

12/9/2024 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

WWW.UNITEDCIVIC.ORG

UCO PRESIDENT'S TOWN HALL MEETING- On **Friday, 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).

DRUG REHAB FACILITY, UPDATE- The owners of a property that is adjacent to the Norwich section of Century Village, at **3037 North Haverhill Road**, has applied to the Palm Beach County Zoning Commission to build a **100-bed drug rehabilitation facility**. Niels Heimeriks, Deputy to our PBC District Two Commissioner Gregg Weiss, sent the following:

"The application to build a 100-bed rehab/hospital on the corner of Horseshoe Circle South and Haverhill Road is currently "off the tracks", as it has been remanded back to DRO (Development Review Office). So at this point, there is no date that the application will go to the Zoning Commission and Board later down the road. Per our conversation, though this is not in our district, but in Commissioner Powell's, we are aware of this application and have been talking to the neighbors. Obviously, if and when this gets back on track, we will be sure to let CV residents know when the hearings will be and to also make sure that we know what you all are thinking about this."

UCO will update unit owners on developments regarding this matter.

CORPORATE TRANSPARENCY ACT- Last week, it was announced that the filing requirement for the Federal Corporate Transparency Act has been indefinitely suspended. Attorney Mark Friedman of the Becker Law Firm sends the following:

“On December 3, 2024, the U.S. District Court in the Eastern District of Texas issued a 79-page opinion granting a preliminary injunction preventing the U.S. government from enforcing the CTA against all entities covered by the CTA nationwide. For the time being, this means that community associations will not be required to report information to FinCEN about an association’s “beneficial owners,” or the members of the governing board. For now, it is sufficient to understand that no entity required to report by January 1, 2025 needs to file a report with FinCEN.”

UCO will update unit owners on developments regarding this matter.

EASTHAMPTON G, BICYCLE THEFT- Last month, a bicycle was stolen from Easthampton G. The owner of the bicycle called PBSO, who worked with Platinum Security to identify the thief, a homeless female drug dealer, **MAHLE**. It is expected that **MAHLE** will be arrested soon by PBSO.

This person is frequently smuggled in by male CV residents who avail themselves of Mahle’s “services”. **MAHLE** is a longtime community nuisance, and a menace. She has a nearly ten year history of being arrested inside CV, for drug possession, burglary, theft, and for financially exploiting mentally incompetent CV unit owners. Despite these incidents and arrests, **MALHE** keeps entering CV and stealing from us, which raises the question: **“HOW DOES THIS DIRTBAG KEEP GETTING IN?”** The answer is simple; some of our neighbors keep bringing her into our Community, and they harbor her in their units. PBSO and Platinum Security do their level best to keep undesirables out of CV. Association Directors also need to get involved, *by taking legal action whenever unauthorized or undesirable people are discovered in any unit. Prompt enforcement of Association rules are the best defence against these community menaces.*

INSURANCE- This week, 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

Today, at **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 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. 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.***

NORTH AND SOUTH CANALS- Seacrest Services has completed land clearing work at the North Canal, and has begun land clearing work at the South Canal. This work is preparation for the eventual dredging of both canals, which are designed to hold excess storm water. At both canals, sections of perimeter fencing are damaged; temporary repairs will be made at some of these damaged sections. Permanent fence repairs will happen next year, after the canals are dredged; no point in making permanent repairs before the heavy machines are brought in to dredge the canals.

IRRIGATION REROUTE PROJECT- Last week, Seacrest Services and Pellico Engineering continued with installation of new underground irrigation pipes at the Greenbrier section.

EMERGENCY GENERATORS- On 12/2, **The Generator People** performed scheduled maintenance of the emergency generators at the Okeechobee Boulevard Guardhouse and the UCO Office. This maintenance included check of oil and coolant levels, inspection of the air cleaning filters, and fifteen minute no-load test run of the generator. At the UCO Office generator, a battery was replaced. Propane fuel supply was confirmed at both generators, approximately 400 gallons and 700 gallons. All three of UCO's emergency generators (2 guardhouses, UCO Office) are under annual maintenance contracts, and are serviced every other month.

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.

END OF REPORT



HOLIDAY TOY COLLECTION- THE CV ITALIAN AMERICAN AND BABY BOOMERS CLUBS COLLECTED AND DONATED TOYS TO THE ANNUAL PBSO HOLIDAY TOY DRIVE.



CENTURY BOULEVARD- LONGTIME COMMUNITY MENACE MAHLE STOLE ANOTHER BICYCLE FROM CV LAST MONTH.



COVENTRY SECTION- HOMELESS DRUG DEALER/THIEF SHELLY MAHLE WAS ESCORTED OFF PROPERTY BY SECURITY ON 10/9. SHE WAS BROUGHT ONTO THE PROPERTY IN THE CAR OF A "LONELY" CV RESIDENT. DISGUSTING. IF YOU SEE THIS PERSON INSIDE CV, CALL 911. SHE DOES NOT BELONG HERE.



HVERHILL ROAD ENTRANCE- ASSISTANT SECURITY DIRECTOR DAVID VELASQUEZ STOPS HOMELESS DRUG ADDICT SHELLY MAHLE FROM ENTERING CV. IF YOU SEE THIS PERSON, CALL 911. SHE DOES NOT BELONG HERE.



BEDFORD SECTION- HERE IS ANOTHER STOLEN BICYCLE GOING OVER THE FIRE STATION GATE LAST YEAR. MAHLE IS ON THE OTHER SIDE OF THE GATE. THIS IMAGE WAS CAPTURED BY ONE OF OUR MANY "STEALTH CAMERAS" THAT ARE IN PLACE ALONG ALL OF THE CV FENCE LINES AND OTHER PLACES. MAHLE WAS ARRESTED AFTER THIS THEFT. FAT LOT OF GOOD THAT DID.



Name: MAHLE, SHELLY MAE

Race: White

Gender: Female

Facility: [Main Detention Center](#)

OBTS Number: 5002385110

Booking Date/Time: 11/22/2023 12:34

Cell Location:M-W-06-B-22-B

Arresting Agency: 01-PBSO

Release Date: N/A

Holds For Other Agencies: No

Jacket Number: 0135764

Booking Number: [2023030806](#)

Booking Date/Time:11/22/2023 12:34

Charges

812.014 3C (FT)

LARC - PETIT THEFT MERCH FARM TRANSIT 2+

PRIOR CONV

BIKE/JEWEL THIEF, BURGLAR, DRUG ADDICT, AND COMMUNITY MENACE SHELLY MAE MAHLE WAS ARRESTED FOR ROBBING BICYCLES IN NOVEMBER, 2023. SHE WAS RELEASED, AND A CV RESIDENT BROUGHT HER RIGHT BACK INTO CV. CHASING AFTER THIS DIRTBAG IS A FULL TIME JOB FOR PLATINUM SECURITY. CV BOARDS NEED TO JUMP ON UNIT OWNERS WHO HARBOR HER.



COVENTRY L- THIS MENTALLY ILL HOMELESS PERSON, AALIYAH SAFRAN, HAS BEEN TOLD TO STAY AWAY FROM CENTURY VILLAGE. UNFORTUNATELY, A MALE CV UNIT OWNER CONTINUES TO BRING HER ONTO THE PROPERTY. ON 11/27, A SECURITY OFFICER, RESPONDING TO A CALL FROM A RESIDENT, FOUND THIS PERSON TRYING TO BREAK IN TO UNIT #272 COVENTRY L. PBSO WAS CALLED AND THE PERSON WAS ESCORTED OUT OF CENTURY VILLAGE.



COVENTRY L- THIS CV UNIT OWNER, IWAN FRASER OF 272 COVENTRY L, CONTINUES TO BRING THIS UNDESIRABLE PERSON INTO HIS UNIT, AND DESCRIBES HER AS A “CAREGIVER”. CHARMING. THIS PERSON, ONCE INSIDE CENTURY VILLAGE, BEGS AND SOLICITS DOOR TO DOOR. UNACCEPTABLE. THIS ASSOCIATION HAS BEEN ADVISED TO SEEK LEGAL GUIDANCE ABOUT THIS SITUATION, AND PLATINUM SECURITY WILL CALL PBSO EVERY TIME SHE IS FOUND ON THE PROPERTY. FRASER’S GUEST CALL IN AND BARCODE PRIVILEGES HAVE BEEN SUSPENDED. GATE GUARDS HAVE BEEN INSTRUCTED TO CHECK HIS CAR’S INTERIOR EACH TIME HE ENTERS CV.



SOUTH CANAL- SEACREST SERVICES HAS BEGUN LAND CLEARING WORK ALONG THIS CANAL, WHICH STRETCHES FROM SOUTHAMPTON TO WINDSOR SECTIONS.



GREENBRIER C- THIS IS NOT AN ELECTRIC LAWN MOWER. IT IS A DOPPLER RADAR DETECTOR WHICH PELLICO ENGINEERING USES TO LOCATE EXISTING UNDERGROUND UTILITIES BEFORE UNDERGROUND BORING STARTS.



GREENBRIER C- INSTALLATION OF NEW UNDERGROUND IRRIGATION PIPES CONTINUES. THE LILAC COLORED PIPES INDICATE RECLAIMED, NON POTABLE WATER, WHICH IS SUPPLIED TO CV BY PBC WATER.



CAMBRIDGE SECTION- HANDYMAN JOSE CONTINUES WITH INSTALLING NEW, CODE COMPLIANT STOP SIGNS AND REPAINTING STOP BARS.



EAST DRIVE- DARK STREETLIGHT. REPORTED TO FPL, W.O. #49596.



NORWICH STREET- THE FENCE ALONG HAVERHILL ROAD WAS FOUND TO BE CUT LAST WEEK. A TEMPORARY REPAIR WAS MADE; PERMANENT REPAIR WILL HAPPEN THIS WEEK. THIS DAMAGE WAS REPORTED TO PBSO, CASE #24-122910.



NORWICH SECTION- ANOTHER SECTION OF FENCE WAS FOUND TO BE CUT ON THE FAR SIDE OF NORTH CANAL. A TEMPORARY REPAIR WAS MADE; PERMANENT REPAIR WILL HAPPEN THIS WEEK.



CANTERBURY H- CRACKED BLUE TOTER. REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



GOLFS EDGE #20- DUMPSTER WITH ROTTED OUT BOTTOM. REPORTED IN BY THE GOLFS EDGE PM. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



DORCHESTER J- DUMPSTER WITH ROTTED OUT BOTTOM. REPORTED IN BY A CV UNIT OWNER. A REPLACEMENT DUMPSTER HAS BEEN ORDERED FROM WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.



CV RESIDENTS CONTINUE TO DONATE UNUSED MEDICAL EQUIPMENT. IF YOU HAVE ITEMS THAT NEED PICKUP, SEND AN EMAIL TO UCOMAINTENANCE@GMAIL.COM.

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