

## 12/2/2024 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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

[WWW.UNITEDCIVIC.ORG](http://WWW.UNITEDCIVIC.ORG)

**INSURANCE-** Next week, CV Directors will be able to pick up their **2025 insurance option sheets** from UCO's insurance agent, **AssuredPartners**. Option sheets will be available for pick up by CV at the **CV Clubhouse** 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, and will be available afterwards to answer questions from CV Association Directors. There will also be a presentation by **Esther Santamaria**, National Account Executive at **Kustom US**, the company that is contracted to provide post-disaster recovery services to CV Associations.

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.***

**ROOF PAINTING-** On **11/27**, the UCO Officers Committee approved a proposal for painting the roof at **2102 West Drive**. Over the years, weathering and periodic scrubbing has caused the roof tiles to become somewhat porous, and the roof now becomes "black" more frequently. A special roof tile coating (Sherwin Williams Loxon) will reduce the need for roof cleaning and extend the life of the roof. Last year, the same treatment was given to our two guardhouses, and the coatings have held up well. This work will take place in December.

**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.**

**UNREGISTERED/DERELICT VEHICLES-** Storing unregistered or inoperable vehicles on Association properties are Code violations:

***"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... "***

***"No person shall park, store, or keep any equipment, commercial vehicle, recreational vehicle, marine vessel, trailer, or sports vehicle such as a dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe, or paddle boat, on any public street, or other thoroughfare or any R-O-W within a residential district."***

***"...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 Ordinances, 2007-013, 2019-005, 2019-034.***

CV Directors, and their Managers, should periodically check their parking areas for expired tag, no tag, and inoperable vehicles, and get these vehicles straightened out or removed from the property. Besides the County Code violations, which can bring fines to the Association, these junkboxes nearly always, eventually, cause other problems: oil leaks, property damage (see pictures below), clogging up guest parking, etc.

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

**END OF REPORT**



**NORTH CANAL, HASTINGS SECTION- LAND CLEARING WORK BY SEACREST SERVICES CONTINUES.**



**NORTH CANAL- THIS IS AT GROVE STREET, FACING EAST TO HAVERHILL ROAD. THIS STORMWATER RETENTION DITCH IS NOW A MORE EFFECTIVE FLOOD CONTROL INFRASTRUCTURE, AND WILL BE MORE SO WHEN THE CANAL IS DREDGED.**



**GREENBRIER A- SEACREST SERVICES CONTINUES INSTALLATION OF NEW UNDERGROUND IRRIGATION PIPES.**



**REFLECTION BAY- THIS ORIGINAL IRRIGATION PIPE WAS DAMAGED BY EXCAVATION MACHINES ON THE REFLECTION BAY PROPERTY. THIS IS A TEMPORARY FIX UNTIL THE NEW LINES ARE ACTIVATED.**



**NORTH DRIVE- ON 11/26, A TENANT FROM 270 CHATHAM N  
CRASHED HIS CAR INTO A TREE. HE WAS UNHURT.**

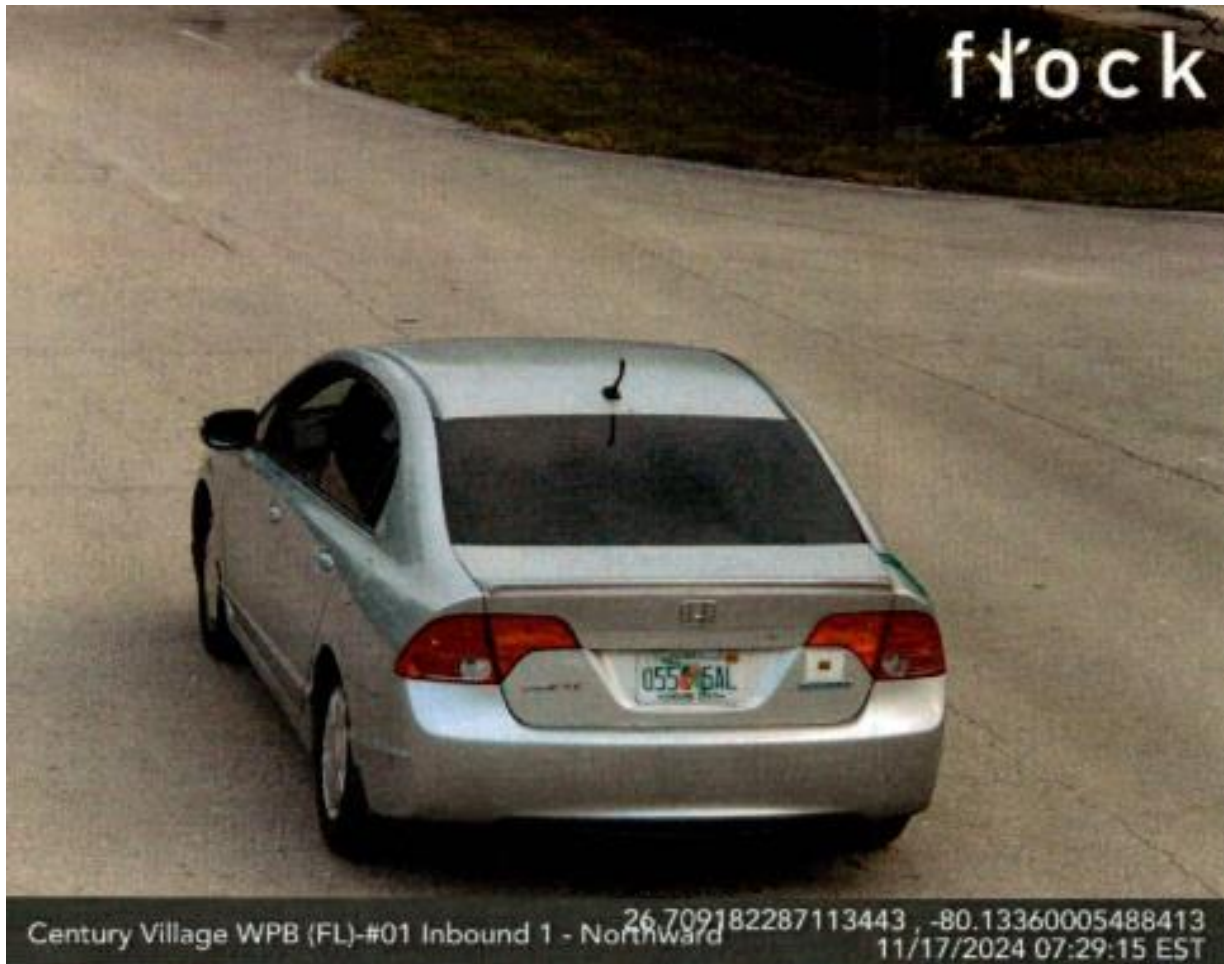




**CHATHAM N- THE CAR THAT CRASHED INTO A TREE ON NORTH DRIVE IS NOW INOPERABLE.**



**CHATHAM N- THE CAR THAT CRASHED INTO A TREE HAS AN EXPIRED LICENSE TAG, AND PBSO FOUND THAT THE LICENSE PLATE DOES NOT MATCH THE VEHICLE.**



**270 CHATHAM M- THE OWNER OF THIS CAR CONFIRMED VIA TELEPHONE THAT THE LICENSE PLATE ON THIS CAR IS PHONEY, AND THE CAR IS UNINSURED: "I'M JUST STORING IT HERE". OUR SECURITY CAMERAS SHOW THIS CAR ENTERING AND EXITING CV STARTING ON 11/10. NOT GOOD.**



**CHATHAM N- THIS CAR WAS TOWED OFF PROPERTY ON 11/26.**



**CANTERBURY H- CAR WITH EXPIRED REGISTERED TAG.  
REPORTED TO PBC CODE ENFORCEMENT, #C-2024-11250004.**



**CHATHAM O- CAR WITH EXPIRED REGISTRATION TAG, REPORTED TO PBC CODE ENFORCEMENT, #C-2024-1126002.**



**SHEFFIELD E- MINIVAN WITH EXPIRED LICENSE TAG, #C-2024-11260003.**



**CANTERBURY C- CAR WITH EXPIRED REGISTRATION TAG,  
REPORTED TO PBC CODE ENFORCEMENT, # C-2024-11260004.**





**CANTERBURY B- CAR WITH EXPIRED REGISTRATION TAG.  
REPORTED TO PBC CODE ENFORCEMENT, #C-2024-11260005.**



**BEDFORD I- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT. #C-2024-11270004.**



**BEDFORD J- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, # C-2024-11270003.**



**BEDFORD SECTION- THE EMERGENCY ACCESS GATE BEHIND PBC FIRE RESCUE STATION 23 HAS BEEN REPAIRED. IT HAD PREVIOUSLY BEEN SMASHED INTO BY A CAR.**



**KENT D- ROTTED OUT DUMPSTER. 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](mailto:UCOGARBAGE@GMAIL.COM). PICTURES ARE VERY HELPFUL.**

# 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](http://www.ClinicsCanHelp.org)