

## 11/18/24 PROPERTY MANAGER'S REPORT

By Donald Foster, LCAM

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**UCO INVESTIGATIONS-** This service is provided by UCO to CV Associations as part of the contracts between CV Associations and UCO:

*“The ASSOCIATION does hereby appoint UCO to administer screening of **ALL** prospective purchasers, residents, companions, and tenants of condominium units pursuant to the Declaration of Condominium of the ASSOCIATION and the determination by H.U.D., declaring Century Village a senior community, where at least one resident in each unit must be 55 years of age or older.*

*The ASSOCIATION **shall** submit **all** signed contracts and its checks to UCO. Subsequent to the payment of the application fee in the amount allowed under the Florida Condominium Act (currently set at \$150.00) UCO **shall** supply the ASSOCIATION with the necessary screening application forms, to be filled in and returned to UCO, UCO **shall** contract with a professional firm to carry out the relevant investigation into this applicant's finances and criminal records. UCO **shall** transfer the results of this investigation to the ASSOCIATION's Board. The decision whether to accept or reject the applicant is wholly the ASSOCIATION's. Should the ASSOCIATION decide to reject the Applicant and UCO's attorney concurs, then UCO **will** cover legal expenses, should the rejection result in a lawsuit against the ASSOCIATION.”*

Please note the words above colored **red**. **Using UCO Investigations for screening reports is not optional.** CV Associations that elect to perform applicant screenings using other providers risk being deemed outside of their insurance coverage. Applicant screening is a tricky business, governed by Federal Law (Fair Housing Act, Fair Credit Reporting Act). Using UCO Investigations, UCO guidelines, and guidance from UCO's Attorney will help keep CV Association boards out of “sticky situations”.

**GATE CRASH, BEDFORD SECTION-** On 11/17, at 6:00 AM, an SUV crashed into the **PBC Fire Rescue access gate near Bedford G**. The vehicle left the scene, but an image of the vehicle was captured by one of our security cameras, and our license plate recognition cameras at the exit gates showed that the vehicle had not left the Village. PBSO was called, **case #24-117627**. Platinum Security staff later located the vehicle at Southampton A. The vehicle belongs to a guest of a Southampton A tenant. PBSO was called again, and the driver that damaged the gate was issued an appearance ticket. The damaged gate was pushed open by firefighters, to allow emergency vehicles access to the Village. This gate belongs to PBFR, which is responsible for permanent repairs.

**IRRIGATION REROUTE PROJECT-** Seacrest Services continues work on this project, which involves installation of a new underground irrigation line in the Golfs Edge, Kingswood, and Greenbrier sections. Last week, excavation equipment working on the Reflection Bay property cracked an underground irrigation pipe that was installed on the old golf course by UCO many years ago. This old irrigation line was capped off at the CV/Reflection Bay property lines. Irrigation service to Golfs Edge, Kingswood, and Greenbrier service will be down until the new irrigation line becomes operational.

**FPL HOOTENANNY-** On **Tuesday, 11/19, Florida Power and Light** will host an **informational event** for their **Power To Save Program**, which can help CV unit owners with reducing their utility bills. This 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.

**UCO OFFICER/DELEGATE FORM-** UCO maintains a record of directors and UCO delegates for each of the 309 CV Associations. These records need to be updated annually, using an **“Officer/Delegate” form** that is supplied by UCO. Some associations have not updated their forms, so there are Directors listed that are no longer on the Board, and some Associations have no representation at the UCO Delegate Assembly, our Board of Directors. Blank forms are available at UCO, or they can be sent via email by sending a request to: [UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM).

**CORPORATE TRANSPARENCY ACT-** The **Federal Corporate Transparency Act** took effect this year, with a **January 1, 2025 deadline to register**. **All CV Associations must make this filing**, and also make update filings each time there is a change on the Association's Board. **This filing should be made by the Association's Property Manager or Accountant**. 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.

On October 29, 2024, the Financial Crimes Enforcement Network (FinCEN) extended the initial reporting deadlines to **July 1, 2025**, for associations in counties affected by Hurricane Milton. This includes Palm Beach County. A bulletin from the U.S. Treasury Department is appended to this report.

**BROADBAND-** As we enter peak occupancy season, there will be an increase in requests for repair service and technical assistance from our cable TV and Internet provider, **Breezeline**. CV residents are advised:

- UCO's contract with Breezeline provides **unlimited, in-home service calls**. This covers **all services**, including replacement of equipment, assistance with programming remotes, and help with use of equipment.
- Breezeline has an on-property business office, at **5400 Fairway Street, near Southampton A**, where CV residents can pay bills, schedule in-home service, or get help with any issues related to their Breezeline service. **Office hours are 9:00 AM to 5:00 PM, Monday through Friday**.
- Breezeline has assigned a **dedicated Account Manager** to assist CV residents with issues that cannot be easily resolved. Residents who have unresolved Breezeline issues should contact UCO, and these unresolved issues will be directed to the Breezeline Account Manager.

**TOWING CONTRACTS-** Many CV Associations have allowed their towing contracts to expire. With peak occupancy season almost upon us, now is a good time to get this Board housekeeping job done. Each Association's towing contract must be renewed annually. There is no charge for having a towing contract, and a contract must be in place if an association needs to tow a car. Blank towing contracts are available at UCO, or can be sent via email by sending a request to:

[UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM)

These contracts must be signed by a board member, have the association seal affixed, and returned to **Sisters Towing, 6907 Southern Boulevard**. It is also required that code-compliant towing signs be installed on association properties. CV Property Managers can help with placement and installation of these signs.

**BULK TRASH-** Last week, there were a number of cases of large rubbish piles being put out after the bulk trash truck passed by. These piles are very unsightly, and are a County Code violation after they have been sitting out for more than twenty-four hours. CV Directors and their Managers need to watch out for refurbishment projects and clean outs, and make sure that no construction, demolition, or unit cleanout debris is placed in the residential dumpsters. When needed, CV Boards must authorize additional charges for special pickups, which can be back charged to the responsible unit owners, if known. Maintaining community standards is a joint responsibility of all CV unit owners, CV Association Boards, and their management companies. Let's all help with keeping Century Village clean!

**CORPORATE SEAL-** CV Associations need to have a corporate seal to perform certain business functions. This seal should not leave the property. Occasionally, for a variety of reasons, a Board can't put their hands on their seal. Not a problem; a new seal can be ordered from Amazon for about twenty-five dollars. Stop by UCO if you need help with this.

**LA QUINTA MOTEL, UPDATE- UCO will continue to update our Community whenever there are new developments on this matter.** CV unit owners who wish to contact the County Commissioners about this proposed motel conversion can use the following email addresses:

District 1: Maria G. Marino: [MMarino@pbcgov.org](mailto:MMarino@pbcgov.org)

District 2: Gregg Weiss: [GWeiss@pbc.gov.org](mailto:GWeiss@pbc.gov.org)

District 3: Michael A. Barnett: [MBarnett@pbc.gov](mailto:MBarnett@pbc.gov)

District 4: Marci Woodward: [MWoodward@pbc.gov](mailto:MWoodward@pbc.gov)

District 5: Maria Sachs [MSachs@pbcgov.org](mailto:MSachs@pbcgov.org)

District 6: Sara Baxter: [SBaxter@pbc.gov](mailto:SBaxter@pbc.gov)

District 7: Mack Bernard [MBernard@pbcgov.org](mailto:MBernard@pbcgov.org)

**A petition to oppose the conversion of this motel to permanent public housing is available at the front desk at the UCO Office.**

**INSURANCE-** During the second week of December, CV Directors will be able to pick up their **2025 insurance option sheets** from UCO's insurance agent, **AssuredPartners**. These option sheets will be available for pick up by CV Directors at the **CV Clubhouse Party Room** on:

**-Monday, December 9, 9:30 AM to 12:00 PM**

**-Tuesday, December 10, 12:00 PM to 2:00 PM**

**-Wednesday, December 11, 12:00 PM to 2:00 PM**

On **Monday, 12/9, 9:30 AM, Phil Masi, Agency President**, will give a presentation about UCO's upcoming insurance program. CV Directors who would prefer to receive their option sheets via email can send a request to [UCOINSURANCE@GMAIL.COM](mailto:UCOINSURANCE@GMAIL.COM). The deadline for returning the signed insurance option sheets to UCO is **12/19/24**. This can be done in person, or via email at the address listed above. **CV Associations that do not return their option sheets to UCO before 12/19 will be automatically assigned to Option Two.**

**END OF REPORT**



**BEDFORD SECTION- PLATINUM SECURITY ROVING PATROL  
OFFICER LOGAN FOUND THIS SMASHED GATE EARLY AM ON 11/17.**



**BEDFORD SECTION- ONE OF OUR SECURITY CAMERAS RECORDED THIS IMAGE OF A CAR CRASHING INTO THIS GATE. OUR GATEHOUSE CAMERAS DID NOT SHOW THIS CAR LEAVING THE PROPERTY, SO SECURITY PERFORMED A SEARCH.**



**SOUTHAMPTON A- ASSISTANT SECURITY DIRECTOR VELASQUEZ FOUND THE CRASH VEHICLE AND CALLED PBSO.**





**SOUTHAMPTON A- PBSO DEPUTY ISSUED AN APPEARANCE TICKET TO THE DRIVER THAT CRASHED INTO THE BEDFORD GATE.**



**REFLECTION BAY, BACK OF GREENBRIER C- EXCAVATION EQUIPMENT WORKING ON THE REFLECTION BAY PROPERTY CRACKED AN UNDERGROUND IRRIGATION PIPE THAT SERVES GOLFS EDGE, KINGSWOOD, AND GREENBRIER. IRRIGATION AT THOSE SECTIONS WILL BE DOWN UNTIL THE NEW IRRIGATION LINE IS OPERATIONAL.**

# The **Power to Save Team** is in your neighborhood



Providing free **FPL energy services**, if applicable, including:



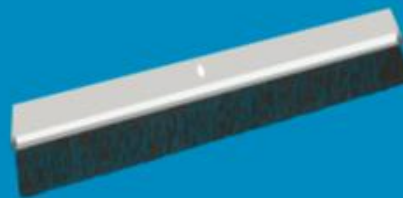
A/C unit  
inspection



Faucet aerator and  
low-flow showerhead  
installation



Energy efficient  
LED lightbulbs



Door  
Sweep

**\$150 estimated annual energy savings**

**Please join us for a free lunch\* and learn ways to  
save on your energy bill.**

Tuesday, Nov. 19, 12 p.m. – 2 p.m.

Century Village Clubhouse

*\*while supplies  
last*



# FinCEN NOTICE

FIN-2024-NTC11

October 29, 2024

## **FinCEN Provides Beneficial Ownership Information Reporting Relief to Victims of Hurricane Milton; Certain Filing Deadlines in Affected Areas Extended Six Months**

WASHINGTON, D.C. — The Financial Crimes Enforcement Network (FinCEN) announced today that certain victims of Hurricane Milton will receive an additional six months to submit beneficial ownership information (BOI) reports (including updates or corrections to prior reports).

FinCEN is providing this relief to reporting companies that meet two requirements.

First, the deadline for the reporting company to file an initial or updated BOI report must fall on or between October 4, 2024, and January 2, 2025.

Second, the reporting company must have its principal place of business in an area designated both by the Federal Emergency Management Agency (FEMA) as qualifying for individual or public assistance, and by the Internal Revenue Service (IRS) as eligible for tax filing relief as a result of Hurricane Milton. If, after the date of this announcement, the IRS designates other areas affected by this natural disaster as eligible for tax filing relief, the reporting companies with their principal place of business in those areas will also receive the same BOI reporting relief from FinCEN automatically, *i.e.*, reporting companies with an initial or updated BOI report due on or between October 4, 2024, and January 2, 2025, with a principal places of business located in these other areas, will also have an additional six months from their original deadline to submit BOI reports.

For example, the initial BOI report of a reporting company created or registered before January 1, 2024, normally would be due by January 1, 2025. If such a company has its principal place of business in an area designated both by FEMA as qualifying for individual or public assistance and by the IRS as eligible for tax filing relief as a result of Hurricane Milton, the company's initial BOI report is now instead due by July 1, 2025. Similarly, the initial BOI report of a reporting company created or registered on July 25, 2024, normally would be due by October 23, 2024. If such a company has its principal place of business in an area designated both by FEMA as qualifying for individual or public assistance and by the IRS as eligible for tax filing relief as a result of Hurricane Milton, the company's initial BOI report is now instead due by April 23, 2025.

In addition, FinCEN will work with any reporting company whose principal place of business is outside the disaster areas but that must consult records located in the affected areas to meet the deadline. Reporting companies with a principal place of business outside the affected areas and that are seeking assistance in meeting their filing obligations should contact FinCEN at [www.fincen.gov/boi](http://www.fincen.gov/boi).

### FINCEN NOTICE

Beneficial ownership information reporting relief is part of a coordinated federal response to the damage caused by natural disasters and is based on local damage assessments by FEMA. For information on disaster recovery, please visit: <https://www.disasterassistance.gov/>.

For information on government-wide efforts related to recent natural disasters, please visit: <https://www.usa.gov/disasters-and-emergencies>.



**5400 FAIRWAY STREET- THE CV BREEZELINE OFFICE, NEAR SOUTHAMPTON A, IS AVAILABLE TO CV RESIDENTS, MONDAY TO FRIDAY, 9:00 AM TO 5:00 PM.**

Brand: Hubco  
Corporate Seal

4.7 ★★★★★ 720

100+ bought in past month



\$22<sup>49</sup>

**NEED A NEW ASSOCIATION SEAL? NOT A PROBLEM, JUST GO ON AMAZON AND BUY A NEW ONE. THIS MODEL IS POPULAR WITH PEOPLE WHO HAVE TROUBLE SQUEEZING THINGS.**



**NORTH DRIVE, NEAR CHATHAM N- DEAD PALM. ASSIGNED TO SEACREST SERVICES FOR REMOVAL AND REPLACEMENT.**



**WEST DRIVE, NEAR KENT C- DEAD TREE. ASSIGNED TO SEACREST SERVICES FOR REMOVAL AND REPLACEMENT.**





**HASTINGS B- PICKUP TRUCK WITH EXPIRED REGISTRATION TAG. REPORTED IN BY A CV UNIT OWNER. REPORTED TO PBC CODE ENFORCEMENT, CASE #C-2024-11150004.**



**PLYMOUTH J- MINIVAN WITH EXPIRED REGISTRATION TAG.  
REPORTED IN BY A CV UNIT OWNER. REPORTED TO PBC CODE  
ENFORCEMENT, #C-2024-11150003.**



**CANTERBURY J- MINIVAN WITH EXPIRED REGISTRATION TAG.  
REPORTED TO PBC CODE ENFORCEMENT, CASE # C-2024-  
11150002.**



**SOMERSET SECTION- A CV UNIT OWNER REPORTED THAT THIS CAR HAS BEEN PARKED NEAR THE PICKLEBALL COURTS FOR SOME TIME. IT BELONGS TO A SOMESET D UNIT OWNER. THIS OWNER WAS ADVISED TO MOVE THIS CAR FROM W.P.R.F. PROPERTY.**



**COVENTRY E- RUSTED OUT DUMPSTER. REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO [UCOGARBAGE@GMAIL.COM](mailto:UCOGARBAGE@GMAIL.COM). PICTURES ARE VERY HELPFUL.**



**GOLFS EDGE SECTION- THESE MATTRESSES WERE PUT OUT ON FRIDAY, AFTER THE BULK TRASH TRUCK HAD PASSED BY. THE ASSOCIATION WAS INFORMED THAT SPECIAL PICK UP WILL BE REQUIRED. LEAVING JUNK OUT ALL WEEK IS A COUNTY CODE VIOLATION.**



**COVENTRY A- THIS JUNK WAS PUT OUT ON FRIDAY, AFTER THE BULK TRASH TRUCK HAD PASSED BY. ALSO, THIS JUNK PILE EXCEED SWA LIMITS FOR REGULAR SERVICE. THIS ASSOCIATION AUTHORIZED THE ADDITIONAL CHARGE FOR SPECIAL PICKUP, AND WASTE PRO REMOVED THE PILE ON SATURDAY AFTERNOON. THANK YOU!**



**KENT G- THIS JUNK WAS PUT OUT ON FRIDAY, AFTER THE BULK PICKUP TRUCK HAS PASSED BY. THE ASSOCIATION WAS ADVISED THAT SPECIAL PICKUP WILL BE REQUIRED. JUNK PILES CANNOT BE ALLOWED TO STAY OUT ALL WEEK.**