

## **3/3/2024 COMMUNITY MANAGER'S REPORT**

**By Donald Foster, LCAM**

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**DRUG REHAB FACILITY, 3037 NORTH HAVERHILL ROAD-** On **2/24**, the owners of **3037 North Haverhill Road** withdrew their applications for building a **100-bed drug rehab facility** on this parcel, which is adjacent to the Norwich section of Century Village. Subsequently, **the application was removed from the agenda for the 2/27 meeting of the PBC Commissioners**, and the UCO bus service to this meeting was cancelled. ***We thank all CV unit owners who took the time to attend the 2/6 PZB Zoning Commission meeting and who made their voices heard.***

**NORWICH B, UPDATE-** Last December, I reported unsafe conditions at Norwich B, which resulted in this Association hiring a General Contractor and applying for an Emergency Building Permit. This permit was issued to Norwich B on **1/23/25**. On **2/19**, new precast concrete railings and balusters were delivered to this association, and repair work, by **Murphy Builders**, will begin soon.

**PBC BUILDING DEPARTMENT MEETING-** On **3/7**, immediately following the UCO Delegate Assembly, the **Palm Beach County Division of Planning, Zoning, and Building** will give a presentation to CV unit owners. This presentation will be chaired by **PZB Executive Director Whitney Carroll**, with opening remarks by **PBC Commissioner Gregg Weiss**. Representatives from PZB Divisions of Code Enforcement, Buildings, and Contractor Certification will address **the growing problem of unauthorized and unpermitted construction and demolition at Century Village associations, and also Associations that have allowed their buildings to deteriorate and become unsafe**. This presentation was very well attended last year, and PBC Officials stayed late to answer individual questions from CV unit owners. A flyer for this meeting is appended to this report, for posting on Association bulletin boards. This meeting will be recorded and rebroadcast on Community media.

**PAVING REPAIRS-** Last week, **Sunshine Services Unlimited** made repairs to roads and walkways at various sections of Century Village. More repairs will happen this week. Pavement repairs is a year-round effort.

**IRRIGATION REROUTE PROJECT-** Last week, **Seacrest Services** began work involving installation of new underground irrigation supply pipes at the Southampton section, to replace existing pipes that, many years ago, were installed on the CV golf course (now Reflection Bay). A Seacrest subcontractor used an underground boring machine to install a pipe underneath Fairway Street, between the Southampton irrigation pump station and 5400 Fairway Street (Breezeline Office). The next step will be to connect the irrigation station to **Southampton A, B, and C**.

**CV WATERWAYS-** Due to a lack of rain, our lakes and canals are at very low levels. PBC Water Utilities, which sends reclaimed water to Century Village, was having some equipment issues and was sending less than our usual allotment. Last week, we had some rain, and PBC Water resumed sending reclaimed water, so the levels should be higher soon.

**DOCUMENT SHREDDING EVENT-** On **4/4, 8:30 A.M. to 11:30 A.M.**, there will be a document shredding event at the CV Clubhouse parking lot. All are welcome to participate. A flyer for this event is appended to this report, for posting to Association bulletin boards.

**PILL DROP EVENT-** On **3/7**, PBSO will have a Pill Drop event at the CV Clubhouse. A flyer is appended to this report, for posting on bulletin boards. At the last pill drop event, nearly four hundred pounds of pills were collected.

**FENCE REPAIR, OKEECHOBEE BOULEVARD-** Last week, our roving security patrol officers discovered that the fence along Okeechobee Boulevard, at the Southampton section, had been damaged by a vehicle collision. Budget Fence and Gate Systems made repairs to fifty feet of damaged fence. The original fence fabric was OK for re-use.

**HOPA CENSUS-** Many of us have heard that the Associations of Century Village are “**HOPA Communities**”, referring to the **Federal Housing For Older Persons Act of 1995**. This Federal law recognizes the benefit of allowing senior communities to restrict occupancies to those 55 years of age and older, provided that specific rules are followed, including:

- At least 80 percent of the occupied units are occupied by at least one person over 55 years of age or older
- The facility or community publishes and adheres to policies and procedures that demonstrate its intent to be a provider of housing for older people.
- The facility or community complies with rules established by the U.S. Department of Housing and Urban Development (HUD) for verification of occupancy.

For CV Association Boards, the primary requirement to maintain HOPA status is to **conduct a census of all occupants every other year**. There is no longer any requirement to submit this census to any government agency, but the census should be kept in the Associations records. ***If an Association Board finds itself subject to legal action involving under 55 occupancy, the first thing that the Association’s Attorney will ask for is a copy of the Association’s most recent census. Not having a census on file will likely weaken the Association’s position.*** UCO is aware of several recent instances of Associations not being able to produce this document. ***So, Association Directors, if you don’t have this document in your records, put it on your “to do” list.*** Conducting the census is a fairly simple job, but the Association’s Property Manager or Attorney should be consulted on procedure, as Affidavits may be required.

To view the Federal HUD HOPA rules, use the following Internet link:

[https://static1.squarespace.com/static/588649581b10e370157a9395/t/5a2eaf1f9140b79f63043e31/1513008927974/HOPA+1995+Final+DOC\\_7770.PDF](https://static1.squarespace.com/static/588649581b10e370157a9395/t/5a2eaf1f9140b79f63043e31/1513008927974/HOPA+1995+Final+DOC_7770.PDF).

To view the HUD HOPA Q and A sheet, use the following Internet link:

[https://static1.squarespace.com/static/588649581b10e370157a9395/t/5a2eae38ec212d5184a7344b/1513008697157/HOPA+1995+Q%26A+DOC\\_7769.PDF](https://static1.squarespace.com/static/588649581b10e370157a9395/t/5a2eae38ec212d5184a7344b/1513008697157/HOPA+1995+Q%26A+DOC_7769.PDF).

Or, send a request to [UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM) and these docs will be sent to you.

Finally, there sometimes is confusion about the “**80/20 rule**”. Occasionally, a real estate agent or unit owner will tell a board that they **must** allow occupancy for an under-55 person because the Association has less than twenty percent of their units occupied by under-55 people. UCO’s Attorney has advised that no CV Association is required to have **any** under-55 occupants, but the ***Boards should be careful about selective enforcement. If an Association Board has made exceptions to the 55 and older rule in the past, their Attorney should be consulted before rejecting an applicant based on being younger than 55 years of age.***

**CONDO BOARD MEMBER COURSES-** Association Directors are required to take a four hour course within 90 days of being elected or appointed to the Board. ***Directors who do not take this four-hour course within 90 days of being seated will automatically be removed from their board.*** **Seacrest Services** has arranged for an online ZOOM course on **3/18**. To register for this course, use the following Internet link:

[https://zoom.us/webinar/register/WN\\_KypyPgJzQGWH\\_4Ez5U376Q#/registration](https://zoom.us/webinar/register/WN_KypyPgJzQGWH_4Ez5U376Q#/registration)

In addition to this four-hour course, Directors are now required to take an annual one hour continuing education course. These courses are not yet available; it is expected that they will be made available later this year.

**END OF REPORT**



**NORWICH B- NEW RAILINGS AND BALUSTERS WERE DELIVERED TO THIS ASSOCIATION ON 2/19. REPAIR WORK BY MURPHY BUILDERS WILL BEGIN SOON.**

PALM BEACH COUNTY

**PLANNING, ZONING &  
BUILDING DEPARTMENT**



**March 7 at 11:30 am  
Century Village Clubhouse**

**Welcome remarks from  
Commissioner Gregg Weiss**

**Presentations include:**

**Contractor Regulations**

**Code Compliance**

**Building Permitting and more....**

CENTURY VILLAGE CLUBHOUSE, 5500 CENTURY BLVD, WEST PALM BEACH, FL 33417



**WEST DRIVE- PAVING REPAIR BY SUNSHINE SERVICES UNLIMITED, 2/26.**



**WEST DRIVE- PAVEMENT REPAIR COMPLETE.**





**OXFORD SECTION- PAVEMENT REPAIR COMPLETE.**



**FAIRWAY STREET- A NEW IRRIGATION WATER SUPPLY PIPE WAS INSTALLED UNDER THE ROAD, BETWEEN THIS IRRIGATION PUMP STATION AND THE BREEZELINE OFFICE.**



**5400 FAIRWAY STREET- THIS IS WHERE THE NEW PIPE EMERGES NEXT TO THE BREEZELINE OFFICE. UNDERGROUND BORING MAKES CUTTING THE ROAD UNNECESSARY.**



**5400 FAIRWAY STREET- THIS WEEK, SEACREST WILL INSTALL THESE PIPES TO CONNECT THE PUMP STATION TO SOUTHAMPTON A, B, AND C. THE LILAC COLOR OF THE PIPE MEANS THAT RECLAIMED (NON-POTABLE) WATER IS IN THE PIPE.**



**CHATHAM E- THE VERY LOW LEVELS AT OUR LAKES AND CANALS EXPOSE SECTIONS OF SHORELINE THAT NEED REPAIR. AT THIS SPOT, THE GEOTUBE LINER IS BROKEN, AND SOIL IS LEAKING OUT. THE SHORELINE IS BENESON CAPITAL PROPERTY, AND W.P.R.F. IS NOW INSPECTING ALL SECTIONS OF SHORELINE AND ARRANGING FOR REPAIRS WHERE NEEDED.**



**FALKIRK STREET- PBC WATER SENDS (AND UCO PAYS FOR) AN AVERAGE OF OVER SEVEN MILLION GALLONS OF RECLAIMED WATER INTO OUR WATERWAYS EACH MONTH. BUT EVEN WHEN WE RECEIVE OUR FULL ALLOTMENT, THIS AMOUNT WILL NOT KEEP UP WITH THE EVAPORATION RATE. ONLY RAIN CAN REFILL OUR LAKES.**

# SHREDDING EVENT

BRING ALL OF YOUR OLD DOCUMENTS TO BE  
SHREDDED

(NO COST TO CV RESIDENTS)  
BY  
ALL POINTS SHREDDING

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*FRIDAY, APRIL, 4, 2025*  
*8:30 AM TO 11:30 PM*  
*CENTURY VILLAGE MAIN CLUBHOUSE*

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# OPERATION PILL DROP

DROP OFF YOUR UNWANTED  
PRESCRIPTION DRUGS !

Keep prescription medicine away from  
our children and out of our water

## YES - Accepted

- Over-the-counter medications
- Prescriptions
- Vitamins
- Medications for pets
- Liquid medication in plastic or leakproof containers
- Samples
- Lotions
- Ointments



## NO - NOT Accepted

- Thermometers
- Bloody or infectious waste
- Medication from businesses or clinics
- Hydrogen peroxide
- Aerosol cans
- Inhalers
- Medication in glass containers
- Electronic or battery operated medical devices
- Batteries
- Perfumes/colognes
- Kitchen/bathroom hand soaps
- Body washes/shower gels

**Century Village Clubhouse**  
**Friday March 7th**  
**9 am to 2 pm**

**For further information**  
**Call UCO Office**  
**561-683-9189**





**SOUTHAMPTON SECTION- THIS FENCE, DAMAGED BY AN UNKNOWN VEHICLE, WAS REPAIRED BY BUDGET FENCE AND GATE SYSTEMS.**



**PLYMOUTH LAUNDRY- MARCH EDITION OF THE *UCO REPORTER* WAS DELIVERED ON 2/28 AND IS BEING DELIVERED TO CV BUILDINGS NOW.**



**CAMDEN K- CAR WITH LONG EXPIRED REGISTRATION TAG (2021).  
REPORTED TO PBC CODE ENFORCEMENT, C-2025-02100007.**



**PLYMOUTH J- MINIVAN WITH EXPIRED REGISTRATION TAG.  
REPORTED IN BY A CV UNIT OWNER. REPORTED TO PBC CODE  
ENFORCEMENT, #C-2025-02120016.**



**WINDSOR R/S- HOLEY DUMPSTER. REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.**



**WINDSOR R/S- NEW (REFURBISHED) DUMPSTER WAS DELIVERED BY WASTE PRO ON 2/28. THANK YOU!**



**SOUTHAMPTON C- YELLOW TOTER WITH CRACKED 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](mailto:UCOGARBAGE@GMAIL.COM). PICTURES ARE VERY HELPFUL.**