

12/30/2024 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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LA QUINTA MOTEL, UPDATE- In a 12/24 article in the *Palm Beach Post*, it was reported that ***“Palm Beach County is continuing its negotiations to buy the La Quinta Inn near Century Village and turn it into housing for low-income seniors transitioning out of homeless shelters”*** and that the ***“Director of the County’s Facilities Development Division is expected to inform County Commissioners of the status of negotiations in January”***. In the article, an advocate for the homeless stated ***“the new-coming neighbors at La Quinta...will add safety, security, and fun activities for seniors from both La Quinta and Century Village to form one happy community.”*** A recent PB Post editorial said ***“Bravo to Palm Beach County for pursuing the purchase of a La Quinta Inn on Okeechobee Boulevard to house low-income senior citizens.”*** Most Century Village unit owners feel very differently about this, and many have sent their opinions to PB Commissioners.

No agenda items for La Quinta Inn have yet appeared on any upcoming PBC meeting agendas, and PBC District 2 Commissioner Gregg Weiss has assured CV unit owners that he will hold a Town Hall Meeting at the CV Clubhouse prior to any decision being made. CV unit owners can send email messages to the Commissioners at the following email addresses:

District 1: Maria G. Marino: MMarino@pbcgov.org

District 2: Gregg Weiss: GWeiss@pbc.gov

District 3: Joel Flores: JGFlores@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: Bobby Powell Jr.: BPowell@pbc.gov

A petition against this proposal is available at the UCO Office.

IGUANA SHOOTING- On **12/20**, I received reports that a man was shooting iguanas behind **Camden B** with a pellet rifle. Security, PBSO, and PBC Animal Control were dispatched to the location. The shooter was a man who had been approved to be a tenant at Camden B, and had decided to show up one day before move-in day to kill all the iguanas along West Canal. Using pellet weapons in residential areas is actually not illegal in Florida, but the man was warned about safety and that shooting iguanas with pellets is cruel. Only a brain shot will cleanly dispatch an iguana, and an iguana's brain is the size of a pea. This person did not appear to be a military trained marksman. The iguanas that he shot took several days to die. The Camden B Board revoked the shooter's approval for tenancy, and Security has been instructed to bar him at the gates.

SOUTH CANAL- On **12/19**, **Engineer Kyle Duncan** presented plans for dredging and regrading of South Canal, a key piece of infrastructure that holds excess storm water from the southern half of Century Village. Next step will be to send a Request For Proposal and Scope Of Work out to qualified contractors. Seacrest Services continues land clearing work along South Canal, in preparation for the eventual dredging and re-grading work.

PEDESTRIAN RAILINGS, CENTURY BOULEVARD- Last year, a fifty foot railing was installed along Century Boulevard, to deter walkers, cyclists, and scooterists from using the vehicle traffic lane to enter or exit CV. Recent observations show that this railing is insufficient to deter this traffic. **Budget Fence And Gate Systems** will extend this railing fifty feet in either direction. Hopefully, this will deter stepping out into moving traffic.

PAVING REPAIRS- On **12/19**, the UCO Bids/Infrastructure Committee approved a proposal for paving repairs by **Sunshine Services Unlimited**. These repairs will happen next month, at twenty locations inside CV.

ROOF PAINTING, UCO OFFICE- Last week, **Structures Painting** completed pressure cleaning of the roof at **2102 West Drive**. A special coating will now be applied to the roof that will extend the life of the terra-cotta tiles and make roof cleaning less necessary.

CV WATERWAYS- Recently, I noticed that our waterways levels were quite low. I sent a request to PBC Water Utilities for additional reclaimed water to be sent to CV. The additional water began entering the North Canal on **12/18**. We also had some rain recently, which will also help raise the levels.

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 towing 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.

PODS- Mobile storage units (PODS) will not be permitted through the entry gates unless approved in advance and in writing by the Association's Board. Authorization forms are available at the UCO Office.

END OF REPORT

MARK F. LEVY
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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 Cenvill Recreation Inc.

“..the \$9 Million debt on that site exceeds by far the value...”, Mark Levy, Cenvill Recreation. This motel went to a private auction and there were no takers. Now Palm Beach County is pursuing what it considers to be a “rare opportunity”. For CV unit owners, the additional expenses for security staff and cameras will be, essentially, a tax. ***UCO WILL CONTINUE TO MONITOR THIS SITUATION AND SEND UPDATES TO CV UNIT OWNERS.***



CAMDEN B- THIS ERSTWHILE TENANT DECIDED, BEFORE MOVING IN, TO DECLARE WAR ON THE IGUANAS OF CENTURY VILLAGE. HIS APPROVAL FOR TENANCY WAS REVOKED BY THE CAMDEN B BOARD.



WEST CANAL- THE PELLET SHOT IGUANAS TOOK SEVERAL DAYS TO DIE, AND ARE NOW FLOATING BELLY UP IN WEST CANAL.



WEST DRIVE- THIS IS ONE OF TWENTY LOCATIONS THAT WILL BE REPAIRED BY SUNSHINE SERVICES UNLIMITED NEXT MONTH.



EAST DRIVE NEAR WALTHAM D- WALKWAYS ARE REGULARLY INSPECTED, AND REPAIRS MADE AS NEEDED. IN THIS CASE, A PREVIOUS REPAIR NEEDS ATTENTION DUE TO ROOT INTRUSION.



CLINTON STREET, NEAR WALTHAM E- MOST OF OUR SECONDARY ROADS ARE “INVERSE CROWN”, WHICH MEANS THAT RAIN WATER COLLECTS IN THE MIDDLE OF THE ROAD AND THEN MOVES TOWARD A STORM DRAIN CATCH BASIN. THIS WATER IS WHAT CAUSES THE DETERIORATION ALONG THE ROADWAY CENTERS.



CENTURY BOULEVARD- THIS RAILING, INSTALLED LAST YEAR, IS INTENDED TO KEEP PEOPLE FROM WALKING OUT INTO THE ROAD TO AVOID THE PEDESTRIAN GATE. PEOPLE ARE STILL STEPPING OUT INTO THE ROAD SO, FOR SAFETY AND SECURITY REASONS, THE RAILING WILL BE EXTENDED FIFTY FEET IN BOTH DIRECTIONS.



2102 WEST DRIVE- PRESSURE CLEANING OF THE UCO OFFICE ROOF IS COMPLETE. NEXT, A SPECIAL COATING WILL BE APPLIED TO THE TERRACOTTA ROOF TILES.



NORTH CANAL- ON 12/18, PBC WATER UTILITIES TURNED ON THE RECLAIMED WATER VALVE AT THE WEST END OF NORTH CANAL. THIS SHOULD HELP RAISE THE LEVELS AT OUR WATERWAYS.



CENTURY BOULEVARD- D.R. LANDSCAPING COMPLETED PALM TRIMMING ON 12/23.



DORCHESTER SECTION- HANDYMAN JOSE CONTINUES WITH REPLACEMENT OF MIDGET STOP SIGNS. WHITE STOP BARS WILL BE PAINTED AS WELL.



NORTHAMPTON I- JUNKER CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, #C-2024-12270012. THIS CAR BELONGS TO A GUEST OF A NORTHAMPTON I TENANT WHO HAS BEEN LIVING THERE SINCE 11/27. SECURITY HAS BEEN INSTRUCTED TO BAR THIS CAR AT THE GATES. BOARD WAS NOTIFIED AND AGREED TO THE BAR. IF THE GUEST WANTS TO CONTINUE LIVING AT CV, HE WILL NEED TO HAVE HIS NAME

ADDED TO THE LEASE AND BE INVESTIGATED/APPROVED BY THE BOARD.



OKEECHOBEE BOULEVARD EXIT- THE OWNER OF THIS CAR HAS BEEN ENTERING AND EXITING CV AT ALL HOURS EVERY DAY SINCE 11/27, AN INDICATION THAT HE IS LIVING AT A RENTED UNIT WITHOUT THE BOARD'S APPROVAL. THE NORTHAMPTON I BOARD WILL REACH OUT TO THE UNIT OWNER/LANDLORD AND MAKE SURE THAT THIS PERSON IS SCREENED. KEEPING TRACK OF "BUM" CARS IS A VERY GOOD WAY OF CONTROLLING WHO IS LIVING IN YOUR BUILDING.



SHEFFIELD E- MINIVAN WITH EXPIRED REGISTRATION TAG. A REPORT WAS SENT TO PBC CODE ENFORCEMENT, C-2024-11260003. THERE IS NO RECORD OF THIS MINIVAN LEAVING OR ENTERING CV IN ALL OF 2024.



WINDSOR B- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, # C-2024-12180006.



WINDSOR D- CAR WITH EXPIRED REGISTRATION TAG, #C-2024-12180008.



WINDSOR A- CAR WITH EXPIRED REGISTRATION TAG, #C-2024-12180009.



WINDSOR G- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, # C-2024-12180010.



WINDSOR F- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, #C-2024-12180011. THERE IS NO RECORD OF THIS CAR ENTERING OR LEAVING CENTURY VILLAGE DURING ALL OF 2024.



KENT H- MIRROR GLASS MUST BE PUT INTO THE DUMPSTER AND BUSTED UP. WASTE PRO WILL NOT PICK UP LARGE PIECES OF GLASS BY HAND.



WELLINGTON D- YELLOW TOTER WITH BUSTED LID. 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.