

2/17/2025 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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DRUG REHAB FACILITY, 3037 HAVERHILL ROAD- Decision for a proposed drug rehab facility will be made by PBC Commissioners on **2/27**, at **301 N Olive Street, 9:00 A.M.** UCO will provide bus service to this meeting, leaving the **Clubhouse at 8:00 A.M.** To reserve a seat, please send a request to UCOMAINTEANCE@GMAIL.COM. Please consider attending this important hearing. ***This decision will have an impact on our homes.*** Unit owners can also send messages to PBC Commissioners:

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

BIKE THIEF NABBED- Over the past few months, PBSO Detectives, assisted by Platinum Security, have been investigating a rash of bicycle thefts from Century Village. On **2/8**, one of the “usual suspects”, a homeless drug addict and repeat convicted felon named **Shelly Mahle**, was arrested for stealing a bicycle from an Easthampton E unit owner on **11/27/24**. Photographic evidence from CV cameras caught Mahle red-handed. After her arraignment, Mahle was released on bond and, amazingly, is still trying to enter Century Village. On a bicycle, which she very likely did not purchase at a bicycle store. Mahle's picture is appended to this report; if you see her, call PBSO immediately. Unfortunately, there are unsavory residents in our Community who will smuggle Mahle past the gates in their cars to partake of her various disgusting services. ***Our thanks to Security Director Daniel Zelaya and PBSO Detective Schilling for keeping on top of this for us.***

GUEST PARKING- Century Village was designed to have one parking space per unit. ***Palm Beach County Code requires each association to maintain one guest parking space for each 1.5 units.*** When unit owners or tenants use guest parking spaces for their second or third cars, or for their trailered “toys”, visiting guests cannot find a place to park and wind up parking at other association parking areas, a domino effect that causes community conflict and towed cars. This is especially true now, during peak occupancy season. CV residents who own boats, jet skis, campers, or hobby cars need to store these things off-property. **Non-code compliant vehicles are subject to towing by a CV Association or by UCO, and CV Associations that allow their guest parking spaces to be used for resident vehicle storage can receive Notices of Violation from Palm Beach County Code Enforcement.**

CONDO BOARD CERTIFICATION CLASS- On **2/10**, nearly 300 CV unit owners took the Condo Board Certification class held by Attorney Mark Friedman. For Directors that were not able to attend this in-person class, it is also available online at the following Internet link:

<https://online.beckerlawyers.com/77/2260/landing-pages/registration-blank.asp>

Becker Law charges a 25 dollar registration fee for non-clients to take this online course. This charge is reimbursable by your Association.

Remember, ***all Association Directors are required to take this four hour course within 90 days of being elected or appointed to the Board.*** Directors who have previously completed the old three hour course must now complete the new four hour course. ***Directors who do not take this four-hour course within 90 days of being seated will automatically be removed from their Board.***

CONDO Q AND A-Today, **2/17**, Attorney Mark Friedman will conduct another one hour class at **10:00 AM**, at the CV Clubhouse Theatre. This class will be a **“Q and A” session** based on last week’s Condo Board Certification Course. Bring your questions.

3/7 UCO ANNUAL ELECTIONS, BALLOT: For Vice President: Dennis Burrows, Leon Hunt, Stewart Richland, Gerry Sutosky.

For Recording Secretary: Toni Burrows.

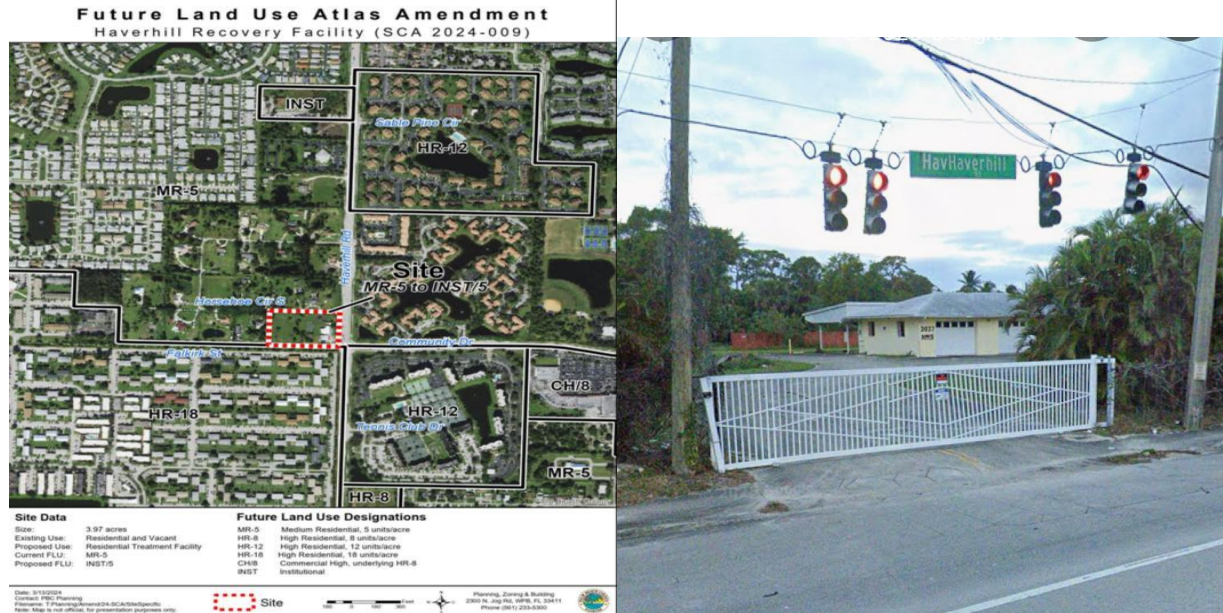
For Executive Board: Eve Black, Judy Blowe, Maureen DeBigare, Nancy DelGuidice, Ruth Dreiss, David Forness, Richard Handelsman, Jackie Karlan, Jean Komis, Regina LaTorre, Les Rivkin, Stephanie Rose, Olga Wolkenstein.

In last weeks' report, I omitted Maureen DeBigare, who is running for the UCO Executive Board.

SUSPICIOUS PERSONS, SOUTHAMPTON SECTION- On **2/12**, one of our roving patrol security officers observed two suspicious persons in the Southampton section. PBSO was called, and the suspicious persons were escorted off property before the Deputies could arrive. Subsequent investigation showed that these persons had entered CV by crawling under a piece of perimeter fence on Okeechobee Boulevard. A temporary barrier was made at this section of fence, and additional cameras were installed at that spot. Permanent repairs to this fence will be made soon.

SOUTH CANAL PROJECT- Seacrest services continues with land clearing work along our South Canal. This is preparatory work for the next phase of the project, dredging of the canal. After the dredging work is complete, new fencing will be installed along the entire length of the canal. The land clearing work uncovered several homeless encampments on the vacant parcel at **6255 Okeechobee Boulevard**. Only one of these encampments is occupied. PBSO and the property owner have been notified.

END OF REPORT



ON 2/27/25, THE PALM BEACH COUNTY COMMISSIONERS, SITTING AS THE COUNTY ZONING BOARD, WILL MAKE A FINAL DECISION ON AN APPLICATION TO BUILD A 100-BED DRUG REHAB FACILITY AT 3037 NORTH HAVERHILL ROAD, WHICH IS ADJACENT TO CENTURY VILLAGE.

UCO WILL PROVIDE BUS SERVICE TO AND FROM THE 2/27, 9:00 AM ZONING BOARD MEETING. TO RESERVE A SEAT ON THE BUS, PLEASE SEND AN EMAIL REQUEST TO: UCOMAINTENANCE@GMAIL.COM. THE BUS WILL LEAVE THE CV CLUBHOUSE AT 8:00 AM.

THE LOCATION OF THE 2/27 ZONING COMMISSION MEETING IS 301 NORTH OLIVE AVENUE IN DOWNTOWN WEST PALM BEACH.

PLEASE PLAN ON ATTENDING IMPORTANT MEETING. THIS PROPOSAL WILL HAVE A DIRECT NEGATIVE EFFECT ON OUR COMMUNITY IF IT IS APPROVED BY THE PBC ZONING BOARD.



Shelly Mahle

Palm Beach

Date: 2/8 10:31 am

#1 LARC - PETIT THEFT MERCH FARM
TRANSIT 2+ PRIOR CONV
STATUTE: 812.014 3C (FT)

BIKE THIEF SHELLY MAHLE WAS ARRESTED ON 2/8 FOR STEALING A BICYCLE FROM AN EASTHAMPTON G RESIDENT LAST NOVEMBER. IF YOU SEE THIS PERSON INSIDE CV, CALL 911. SHE DOES NOT BELONG HERE.



HAVERTHILL ROAD EXIT- HERE IS A PICTURE OF MAHLE EXITING CENTURY VILLAGE ON A BICYCLE THAT SHE STOLE ON 11/27.



HAVERTHILL ROAD ENTRANCE- MAHLE WAS CAUGHT BY SECURITY TRYING TO ENTER CV ON 12/14. IT IS VERY UNLIKELY THAT MAHLE HAS A RECEIPT FOR THE BICYCLE THAT SHE IS RIDING. BECAUSE SHE IS A THIEF.



WEST DRIVE- THESE STREET LIGHTS HAVE BEEN DARK FOR SOME TIME. FPL WAS TRYING TO FIND THE SOURCE OF THE PROBLEM.



WINDSOR SECTION, SOUTH CANAL- THIS TURNED OUT TO BE THE SOURCE OF THE POWER PROBLEM, A WOOD UTILITY POLE THAT HAD BURNED IN HALF. ONLY THE OVERHEAD WIRES WERE HOLDING THE TOP HALF OF THE POLE IN PLACE.



WINDSOR SECTION- A NEW POLE WAS INSTALLED BY PIKE ELECTRIC ON 2/12. THE WEST DRIVE STREET LIGHTS WILL BE RE-LIT BY FPL SOON.



SOUTH DRIVE- PBSO ENFORCES TRAFFIC LAWS AT CV. DRIVE CAREFULLY, AND MAKE FULL STOPS AT STOP SIGNS.



NORTH DRIVE- PBSO IS ALSO USING RADAR TO ENFORCE OUR 25 MPH SPEED LIMIT. PLEASE DRIVE SLOWLY AND CAREFULLY.



SOUTH CANAL- SEACREST CONTINUES LAND CLEARING WORK, REMOVING HUGE PILES OF OVERGROWTH.



SOUTH CANAL, WINDSOR SECTION- AFTER DREDGING OF THIS CANAL IS DONE, THE WRECKED OUT SECTIONS OF PERIMETER FENCING WILL BE REPLACED.



**SOUTH CANAL, WINDSOR SECTION- LAND CLEARING WORK
ALONG BOTH SIDE OF SOUTH CANAL CONTINUES.**



6255 OKEECHOBEE BOULEVARD- HOMELESS ENCAMPMENT ON THIS VACANT PARCEL. PBSO AND THE PROPERTY OWNER WERE NOTIFIED. THIS ENCAMPMENT HAS BEEN ABANDONED FOR SOME TIME.



6255 OKEECHOBEE BOULEVARD- THIS ENCAMPMENT, NEAR SOUTH CANAL, IS CURRENTLY OCCUPIED BY A DISABLED PERSON. PBSO IS AWARE OF THE ENCAMPMENT, AND WILL MAKE EFFORTS TO RELOCATE THIS PERSON.



EASTHAMPTON G- A RESIDENT PARKING ACROSS FIVE GUEST PARKING SPACES LEAVES NO ROOM FOR GUESTS TO PARK. GUEST PARKING IS FOR GUESTS, NOT FOR RESIDENTS' SECOND CARS OR TRAIERED "TOYS".



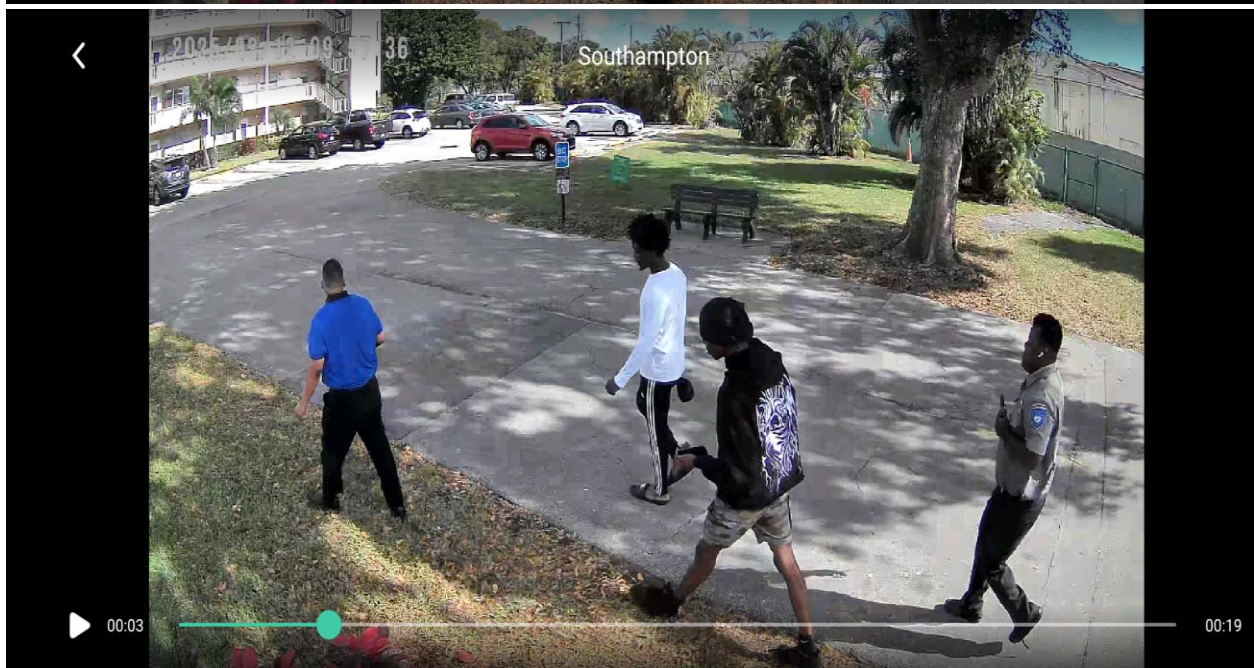
CV CLUBHOUSE- NEARLY 300 CV UNIT OWNERS TOOK THE CONDO BOARD CERTIFICATION COURSE ON 2/10. THANKS MARK FRIEDMAN FOR DOING THIS FOR US. COME TO TODAY'S "Q AND A" SESSION AT 10:00 AM, CV CLUBHOUSE THEATRE.



COVENTRY K- KITCHEN CABINETS ARE NOT PICKED UP BY WASTE PRO FOR FREE. SPECIAL PICKUP IS REQUIRED, AT ADDITIONAL CHARGE. THE ASSOCIATION CAN BACK CHARGE THIS COST TO THE RESPONSIBLE UNIT OWNER, IF KNOWN. REPORTED TO PBC CODE ENFORCEMENT, #C-2025-02100002.



CHATHAM D- WHOLE UNIT CLEAN OUTS ARE NOT PICKED UP BY WASTE PRO FOR FREE. SPECIAL PICKUP IS REQUIRED, AT ADDITIONAL CHARGE. THIS CAN BE BACK CHARGED TO THE RESPONSIBLE UNIT OWNER, IF KNOWN. THIS MESS WAS PUT OUT BY THE OWNER OF UNIT #83. THE PILE WAS PICKED UP BY WASTE PRO ON SATURDAY, 2/15.



SOUTHAMPTON SECTION- THESE SUSPICIOUS PERSONS CRAWLED UNDER THE OKEECHOBEE BOULEVARD FENCE ON 2/12. THEY WERE ESCORTED OFF PROPERTY BY PLATINUM SECURITY. A REPORT WAS SENT TO PBSO.



SOUTHAMPTON SECTION- TEMPORARY REPAIRS WERE MADE TO THIS FENCE, ALONG OKEECHOBEE BOULEVARD. THE FENCE WILL BE PERMANENTLY REPAIRED AND REINFORCED SOON.



SOUTHAMPTON SECTION- THIS SECTION OF FENCE, ALONG OKEECHOBEE BOULEVARD, WAS CRASHED INTO AND WILL BE REPAIRED THIS WEEK.



CHATHAM D- HOLEY DUMPSTER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.