

1/6/2025 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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LA QUINTA MOTEL, UPDATE- On Friday, 1/24, 12:00 PM to 2:00 PM, Palm Beach County District 2 Commissioner Gregg Weiss will hold a **Town Hall Meeting at the CV Clubhouse**. Palm Beach County Staff will provide updates on the ongoing negotiations between the County and the owners of the **La Quinta Motel** to purchase this property for conversion to housing for **“low-income seniors transitioning out of homeless shelters”**. CV unit owners will have the opportunity to ask questions of the County staff and to voice their opinions about the proposed project. This meeting will be recorded and rebroadcast on Community media, but **we encourage all CV unit owners to attend this important meeting in person**. CV unit owners can send 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. UCO WILL CONTINUE TO MONITOR THIS MATTER AND SEND UPDATES TO THE COMMUNITY AS THEY HAPPEN.

SOUTH FLORIDA FAIR- On **1/23/25**, UCO will provide a bus service to the South Florida Fair. The first bus to the Fair will leave the Century Village Clubhouse at **11:00 AM** and the last bus to the Fair will leave the Century Village Clubhouse at **3:00 PM**. The last bus to return to CV will leave the Fair at **4:00 PM**. **ADMISSION FOR SENIORS IS FREE ONLY FOR THE FIRST HOUR, THE COST IS \$15 THEREAFTER ON THAT DAY.**

FENCE JUMPER/CUTTER, NORWICH SECTION- Recently, we have been dealing with a person or persons who is/are cutting holes in our perimeter fences and vandalizing and stealing our perimeter security cameras. On **12/30**, **Donald Potter** was caught on camera, and a report was sent to PBSO, **case #24-129737**. This incident is under investigation. The camera that caught Potter was later found to be vandalized.

NORWICH B, UPDATE- Last month, this property was re-inspected by the PBC Building Department. In addition to the already closed off west staircase, structural deficiencies were discovered at the center staircase. Faced with eviction of all second floor residents, this Association finally contracted with **Murphy Construction** to make the necessary repairs. An emergency construction permit was applied for, **PR-2024-054208-0000**. Repair work began on **1/2**, to be followed by re-inspection by PBC PZB.

SOMERSET J, UPDATE- On **August 9, 2024**, the PBC Building Department determined that the second floor of Somerset J was unsafe for occupancy, and all second-floor units were de-certified for occupancy. This Association has since contracted with **Murphy Construction** to make temporary and permanent repairs, permits were pulled, the second-floor units were re-certified for occupancy, and repair work is in progress.

SOMERSET K, UPDATE- In **April 2024**, UCO was informed of unauthorized demolition work at **204 Somerset K**. Upon inspection, it was discovered that the rear screen wall of the unit had been removed, causing damage to the concrete slab above the unit, and a shoddily made concrete floor slab was poured, without the prior authorization of the Association's Board. A PZB Building Inspector posted a "**STOP WORK**" order for this

unit. The Association had emergency post shores installed to stabilize the building and took legal action against the unit owner. Recently, this unit owner repaired structural damage to the building, removed the concrete floor slab, and installed a code compliant rear screen wall. All this repair work was inspected and passed by the PBC Building Department.

END OF REPORT



ATTENTION CV RESIDENTS

**ON FRIDAY, JANUARY 24, 2025, 12:00 pm
TO 2:00 pm, PALM BEACH COUNTY
COMMISSIONER GREGG WEISS WILL HOST
A INFORMATIONAL TOWN HALL MEETING
AT THE CV CLUBHOUSE THEATRE. THE
SUBJECT OF THE MEETING WILL BE THE
PROPOSED PURCHASE OF THE LA QUINTA
INN. PBC FACILITIES AND PLANNING
STAFF WILL BE IN ATTENDANCE TO
ANSWER QUESTIONS ABOUT THIS
PROPOSAL, WHICH HAS NOT YET BEEN
APPROVED BY THE PBC COMMISSIONERS.**

**PLEASE POST THIS FLYER TO ASSOCIATION BULLETIN BOARDS
AND DISTRIBUTE COPIES TO NEIGHBORS. ADDITIONAL COPIES
ARE AVAILABLE AT THE UCO OFFICE.**



FALKIRK/AVON STREETS- COVENTRY I UNIT OWNER DONALD POTTER PREFERS TO ENTER AND EXIT CV BY CLIMBING OR CUTTING OUR FENCE, AND HE ALSO LIKES TO DESTROY OUR SECURITY CAMERAS. THE CAMERA THAT CAPTURED THIS IMAGE HAS AN AUDIBLE ALARM; SHORTLY AFTER THESE PICTURES WERE TAKEN, POTTER DESTROYED THE CAMERA.



NORWICH SECTION- THE REPLACEMENT CAMERA WAS INSTALLED HIGH UP ON A TREE, TO MAKE IT HARDER FOR POTTER TO DESTROY IT. THE COST FOR THE NEW CAMERA WAS 127 DOLLARS.



AVON STREET- POTTER, AND OTHERS, LIKE TO CUT OUR FENCES TO ALLOW FOR UNMONITORED ENTRIES/EXITS AND ALSO TO ACCEPT “DELIVERIES”. THIS IS A CONSTANT HEADACHE FOR OUR SECURITY STAFF AND ADDITIONAL EXPENSE FOR ALL OF US. RECENT FENCE REPAIR COSTS HAVE EXCEEDED THREE THOUSAND DOLLARS.



NORWICH SECTION- AFTER THE HOLES IN THE FENCE WERE REPAIRED, BUDGET FENCE AND GATE ADDED CUT RESISTANT MESH TO MAKE IT A BIT HARDER TO CUT NEW HOLES.

PR-2024-054208-0000 Emergency - Building - In Process

Further Desc: concrete restoration-walkway railing system

12/26/2024 Application Date	-- Issued Date	177 Active Days
06/28/2025 Inactive Date	-- Completion Date	\$0.00 Balance Due

[Expand All](#)

▼ **Property/Owner**

Property Information

PCN: 00-42-43-23-14-002-

Situs Address: 5118 Devon St, Building B,
West Palm Beach, FL 33417 USA

Control: 0-0

Project: Norwich at Century Village Co

Suite/Bay



NORWICH B- THIS ASSOCIATION, FACED WITH IMMINENT EVICTION OF ALL SECOND FLOOR RESIDENTS, FINALLY SIGNED A CONTRACT WITH MURPHY CONSTRUCTION TO MAKE REPAIRS. AN EMERGENCY CONSTRUCTION PERMIT WAS APPLIED FOR ON 12/26.



NORWICH B- EMERGENCY REPAIR WORK BEGAN ON 1/2. NOTE THE ROTTING FASCIA BOARD AND ROOF EAVES.



NORWICH B- THIS FRAMING, INSTALLED BY MURPHY CONSTRUCTION, IS INTENDED TO SHORE UP THE BUILDING'S ROOF EAVES, AND TO PROVIDE A SOLID BASE FOR PLYWOOD PANELS THAT WILL MAKE THE WALKWAY TEMPORARILY SAFE FOR THE SECOND FLOOR RESIDENTS.



SOMERSET J- THIS ASSOCIATION SIGNED A CONTRACT WITH MURPHY CONSTRUCTION, BUILDING PERMITS WERE PULLED, AND TEMPORARY REPAIRS WERE MADE TO ALLOW SECOND FLOOR OWNERS TO REOCCUPY THEIR UNITS. PERMANENT REPAIRS ARE UNDERWAY.



SOMERSET K- THE OWNER OF THIS UNIT CAUSED STRUCTURAL DAMAGE TO THE BUILDING, AND INSTALLED AN UNAUTHORIZED, SHODDILY POURED CONCRETE FLOOR SLAB. A PBC BUILDING INSPECTOR ISSUED A “STOP WORK” ORDER AND THE ASSOCIATION INSTALLED EMERGENCY POST SHORES TO STABILIZE THE BUILDING.



SOMERSET J- THIS UNIT OWNER REMOVED THE POORLY POURED CONCRETE SLAB, REPAIRED PREVIOUS STRUCTURAL DAMAGE, AND INSTALLED A CODE COMPLIANT REAR SCREENWALL.



SOMERSET J- THIS EMERGENCY POST SHORING, INSTALLED AFTER THE UNIT WAS "RED TAGGED" BY THE PB BUILDING DEPARTMENT, WAS REMOVED LAST WEEK, AFTER THE UNIT PASSED INSPECTION.



204 SOMERSET K- A PERMITTED, CODE COMPLIANT SCREENWALL, WITH HURRICANE RESISTANT GLASS, WAS INSTALLED BY BROWN'S ALUMINIUM ON 12/30/24.



UCO OFFICE- ON 1/4, STRUCTURES PAINTING APPLIED A SPECIAL COATING ON THIS ROOF, WHICH WILL EXTEND THE LIFE OF THE TILES AND MAKE THEM STAIN RESISTANT. SEVERAL ROOF TILES WERE FOUND TO BE DAMAGED; THESE WILL BE REPAIRED SOON.



EAST DRIVE- THIS TRUCK ENTERED CV AT 6:40 PM ON 12/30, CALLED IN BY THE NEW OWNERS AT 144 DORCHESTER G. THE OWNER OF THE TRUCK PARKED IN FRONT OF THE EMERGENCY GATE AT GOLFS EDGE, THEN LEFT THE PROPERTY. THE OWNERS OF 144 DORCHESTER G TOLD ME "WE DON'T KNOW NOTHING ABOUT THIS TRUCK". UGH. I CALLED THE PHONE NUMBER ON THE TRUCK, THE OWNER SAID HE WAS IN HOLLYWOOD, FLORIDA.



EAST DRIVE- THE ILLEGALLY PARKED BOX TRUCK WAS REMOVED BY SISTERS TOWING ON 12/31.



HASTINGS H- THIS ASSOCIATION'S PRESIDENT GAVE PERMISSION FOR A SEASONAL OWNER TO PARK ONE MOTORCYCLE. NOW THERE ARE FOUR. A VIOLATION NOTICE WILL SENT TO THE UNIT OWNER BY THE MANAGER, WITH A DEADLINE FOR REMOVING THE MOTORCYCLES FROM THE PROPERTY.



CANTERBURY K- MINIVAN WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, C-2024-12270004. PBSO REPORTS THAT THE MINIVAN'S OWNER, WHO IS AN UNAUTHORIZED UNDER-55 OCCUPANT AT HIS PARENTS' UNIT, HAS A SUSPENDED DRIVER'S LICENCE. HIS PARENTS ARE IN JAMAICA. THE CARRIBEAN ISLAND, NOT QUEENS.



11:39:00 AM

1/2/2025



FL 59CECS

OKEECHOBEE EXIT- THIS MINIVAN WAS REMOVED FROM CV ON 1/2 AND WILL NOT BE PERMITTED TO RETURN. KEEPING TRACK OF BUM CARS IS A VERY GOOD WAY OF CONTROLLING WHO IS LIVING IN YOUR BUILDING.



CAMDEN I- CAR WITH NO LICENSE PLATE. A REPORT WAS SENT TO PBC CODE ENFORCEMENT, C-2024-12190008.



SOUTHAMPTON A- SUV WITH NO LICENSE PLATE. REPORTED TO PBC CODE ENFORCEMENT, C-2024-12300002.

