

1/13/2025 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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LA QUINTA MOTEL, TOWN HALL MEETING- On Friday, 1/24, 12:00 PM to 2:00 PM, PBC Commissioner Gregg Weiss will hold a **Town Hall Meeting at the CV Clubhouse**. Staff will provide updates on the negotiations to purchase the property for conversion to housing for ***“low income seniors transitioning out of homeless shelters”***. Unit owners will be able to ask questions of County staff and to voice their opinions about the proposed project. ***We encourage all CV unit owners to attend this important meeting.*** 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 PROPOSED PROJECT IS AVAILABLE AT THE FRONT DESK AT THE UCO OFFICE. UCO WILL CONTINUE TO MONITOR THIS MATTER AND SEND UPDATES TO THE COMMUNITY AS THEY HAPPEN. A FLYER FOR THIS TOWN HALL MEETING IS APPENDED TO THIS REPORT. PLEASE POST THIS FLYER TO ASSOCIATION BULLETIN BOARDS AND DISTRIBUTE COPIES TO NEIGHBORS.

At the 1/7 Palm Beach County Commissioners meeting, there was no discussion or updates on the La Quinta Motel proposal. The proposal is not on the agenda for the 1/14 BCC meeting, but there may be an update during “staff comments” by the PBC Facilities Department.

MILESTONE INSPECTIONS- Buildings three stories and higher were required to have a “Milestone Inspection” performed by an Engineer or Architect by **December 31, 2024**. PBC Department of Planning, Zoning and Building reports that there are three associations in Century Village WPB that have not yet complied with this new requirement, **Southampton C, Wellington F, and Wellington K**. PZB will soon send out final notices to these Associations. At tomorrow’s meeting of the PBC Commissioners, PZB will report on upcoming enforcement action for non-compliant properties. UCO will assist these CV Associations with compliance.

PRESIDENT’S TOWN HALL MEETING- On **Friday, 1/17, 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 the CV associations so that all CV Association Presidents can attend this meeting.

CERTIFICATES OF APPROVAL- Due to a temporary staffing shortage at the CV Clubhouse ID office, **Certificates Of Approval**, which are provided to new owners, new tenants, new occupants, and renewing tenants and occupants, **will only be issued at the UCO Investigations Office**.

SOUTH FLORIDA FAIR- On **1/27/25**, UCO will provide bus service to the South Florida Fair. The first bus to the Fair will leave the CV Clubhouse at **11:00 AM**. The last bus to the Fair will leave the CV Clubhouse at **3:00 PM**. The last bus to return to CV will leave the Fair at **4:00 PM**. Admission to the Fair will be free on this day for “Seniors “60 or better” until **4:00 PM**. Please disregard the blurb in my last week’s report. Donald made a booboo.

CONDO CLASSES AT CV CLUBHOUSE- Today, Attorney Mark Friedman will hold a class at the CV Clubhouse, “**Borrowing Money/Funding Repairs**”. On 1/27, Mark will hold another class, “**How To Handle A Water Leak/Preventive Measures/How To Respond When Things Go Wrong**”. Both classes start at **10:00 AM**. Mark is working on a date to hold a **Condo Board Certification Class** at the CV Theatre; that class will be announced as soon as the date is set.

PBC WATER, SEMIANNUAL WATER SYSTEM FLUSH- Last week, **PBC Water Utilities** began their semiannual flushing of potable water lines at all sections of Century Village. Part of this operation involves the addition of chlorine to our drinking water, which has a slight smell and taste, but is otherwise OK to bathe with, cook with, and drink. **CV residents who have questions should call PBCWU at (561) 740-4600 and select option #1.**

IRRIGATION REROUTE PROJECT, PERMIT #2024-042734-0000- This week, **Seacrest Services** installed sod at the Golfs Edge, Greenbrier, and Kingswood sections. Seacrest also provided “as-built” plans for the new irrigation line. Project Manager **Erik Chabot** made the final inspection and certified that the project was substantially complete and approved the final payment to be made to Seacrest.

ROOF REPAIRS, 2102 WEST DRIVE- During the recent painting of the UCO Office roof, the contractor reported busted roof tiles, likely caused by past roof cleanings. The repairs were made last week.

EMERGENCY GENERATOR- On 1/10, **The Generator People** performed scheduled maintenance of the emergency generators at the UCO Office and the Okeechobee guardhouse. Propane fuel supply was confirmed, approximately 700 and 350 gallons. All three of UCO’s emergency generators (2 guardhouses, UCO Office) are under annual maintenance contracts, and are serviced every other month.

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 THAT THE UCO OFFICE. *PLEASE ATTEND THIS
IMPORTANT MEETING AND BRING YOUR NEIGHBORS.***



UCO OFFICE- EACH MONTH, UCO PRESIDENT FAUSTO FABBRO MEETS WITH CV ASSOCIATION PRESIDENTS TO DISCUSS COMMUNITY ISSUES. FAUSTO ALSO HOSTS A MONTHLY TOWN HALL MEETING AT THE CV CLUBHOUSE THAT IS OPEN TO ALL CV RESIDENTS.

JANUARY 14, 2025

5. REGULAR AGENDA

B. PLANNING, ZONING & BUILDING

1. Staff seeking direction: related to Milestone Inspection enforcement and review of current compliance and options available to the County. **SUMMARY:** Following the 2021 Champlain Towers South collapse in Surfside the State of Florida adopted language found in Section 553.899, Florida Statutes, requiring structural inspection and certification of all condominium and cooperative buildings of three (3) stories or more once they reach a certain age. As a result, new provisions were added to the Florida Building Code (FBC), effective December 31, 2023, that mandates "milestone" structural inspections for all condominium and cooperative buildings three (3) stories or more that have reached 30 years of age. Palm Beach County (PBC) adopted these provisions in its Local Amendments to the FBC, Chapter 1, on June 11, 2024. After consulting with the Department of Business and Professional Regulation (DBPR) and PBC records, there are 663 buildings in unincorporated PBC that are subject to the MI rules and regulations. Of those, 553 were required to provide a Phase 1 MI by December 31, 2024. As of January 2, 2025 approximately 124 buildings have not yet complied with this requirement. As such, a final notice letter is being sent to the registered agent of the buildings not in compliance. The Statute offers some guidance on enforcement and what discretion the Building Official and local governing board has for extensions and approach. Therefore, Staff will be updating the Board of County Commissioners (BCC) and providing options for consideration on enforcement. Unincorporated (RM)

THIS IS AN AGENDA ITEM FOR TOMORROW'S MEETING OF THE PBC COMMISSIONERS. PBC DEPARTMENT OF PLANNING, ZONING AND BUILDING WILL SOON BE SENDING FINAL NOTICE LETTERS TO NON-COMPLIANT BUILDINGS, AND IS REQUESTING DIRECTION FROM THE BOARD FOR ENFORCEMENT OF SECTION 553.899, FLORIDA STATUTES (MANDATORY STRUCTURAL INSPECTIONS FOR CONDOMINIUM AND COOPERATIVE BUILDINGS).

**ATTENTION
ASSOCIATION
OFFICERS
COA FORMS
WILL BE
AVAILABLE
FROM THE
UCO OFFICE
ONLY**



GREENBRIER SECTION- INSTALLATION OF NEW IRRIGATION SUPPLY PIPES IS COMPLETE.



GOLFS EDGE- THE IRRIGATION REROUTE PROJECT IS NEARLY COMPLETE. THIS IS AN ELECTRIC TURN ON/OFF VALVE.



GOLFS EDGE- SOD DELIVERY FOR THE IRRIGATION REROUTE PROJECT.



KINGSWOOD SECTION- SEACREST IS INSTALLING NEW SOD TO COVER THE NEW IRRIGATION LINE. THEY SHOULD BE FINISHED THIS WEEK. THEN THEY WILL GO BACK TO LAND CLEARING ALONG SOUTH CANAL.



WALTHAM H/I- IRRIGATION LEAK, DISCOVERED EARLY AM ON 1/10. REPORTED TO SEACREST SERVICES. SEACREST WILL COMPLETE THIS REPAIR TODAY.



UCO OFFICE- THE PAINTER FOUND SOME CRACKED ROOF TILES. THESE WERE REPLACED AND PAINTED ON 1/9. WITH THE NEW ROOF COATING, THE ROOF WILL NEED TO BE CLEANED LESS OFTEN, SO THERE WILL BE LESS DAMAGED TILES.



140 NORWICH F- THIS UNIT OWNER REMOVED SCREENS AND SAFETY RAILS, CREATING AN UNSAFE CONDITION FOR ANYONE WHO ENTERS THE BALCONY FROM THE BEDROOM. REPORTED TO PBC CODE ENFORCEMENT ON 1/6, C-2025-01060001. THE UNIT WAS BROUGHT INTO COMPLIANCE ON 1/9. THANK YOU!



COVENTRY H- ON 1/10, PBC FIRE RESCUE WAS CALLED BECAUSE OF SMOKE COMING OUT OF UNIT #190. A SPACE HEATER WAS PLUGGED INTO A POWER STRIP, ALONG WITH SOME OTHER DEVICES, AND THE STRIP CAUGHT FIRE. ESPECIALLY DURING THIS “COLD SNAP”, PLEASE PLUG SPACE HEATERS DIRECTLY TO WALL OUTLETS.



**NORTHAMPTON S- CAR WITH EXPIRED REGISTRATION TAG.
REPORTED TO PBC CODE ENFORCEMENT, C-2024-12310003.**



COVENTRY I- THIS CAR IS IN DERELICT CONDITION AND IS STUFFED TO THE GILLS WITH GARBAGE. THE REGISTRATION TAG EXPIRED ON 12/31/24. REPORTED TO PBC CODE ENFORCEMENT, C-2024-12310002. A TOW NOTICE WAS PUT ON THIS CAR ON 1/2.



COVENTRY I- A TOW NOTICE WAS PUT ON THIS CAR ON 1/2. THIS ASSOCIATION HAS SIGNED A TOW CONTRACT WITH SISTERS TOWING AND WILL TOW THIS CAR AS SOON AT CODE-COMPLIANT TOWING SIGNS ARE INSTALLED.



UCO OFFICE- WALKWAYS NEEDED PAINTING.



UCO OFFICE- WALKWAYS WERE PAINTED BY STRUCTURES PAINTING ON 1/6. AN ANTI-SLIP PRODUCT, SHARKGRIP, WAS ADDED TO THE PAINT TO MAKE THE WALKWAYS SLIP RESISTANT.



98 NORTHAMPTON E- WHOLE UNIT CLEANOUT. THIS ASSOCIATION AUTHORIZED ADDITIONAL CHARGE (\$350) FOR A SPECIAL PICKUP, WHICH WILL BE BACK CHARGED TO THE UNIT OWNER. THANK YOU! REGULAR WEEKLY BULK PICKUP IS LIMITED TO THREE LARGE PIECES, OR TWO CUBIC YARDS (THE SIZE OF A REGULAR DUMPSTER).



NORTHAMPTON E- THE "CLAM" WAS SENT NEXT DAY TO REMOVE THIS JUNK PILE. THANK YOU WASTE PRO!



BEDFORD D- SQUASHED YELLOW TOTER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM.

