

11/4/2024 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

WWW.UNITEDCIVIC.ORG

APPLICATIONS FOR SALES/RENTALS/OCCUPANCY- Recently, a number of CV Directors visited UCO for guidance on how to handle applications for sales or rentals. In some cases, these Directors were anxious about their communications with real estate agents. In the December 2023 *UCO Reporter*, **Attorney Mark Friedman** offered the following advice:

“Board members should not have extensive back and forth discussions with realtors. Board members should politely accept the application and related documents, process those documents as per standard procedures, and limit discussion related to the transaction until the investigation is concluded. Further, if you say the wrong thing to any third-party representative, that representative will be called as a witness against you personally and against the association. The realtor negotiates between the buyer and the seller. There is nothing to negotiate with the Association.”

I have seen CV association boards get themselves into “sticky situations”, and nearly all of those situations involved ill-advised or unnecessary communications with realtors or direct communications with applicants without benefit of legal guidance. I attribute this to three factors:

1. Realtors are naturally aggressive. They will call directors, knock on doors unannounced, and put directors on the spot. I often advise CV directors to rehearse the following “line”: ***“The Board will review this application and make a decision in due course, thank you.”*** Then, shut the door or hang up the phone. ***So, smile, accept the application, shut the door, and then process the app without delay, according to your association’s standard practice and governing documents, and with legal guidance when needed.***

2. People are, generally speaking, polite. When an agent contacts them about an application, directors often feel obligated to respond, on the spot. All association related communications (and especially communications involving sales or rental applications) should be carefully considered, using expert advice, and should be *in writing*.

3. Many CV board members are reticent about consulting with their association's attorney, and many CV associations do not have an attorney on retainer at all. These usually are the directors that will engage in negotiations or discussions with realtors or prospective residents, which in turn result in "sticky situations" that cause anxiety for the director and the Board. **So, get an attorney on annual retainer, and do not hesitate to seek legal guidance when needed.** When CV associations receive screening reports from UCO, they can also request legal guidance from UCO's Attorney, at no additional cost.

UCO PRESIDENT'S TOWN HALL MEETING- On **11/15, 9:30 AM**, **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).

This month, in honor of our recently departed President Emeritus, **DAVE ISRAEL**, refreshments will be served at **11:30 AM**, and we hope that this will be a time to remember our friend and neighbor. Dave would have enjoyed donuts, so that is what we will be having on **11/15**. We hope that you will all attend.

COMMUNITY SERVICES FAIR- On **10/31**, Palm Beach County Commissioner **Gregg Weiss** hosted a Community Services Fair at the CV Clubhouse. At this very well attended event, CV residents were able to meet with representatives from the various departments and organizations that provide services to our Community, including our Sheriff's Office, Fire Rescue Service, Solid Waste Authority, and Buildings Department.

LA QUINTA MOTEL, UPDATE- At our **11/1** UCO Delegate Assembly, **Neils Heimeriks, Chief of Staff to County Commissioner Gregg Weiss**, informed that the proposed purchase of the La Quinta Motel, for conversion to public housing, is still in the planning stages, with County staff continuing negotiations with the property's owner and with the development of an operational plan. This matter is not on the agenda of the upcoming meeting of the County Commissioner on **11/6**. ***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

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

PAVING REPAIRS- On **10/31** and **11/1**, Sunshine Services made repairs to roads and walkways at various sections of Century Village.

SHORELINE REPAIR- On **10/28**, **Anchor Marine** restored shoreline at **100 Century Boulevard**, where a new storm water outfall culvert pipe had been installed. The cost for this work was invoiced to the owners of the CV Medical Building , **Khal Chassidim Of WPB**.

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.

HEALTH EQUIPMENT COLLECTION- UCO Executive Board Member **Flo Simpson** continues to collect unused home health equipment for **Clinics Can Help**, an organization that collects and refurbishes these items for redistribution to needy people. CV residents can schedule pickup of items by sending an email to UCOMAINTENANCE@GMAIL.COM.

POD STORAGE UNITS, MOVING VANS, CAR CARRIERS- Last month, a new community regulation regarding “POD” storage units went into effect. These storage units will no longer be allowed into Century Village ***unless authorized in advance and in writing by an Association’s Board***. In order to make these authorizations easier for CV Board Directors, UCO has created a form that will need to be filled out, signed by at least one Director (or Manager), and have the Association’s seal affixed. This new form is appended to this report, or can be picked up at UCO. The completed forms can be dropped off at UCO or sent via email to

UCOMAINTENANCE@GMAIL.COM.

Allowing storage units to be parked at association parking areas is a violation of Palm Beach County code. Also, moving vans over forty feet in length, and all car carriers are not permitted in Century Village.

NEW CONDO BOARD CERTIFICATION CLASS- **Becker Law** has made available a new four hour online class. Advance registration is required:

<https://online.beckerlawyers.com/77/2070/classes-portal/landing-page.asp>

END OF REPORT



CV CLUBHOUSE- THE 10/31 PBC COMMUNITY SERVICES FAIR WAS VERY WELL ATTENDED.



CV CLUBHOUSE- PBC COMMISSIONER GREGG WEISS, WHO SPONSORED THE COMMUNITY SERVICES FAIR, MET WITH CV UNIT OWNERS.



CV MEDICAL BUILDING- THE BLACK PLASTIC MATERIAL IS GEOTUBE, WHICH IS WHAT LINES ALL SHORELINES IN CV TO PREVENT EROSION. BASICALLY, IT IS A MILES LONG PLASTIC SOCK, FILLED WITH SOIL THAT IS SUCKED UP FROM THE LAKE BED. THE BARGE AT THE TOP OF THE PICTURE HAS THE PUMP THAT SUCKS UP THE SOIL AND FILLS THE SOCK.



CV MEDICAL BUILDING- ONCE THE NEW GEOTUBE IS INSTALLED, IT IS COVERED BY A LAYER OF LAKE BED SOIL, WHICH PROTECTS THE PLASTIC MATERIAL FROM THE SUN.



CV MEDICAL BUILDING- THE GEOTUBE AND SOIL ARE COVERED WITH NEW SOD.



CV MEDICAL BUILDING- SHORELINE REPAIR IS COMPLETE.



NORTHAMPTON STREET, SUSSEX SECTION- PAVING REPAIR COMPLETE.



UCO OFFICE- PAVING REPAIR COMPLETE.



GLENCOE STREET, HASTINGS SECTION- PAVING REPAIR COMPLETE.



WEST DRIVE, OXFORD SECTION- PAVING REPAIR COMPLETE.



CV CLUBHOUSE- THE NEXT UCO PRESIDENT'S MEETING WILL BE ON FRIDAY, 11/15, 9:30, AT ROOM C OF THE CV CLUBHOUSE. ALL CV RESIDENTS ARE WELCOME TO ATTEND.



**CAMBRIDGE I- PICKUP TRUCK WITH EXPIRED REGISTRATION TAG,
C-2024-10310002.**



CHATHAM M- YELLOW TOTER WITH BUSTED LID. A REQUEST FOR REPAIR WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.



WINDSOR M- THIS JUNK PILE WAS PUT OUT AFTER THE BULK TRASH TRUCK PASSED BY ON FRIDAY MORNING. SPECIAL PICKUP WILL BE REQUIRED. THE ASSOCIATION'S BOARD AND THEIR MANAGER WERE NOTIFIED.



NOTICE TO CV RESIDENTS:

POD STORAGE UNITS ARE NOT PERMITTED TO ENTER CENTURY VILLAGE UNLESS AUTHORIZED IN ADVANCE BY THE BOARD.

TRUCKS OVER 40 FEET IN LENGTH, INCLUDING MOVING VANS, ARE NOT PERMITTED TO ENTER CENTURY VILLAGE.

POD STORAGE UNIT AUTHORIZATION:

UCO RULES PROHIBIT PORTABLE “POD” STORAGE UNITS FROM ENTERING CENTURY VILLAGE UNLESS AUTHORIZED BY A CV ASSOCIATION BOARD, IN ADVANCE, AND IN WRITING.

ALLOWING STORAGE UNITS TO BE PARKED AT ASSOCIATION PARKING AREAS FOR MORE THAN ONE HOUR IS A VIOLATION OF PALM BEACH COUNTY ORDINANCE ((6.D.1.A.4.a.2, PBC UNIFIED LAND DEVELOPMENT CODE). ASSOCIATIONS ARE SUBJECT TO NOTICES OF VIOLATION AND FINES.

AUTHORIZATION FOR POD DELIVERY:

ASSOCIATION NAME: _____

ASSOCIATION DIRECTOR: _____

DATE: _____





--- 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)

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