal at the following email addresses:

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

CALL FOR CANDIDATES- UCO President Fausto Fabbro has announced a **CALL FOR CANDIDATES** to fill a vacancy on the UCO Officers Committee, Recording Secretary. CV unit owners can submit resumes to **UCO Nominations Committee Chair Dave Boas**, at DAVIDBOAS@UNITEDCIVIC.ORG. Deadline for submission is **12/1**.

UCO/W.P.R.F OPERATIONS COMMITTEE- Please read the letter, appended to this report, from **W.P.R.F. Vice President Eva Rachesky**, regarding **CV unit owner recreation payments for 2025**.

UCO PRESIDENT'S TOWN HALL MEETING- On 11/15, UCO President **Fausto Fabbro** will host a Town Hall Meeting at the CV Clubhouse. At this meeting, which happens on the **third Friday of each month**, CV unit owners can receive information about UCO, discuss a range of topics about life in Century Village, Association issues, and hear updates about projects and events at UCO. These meetings are also a good opportunity to hear about and discuss community activities, to ask questions, and to voice concerns directly to the UCO President and the other members of the UCO Officers Committee. W.P.R.F. Manager Eva Rachesky also attends these meetings, to answer questions about our Community's recreational facilities (Clubhouse, Fitness Center, pools).

PHASE I MILESTONE BUILDING INSPECTIONS- The Florida Legislature has enacted a new law regarding inspections of certain condominium buildings. Here at Century Village, this new inspection requirement, the **Phase I Milestone Inspection**, applies to **21 buildings in the Southampton, Greenbrier, Wellington, and Dover sections**. The deadline for completing and filing these inspections with Palm Beach County Department of Planning, Zoning and Building is **12/31/24**.

This new law, **F.S. 533.899**, allows Palm Beach County Department of Planning, Zoning and Buildings to grant extensions to Condominium Associations who need additional time to fulfill this new inspection ***“upon a showing of good cause...if the owner has entered into a contract with an architect or engineer...the inspection cannot be reasonably completed before the deadline, or other circumstance...and there is no evidence that the building is unsafe...”***. Requests for extensions must be submitted to PZB in writing, and should be submitted by the Association's Engineer, Architect, or Attorney. A letter from **PZB Director Doug Wise**, which explains this in detail, is appended to this report.

IRRIGATION REROUTE PROJECT, UPDATE- Last week, **Seacrest Services** and subcontractor **Pellico Engineering** continued work on this project, which involves installation of new underground irrigation pipes at the **Golfs Edge, Kingswood, and Greenbrier sections**.

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 dates for the Special Magistrate is **11/6** and **12/6**. Two CV associations and two unit owners are listed on the dockets: **Coventry H, Sheffield F, 113 Oxford 200, and 105 Oxford 500**. These Association Boards should make sure that they are represented at these hearings.

CV MEDICAL BUILDING, DRAINAGE- The owners of the CV Medical Building, **Khal Chasidim Of WPB LLC**, have resumed construction of two swimming pools at that property. To comply with Palm Beach County requirements, a stormwater catch basin, manhole box, and underground storm drain pipe leading out to Lake Century were installed recently. The shoreline, which belongs to Benenson Capital, requires restoration. This work will be performed by **Anchor Marine**, and Khal Chassidim will be invoiced for this cost by UCO.

FPL HOOTENANNY- On **Tuesday, 11/19, Florida Power and Light (FPL)** will host an **informational event** for their **Power To Save Program**, which is intended to help unit owners reduce their utility bills. The event will start at **11:00 AM, at Room C of the CV Clubhouse**. Refreshments will be served, along with FPL "swag" items to bring home. A flier for this event is appended to this report.

PBC COMMUNITY SERVICES FAIR- On **Thursday, 10/31, PBC Commissioner Gregg Weiss** will host a Community Services Fair at the CV Clubhouse. Please see the attached flier for this event.

END OF REPORT

MARK F. LEVY

1601 FORUM PLACE • SUITE 500

WEST PALM BEACH, FL 33401

(561) 640-3133

FAX (561) 640-3160

To Mayor of Palm Beach County, The Honorable Maria Sachs.

Dear Mayor Sachs

I read the editorial in the Pam Beach Post regarding the suggested purchase by the county of the La Quinta Motel.

As a citizen of Palm Beach County, the \$9 Million debt on that site exceeds by far the value and as a taxpayer the cost of purchasing that site by the county and the necessary costs to make whatever improvements would seem to me very foolish. Since I know you are prudent, I doubt you would support such a purchase.

The real problem is the potential usage of that site if the county purchases it. Located adjacent to Century Village, a retirement community, would lead to serious problems lowering property values and **impacting the quality of life for the 7854-unit owners.**

Even if the initial intended usage is benign there is nothing that would guarantee it would not be used differently in the future.

I believe that a private buyer would potentially develop that site in a way that would not impact the quality of life of the neighboring residents.

I sincerely hope the county does not consider the acquisition of this property and I support the United Civic Organizations opposition to the county's purchasing it for the reasons stated above

Thank you for your consideration of this letter.



Mark F Levy

President Cervill Recreation Inc.



6255 OKEECHOBEE BOULEVARD- THIS VACANT PARCEL, NEXT TO THE LA QUINTA MOTEL, IS BEING USED FOR UNAUTHORIZED PARKING BY OWNERS OF TRACTOR TRAILER TRUCKS. THE OWNER OF THIS VACANT PARCEL HAS BEEN NOTIFIED.

W.P.R.F., INC.
200 CENTURY BOULEVARD
WEST PALM BEACH, FLORIDA 33417
(561) 640-3147

November 2024

Dear Unit Owner:

On September 24, 2024, the Operations Committee of UCO approved an operating **decrease** to your WPRF recreation payment in the amount of \$6.72 per unit per month beginning January 2025. This decrease excludes the contractual Millennium Agreement Amendment increase of \$2.16. Accordingly, **the net monthly decrease amounts to \$4.56.**

The operating decrease includes \$4.00 per unit per month to build the Windstorm Reserves and \$3.00 per unit to replenish the Contingency / Infrastructure Reserves, both of which were seriously depleted in recent years. Both WPRF management and the Operations Committee, made a concerted effort to keep operating increases to a minimum, including deferring projects to cover the ongoing increases across all areas of expenses including insurance, maintenance and repairs and utilities.

If you have already elected to have your monthly recreation payments made by ACH Direct Debit, you do not need to do anything. The correct amount will automatically be deducted from your bank account. If you are interested in making your payments by ACH Direct Debit, you may visit Mary Petro located in the WPRF office in the main clubhouse. If you have elected to have your monthly recreation payments made by a preauthorized electronic payment, please notify your bank of the changes in the amount for 2025.

My staff and I are looking forward to another season at Century Village. I encourage you to take advantage of the enjoyable opportunities made available for you at the clubhouse and throughout your community.

Sincerely,

Eva Rachesky
Vice President



**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-6100
Code Enforcement 233-5500
Contractors Certification 233-5625
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb




**Palm Beach County
Board of County
Commissioners**

Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marcy Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

 *printed on sustainable
and recycled paper*

October 21, 2024

Fabbro, Fausto
405 Greenbrier A
West Palm Beach, FL 33417

VIA CERTIFIED MAIL.

Re: Stakeholders and Officers regarding structures listed below.

Dear Registered Agent,

Palm Beach County Building Division has attempted to deliver this written notification by regular and Certified Mail to Greenbrier A thru C Condominiums through the USPS. However, the letters with addresses listed below have been returned to the Palm Beach County Building Division due to unsuccessful delivery. The purpose of this document is to provide delivery to you, the Registered Agent on file for the following buildings:

- 405 GREENBRIER A West Palm Beach FL 33417

You may already be aware, that in response to the 2021 Surfside condominium collapse in Miami-Dade, the Florida Legislature has established new laws requiring periodic building inspection of condominium and cooperative building structures that are three (3) stories or more and are 30 years old or 25 years old if within 3 miles of the coast line. The structures listed have been identified, as having met the statutory criteria required for completion of mandatory Phase I milestone inspections within 180 days of receipt of this notice. The report and findings must be filed with the Palm Beach County Building Division (Division).

In general, the law requires every condominium or cooperative to have a "milestone inspection" performed for each building that is 3 stories or more by December 31st of the year in which the building reaches 30 years of age or 25 years of age within 3 miles of the coast line and again every 10 years thereafter. The inspection must be completed by a licensed



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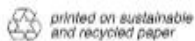
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architect or engineer and must be completed within 180 days of receipt of this notice. For further details see Florida Statute 553.899, and Chapter 18 of the Florida Building Code.

Section 1802 states: "The local enforcement agency may extend the date by which a building's initial milestone inspection must be completed upon a showing of good cause by the owner or owners of the building that the inspection cannot be timely completed if the owner or owners have entered into a contract with an architect or engineer to perform the milestone inspection, the inspection cannot reasonably be completed before the deadline or other circumstance to justify an extension, and there is no evidence that the building is unsafe, substantial structural deterioration exists, or potentially dangerous conditions exist as certified by the architect or engineer responsible for the Milestone Inspection."

Extension request letters shall be uploaded online using the website provided below. Please ensure that the letter is notarized to verify the identity and title of the requester.

More information is available on the Florida Building Commission website at: <https://floridabuilding.org/>

Pending the findings of your Phase 1 inspection, a Phase 2 inspection may be required.

Please submit inspection reports or extension requests here:
<https://www.pbcgov.org/ePZB.Admin.WebSPA/#!/Container/Milestone-Inspection-Form-Submission>

Sincerely,

Doug Wise, CBO, CFM, MCP
Director
Palm Beach County Building Division



EAST DRIVE, GOLFS EDGE SECTION- SEACREST SERVICES CONTINUES WITH THIS IRRIGATION REROUTE PROJECT. LILAC COLOR PIPES INDICATE RECLAIMED WATER.

Agenda No.: 066	Complexity Level: 1	Status: Active
Respondent: SHEFFIELD "F" CONDOMINIUM ASSOCIATION, INC. 128 Sheffield F, West Palm Beach, FL 33417		CEO: John Gannotti
Situs Address: Sheffield F, West Palm Beach, FL		Case No: C-2024-08020012
PCN:		Zoned: RH
Violations:	<p>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, electrical alterations have been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/07/2024 Status: CEH</p> <p>2 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, removal of soffits on 2nd floor to repair termite damage has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 08/07/2024 Status: CEH</p>	
cc: Sheffield "F" Condominium Association, Inc.		

Agenda No.: 042	Complexity Level: 1	Status: Active
Respondent: Schulman, Rosa 113 Oxford 200, West Palm Beach, FL 33417-1407		CEO: John Gannotti
Situs Address: 113 Oxford 200, West Palm Beach, FL		Case No: C-2024-03210027
PCN: 00-42-43-23-16-200-1130		Zoned: RH
Violations:	<p>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.</p> <p>Code: PBC Amendments to FBC 7th Edition (2020) - 105.1 Issued: 03/28/2024 Status: CEH</p>	

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

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

Violations: **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



100 CENTURY BOULEVARD- CONSTRUCTION WORK FOR TWO SWIMMING POOLS AT THE CV MEDICAL BUILDING HAS RESUMED.



100 CENTURY BOULEVARD- P.B. COUNTY REQUIRED THE PROPERTY OWNER TO INSTALL A NEW STORMWATER CATCH BASIN, MANHOLE BOX, AND UNDERGROUND CULVERT PIPES.



100 CENTURY BOULEVARD- NEW MANHOLE BOX INSTALLED AT THE CV MEDICAL BUILDING.



100 CENTURY BOULEVARD- THIS NEW STORMWATER OUTFALL PIPE CROSSES PROPERTY OWNED BY BENENSON CAPITAL PARTNERS. ANCHOR MARINE WILL RESTORE THE SHORELINE, AND KHAL CHASSIDIM OF WPB WILL BE INVOICED FOR THE COST.



PLYMOUTH LAUNDRY- NOVEMBER EDITION OF THE UCO REPORTER WAS DELIVERED TO CV ON 10/25 AND IS BEING DELIVERED BY HANDYMAN JOSE NOW.



FALKIRK STREET- TWO FPL FLOODLIGHTS ARE BLINKING ON AND OFF ALL NIGHT, WHICH IS DRIVING PEOPLE AT SHEFFIELD P AND Q CRAZY. A REPAIR REQUEST WAS SENT TO FPL, #46390.



NORTHAMPTON D- DUMPSTER WITH RUSTED OUT BOTTOM. REPORTED IN BY A CV PROPERTY MANAGER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.



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.



ITEMS FOR FLO'S HEATH EQUIPMENT DRIVE KEEP COMING IN. IF YOU HAVE SOMETHING THAT CAN BE PICKED UP, PLEASE SEND AN EMAIL TO UCOMAINTENANCE@GMAIL.COM.

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

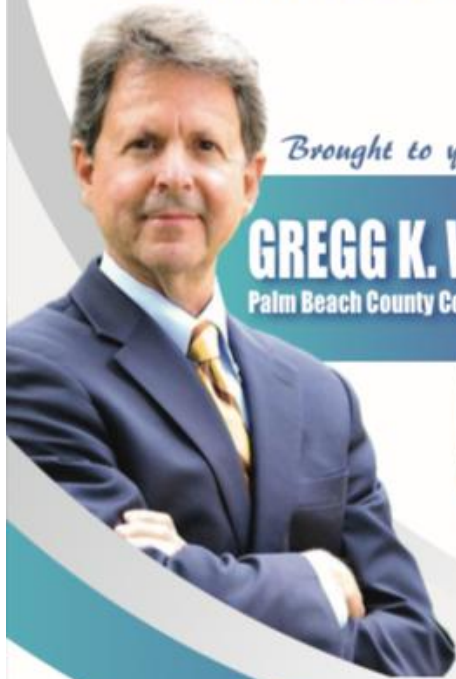


561.640.2995
www.ClinicsCanHelp.org

**IF YOU HAVE ANY MEDICAL EQUIPMENT THAT YOU WOULD LIKE
HAVE PICKED, PLEASE SEND AN EMAIL TO
UCOMAINTENANCE@GMAIL.COM.**

Learn about the wide range of services and resources available through Palm Beach County and other area agencies at the:

COMMUNITY SERVICES FAIR



Brought to you by

GREGG K. WEISS
Palm Beach County Commissioner

Century Village

DATE: Thursday, October 31, 2024

TIME: 2 pm to 5 pm

LOCATION: Clubhouse
5500 Century Village Blvd.
West Palm Beach, FL 33417



Participating Agencies



For more information contact: VIRGINIA SAVIETTO, Administrative Assistant
561-355-2209 | vsavietto@pbc.gov | pbc.gov/D2



--- FARM TOUR ---

EVERGLADES AGRICULTURAL AREA

TUESDAY, NOVEMBER 26TH

\$10 per person

**Non-refundable payment
due with your reservation.**

**45 reservations accepted with
Century Village ID and exact cash.**

**Each resident may reserve a seat for:
one additional person.**

Sign-up: Clubhouse Lobby:

**Wednesday, November 13th
9:30 a.m. - 10:30 a.m**

**Thursday, November 14th
1:30 p.m. - 2:30 p.m.**

**ADDITIONAL INFORMATION:
OCTOBER & NOVEMBER UCO REPORTER**

(Excursion planned by UCO Transportation Committee)