

12/16/2024 COMMUNITY MANAGER'S REPORT

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PRESIDENT'S TOWN HALL MEETING- On **Friday, 12/20, 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.

On the **second Friday of each month**, President Fabbro also hosts a **President's Coffee Hour**. This is a by-invitation meeting, and UCO's Administrative Assistant is working through all of the CV associations so that all Association Presidents can attend this meeting.

INSURANCE- On **12/9**, **Phil Masi of AssuredPartners** gave a presentation to CV unit owners which described conditions in the condominium insurance market and the **UCO Insurance Program for 2025**. Phil had mostly good news for us; premiums are stabilizing and this is particularly the case for Associations that participate in the UCO Insurance Program. The large size of this group has a mitigating effect on overall premiums. There is a small number of CV Associations that do not participate in the UCO Insurance Program. Directors from these Associations can meet with representatives from AssuredPartners to see if participation in the UCO program will result in lower premiums and better coverage. Appointments with AssuredPartners representatives can be made by sending an email to UCOINSURANCE@GMAIL.COM. The deadline for returning signed insurance option sheets to UCO is **12/19/24**. ***CV Associations that do not return their option sheets before 12/19 will be automatically assigned to Option Two.***

EMERGENCY GENERATOR- On 12/12, The Generator People

performed scheduled maintenance of the emergency generator at the Haverhill Road Guardhouse. This work 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 350 gallons.

TENANT CRASHES THROUGH EXIT GATE- Very early on **11/29**, a car belonging to a Sheffield O tenant (#349), crashed through a closed gate at the Century Boulevard exit lane. A report was sent to PBSO, **#24-121-202**. There was no damage to our gates, but the tenant's car was smashed up. The barcode and guest call in privileges for this unit have been suspended.

During overnight hours, exits from CV are only permitted through the Haverhill Road exit lane, and all exits are logged in by Security.

Overnight entrances are only permitted at Okeechobee Boulevard.

This policy was recommended by PBSO as a way to deter car thefts.

BARCODES- CV residents are reminded that their barcodes are automatically deactivated when their car's registration expires. Reactivation is simple; just bring your new registration and your CV ID Card to UCO during office hours (Monday through Thursday, 9:00 AM to 11:30 AM, Fridays, 12:00 PM to 2:30 PM), and our volunteer staff will log in your new registration information and reactivate your barcode. For new barcodes, please bring your CV ID Card, registration, and one crisp ten dollar bill.

SOUTH CANAL- Seacrest Services continues with land clearing work along our South Canal, which stretches from Fairway Street in Bedford Section to Farnham Street in Windsor Section. This work is preparation for the eventual re-dredging of this canal, which holds excess storm water from our storm water drainage system.

IRRIGATION REROUTE PROJECT- Seacrest Services continues with installation of new underground irrigation water supply pipes for the Golfs Edge, Greenbrier, and Kingswood sections of CV.

PARKING AREAS, TOWING CONTRACTS, SIGNAGE- With peak occupancy season upon us, CV Associations should be checking their parking areas for unregistered vehicles, and inoperable or abandoned vehicles. Allowing “bum” cars to be stored on Association property is a County Code violation, and the Association can receive Notices of Violation and possible fines. Each Association must have a current towing contract and code compliant tow signage. Towing contracts must be renewed annually. Blank contracts are available at UCO, or can be sent via email by sending a request to UCOMAINTENANCE@GMAIL.COM.

"It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle". PBC Ordinance, 2007-013.

"It shall be unlawful for the owner of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair." PBC Ordinance, 2019-034.

END OF REPORT



UCO CONFERENCE ROOM- EACH SECOND FRIDAY, UCO PRESIDENT FAUSTO FABBRO HOSTS A BY-INVITATION PRESIDENT'S COFFEE HOUR. ON THE THIRD FRIDAY OF EACH MONTH, FAUSTO ALSO HOSTS AN OPEN TOWN HALL MEETING AT THE CV CLUBHOUSE, ALL ARE WELCOME TO ATTEND THE 12/20 MEETING.



CV CLUBHOUSE- ON 12/9, A LARGE GROUP OF CENTURY VILLAGE ASSOCIATION DIRECTORS ATTENDED A PRESENTATION BY PHIL MASI OF ASSUREDPARTNERS.

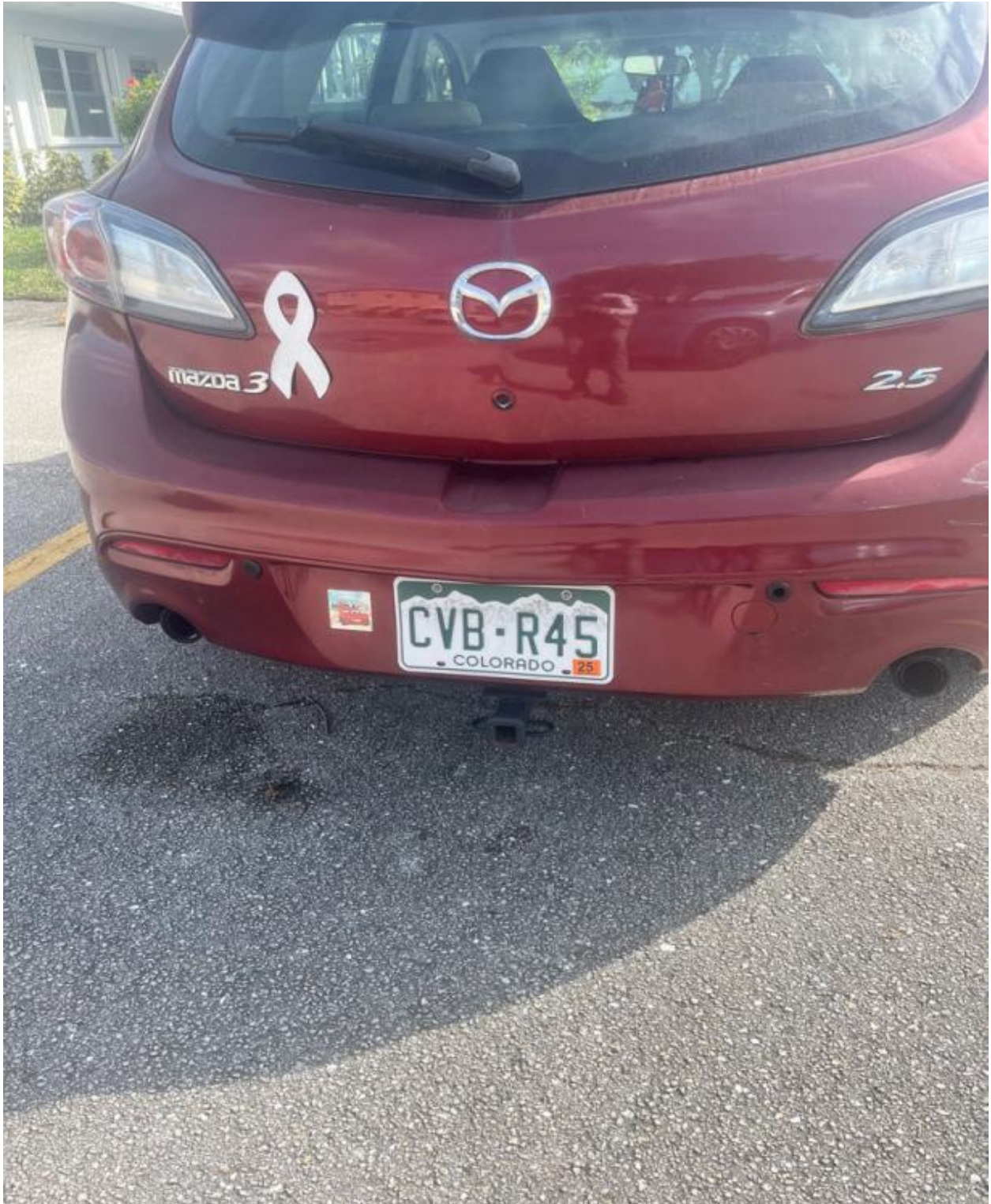


CV CLUBHOUSE- PHIL MASI'S PRESENTATION WAS VERY POSITIVE; PREMIUMS ARE STABILIZING, AND MANY CV ASSOCIATIONS HAVE REPLACED THEIR ROOFS, MADE CONCRETE RESTORATION WORK, AND COMPLETED REQUIRED STRUCTURAL

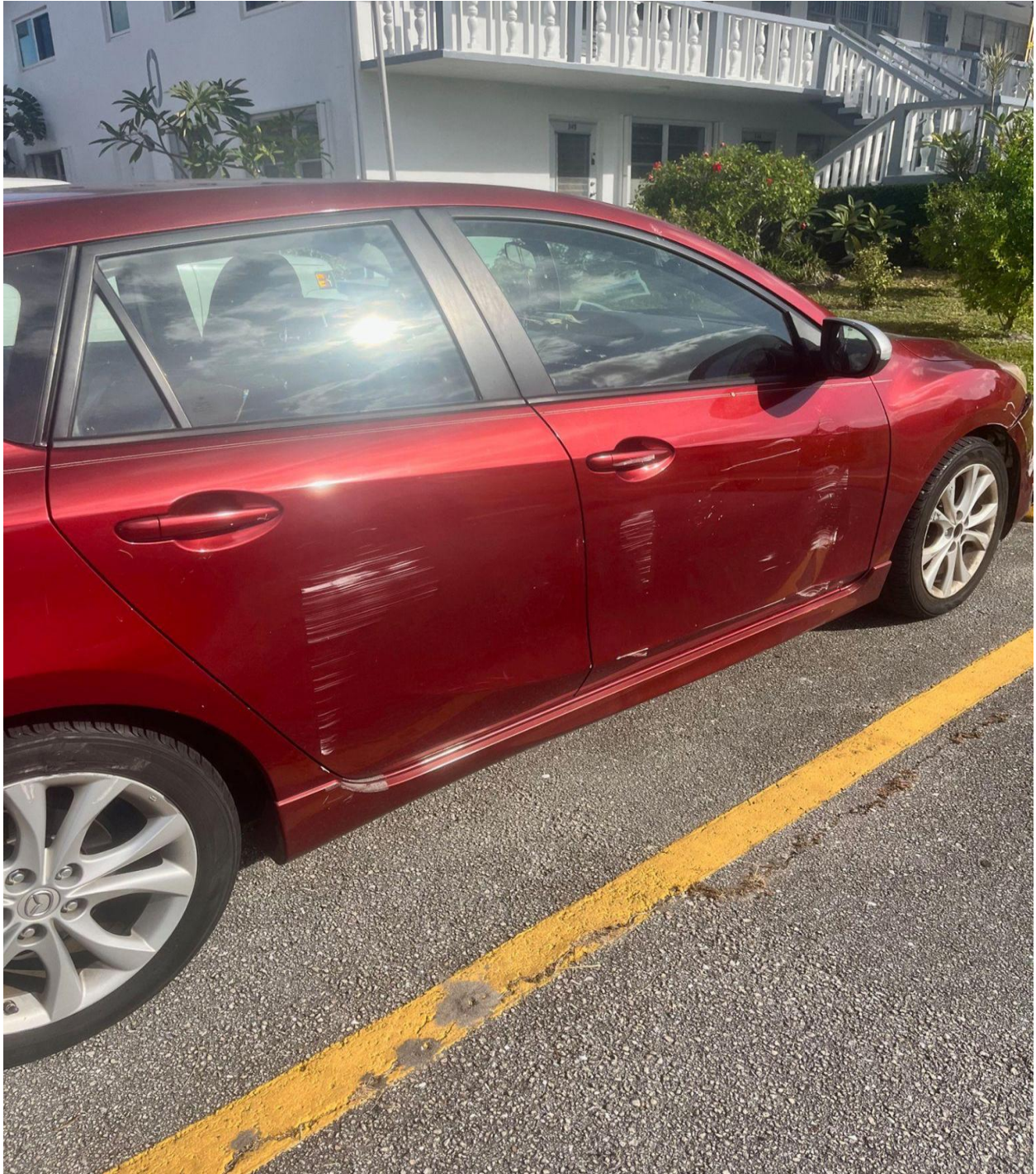
INSPECTIONS. THIS WORK HELPS TO REDUCE PREMIUM INCREASES FOR ALL OF US.



CENTURY BOULEVARD- THIS DRIVER, A TENANT AT #349 SHEFFIELD O, DECIDED TO ENTER CV BY CRASHING THROUGH OUR CLOSED GATES. A REPORT WAS SENT TO PBSO.



SHEFFIELD O- LAST WEEK, THE CAR THAT CRASHED THROUGH OUR GATES WAS TRACED TO #349 SHEFFIELD O. ALL BARCODES AND GUEST CALL IN PRIVILEGES FOR THIS UNIT HAVE BEEN SUSPENDED.



SHEFFIELD O- DAMAGE TO THE PASSENGER SIDE OF THIS CAR CORRESPONDS TO THE SCRAPING SOUNDS THAT WE HEARD ON THE GATE HOUSE VIDEO RECORDING.



**WELLINGTON E- LARGE AMOUNTS OF JUNGLE OVERGROWTH
HAVE BEEN REMOVED FROM BOTH SIDES OF SOUTH CANAL.**



GLENCUE STREET, BEDFORD SECTION- EASTERNMOST SECTIONS OF SOUTH CANAL HAVE BEEN CLEARED BY SEACREST SERVICES. WATER LEVELS ARE VERY LOW DUE TO LACK OF RAIN. I HAVE SENT A REQUEST FOR ADDITIONAL RECLAIMED WATER TO BE SENT TO CV BY PBC WATER UTILITIES.



GREENBRIER B/KINGSWOOD F- THE IRRIGATION PIPE INSTALLATION BY SEACREST SERVICES CONTINUES.



CENTURY BOULEVARD- THREE STREET LIGHT FIXTURES WENT DARK ON 12/13. THIS WAS REPORTED TO FPL, TICKET #40116.



STRATFORD E- NEW ELECTRICAL PANEL INSTALLED AT THE IRRIGATION PUMP STATION BY T.S.I. ELECTRIC ON 12/12



**SOUTH DRIVE- HANDYMAN JOSE KEEPS BUSY WITH PAINTING
ALONG OUR MAIN ROADS.**



EAST DRIVE- DOT TRAFFIC YELLOW PAINT IS USED FOR THESE BRIDGES, PER THE DOT TRAFFIC MANUAL.



SOUTH DRIVE- ANOTHER BRIDGE PAINTED. NICE WORK JOSE.



GOLFS EDGE- WASTE PRO DELIVERED REFURBISHED DUMPSTERS ON 12/10.



STRATFORD B- YELLOW TOTER WITH BUSTED LID. CALLED IN BY A CV UNIT OWNER. A REQUEST FOR REPAIR WAS SENT TO WASTE PRO.



CAMBRIDGE G- ROTTED 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. PICTURES ARE VERY HELPFUL.



CANTERBURY E- THIS CAR, WITH EXPIRED REGISTRATION TAG, HAS NOT ENTERED OR EXITED CENTURY VILLAGE IN MONTHS. IT BELONGS TO A TENANT AT CAMBRIDGE E. FLAT TIRES, WON'T START. JUNK.



CANTERBURY E- DERELICT CAR TOWED OFF PROPERTY ON 12/11.



**WINDSOR O- MINIVAN WITH EXPIRED REGISTRATION TAG.
REPORTED IN BY A CV UNIT OWNER. A COMPLAINT WAS SENT TO
PBC CODE ENFORCEMENT, # C-2024-12100003.**



WINDSOR O- SUV WITH EXPIRED REGISTRATION TAG. REPORTED IN BY A CV UNIT OWNER. A COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT, #C-2024-12110001.