

3/24/2025 COMMUNITY MANAGER'S REPORT

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LA QUINTA MOTEL, UPDATE- On **3/18**, the PBC Board Of Commissioners made a decision on a proposal to purchase the **La Quinta Motel**, at **5981 Okeechobee Boulevard**, for conversion to single room occupancy housing. This proposal was approved by the Commissioners. ***Our thanks to all CV unit owners who attended the 3/18 meeting, and all others who made their voices heard on this matter.***

STORM DRAIN CATCH BASIN REPAIR- On **3/20** and **3/22**, **Federal Maintenance** repaired a storm drain catch basin at Kent Street, Chatham/Kent section. This catch basin had sunk below grade; repairs involved installing a precast concrete collar, to raise the catch basin to slightly below street grade, then an asphalt patch around the edges.

IRRIGATION- Last week, **Seacrest Services** continued work on the underground irrigation pipe reroute near **Southampton A**. This project should be complete by the end of this week. Irrigation service is still turned off at a number of CV sections, due to the lack of rain. This service will be restored as soon as our waterway levels rise to cover the intake pipes of the irrigation pump stations.

EMERGENCY GENERATORS- On **3/20**, **The Generator People** performed 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 Okee guardhouse 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.

CAR CRASH, PLYMOUTH M- On **3/23**, a CV unit owner crashed his car into **111 Plymouth M**. Driver was unhurt and refused PBFR transport, but later visited the ER to get “checked out”. PBFR saw no apparent structural damage to the building and did not require the building to be evacuated. The car was towed off property by Sheehan Towing. Per the association’s President, a General Contractor was called to make an estimate on repairs, and the UCO Insurance Department was made aware of the damage.

BIKE THIEF MAHLE, BACK IN CV- On **3/19**, one of our security officers spotted **SHELLY MAHLE**, a homeless person and perennial community nuisance, entering **197 Coventry I**. Mahle has a long history of theft and drug offences inside Century Village, and is currently facing first degree felony theft charges for stealing a bicycle from a CV unit owner last November. ***Unfortunately, there are certain CV residents that continue to bring Mahle into our Community and harbor her in their units, giving her opportunities to roam the property and steal things.*** Remote guest call in privileges and barcode for this irresponsible unit owner have been suspended. By restricting this unit owner to using the guest lanes, security will be better able to spot Mahle, and they have instructions to call PBSO whenever she is observed at CV.

Our PBC State Attorney, **Alexcia Cox**, has assigned a Deputy Chief Assistant State Attorney and dedicated prosecutor for Crimes Against the Elderly to personally oversee the case against Mahle. *UCO has made a formal request that any sentence or condition of probation include staying out of Century Village.* Mahle is scheduled to be arraigned on **3/27**.

NO TRESPASSING SIGNS- Each Association board can elect to install no trespassing signage, but it is recommended that code compliant signage, **approved by the Palm Beach County Sheriff’s office**, be installed. These signs are registered with PBSO, and carry the force of law. Applications for PBSO “**NO TRESPASSING**” signs are available at UCO, or send email requests to UCOMAINTENANCE@GMAIL.COM.

END OF REPORT



CV CLUBHOUSE- CV UNIT OWNERS ATTENDED THE 3/18 MEETING OF THE PBC COMMISSIONERS. DESPITE SERIOUS CONCERNS ABOUT ESTABLISHING A SINGLE ROOM OCCUPANCY RESIDENTIAL MOTEL AT OUR FRONT GATES, THE PROPOSAL TO PURCHASE AND COVERT THE MOTEL WAS APPROVED BY THE COMMISSIONERS.



UCO PRESIDENT FAUSTO FABBRO ADDRESSED THE COMMISSIONERS ON 3/18, VOICING OUR COMMUNITY'S CONCERNS ABOUT THE LA QUINTA RESIDENTIAL MOTEL.



KENT SECTION- THIS DAMAGED STORM DRAIN CATCH BASIN WAS REPLACED BY FEDERAL MAINTENANCE ON 3/20.



KENT SECTION- FEDERAL MAINTENANCE COMPLETED THIS REPAIR ON 3/22.



KENT SECTION- CATCH BASIN REPAIR COMPLETE.



SOUTHAMPTON SECTION- THESE SECTIONS OF PVC PIPE WERE INSTALLED UNDERGROUND BY SEACREST SERVICES, TO REPLACE EXISTING PIPES THAT WERE INSTALLED ON THE FORMER GOLF COURSE MANY YEARS AGO.



SOUTHAMPTON A- IRRIGATION LINE INSTALLATION COMPLETE.



SOUTHAMPTON A- THIS IS WHERE THE NEW IRRIGATION MAIN LINE ENDS. BACKFILL AND SOD INSTALLATION WILL HAPPEN THIS WEEK. THE PLUMBING WORK PASSED PBC INSPECTION LAST WEEK.



OKEECHOBEE BOULEVARD GUARDHOUSE- FUEL SUPPLY FOR THE EMERGENCY GENERATOR WAS CHECKED, 400 GALLONS.



UCO OFFICE- FUEL SUPPLY FOR THE EMERGENCY GENERATOR WAS CHECKED, 700 GALLONS. A REQUEST FOR “TOP OFF” WAS SENT TO FERRELLGAS. THESE GENERATORS AUTOMATICALLY TURN THEMSELVES ON FOR TEN MINUTES EACH WEEK, WHICH ACCOUNTS FOR THE SMALL AMOUNT OF FUEL USAGE.



ANDOVER SECTION- HANDYMAN JOSE REPAIRED THIS DEAD END SIGN, WHICH HAD BEEN KNOCKED DOWN.



BEDFORD SECTION- HANDYMAN JOSE CONTINUES WITH REPLACEMENT OF WEATHERED AND MIDGET STOP SIGNS.



RESIDENT LANE
OKEECHOBEE BOULEVARD ENTRANCE- THIS UNIT OWNER USED THE BARCODE LANE TO BRING A JET SKI INTO CENTURY VILLAGE. SECURITY ADVISED HIM THAT JET SKIS ARE NOT PERMITTED, AND THE JETSKI WAS MOVED OFF PROPERTY. THANK YOU!



NORTH CANAL- PBC WATER CONTINUES TO SEND A SUPPLY OF RECLAIMED WATER INTO OUR WATERWAYS. THIS HELPS WITH KEEPING OUR LAKES FROM COMPLETELY DRYING OUT, BUT ONLY RAIN CAN REFILL THEM.



COVENTRY I- "I'M CLEANING HIS UNIT!" HABITUAL THIEF SHELLY MAHLE CONTINUES TO BE SPOTTED INSIDE CV, THANKS TO UNIT OWNERS WHO SMUGGLE HER IN AND ALLOW HER TO STAY IN THEIR UNITS. SECURITY CALLS PBSO AND ESCORTS HER OFF THE PROPERTY WHENEVER THEY SPOT HER. IF MAHLE IS HERE, SHE IS STEALING. MAHLE WILL BE ARRAIGNED ON FELONY THEFT CHARGES ON 3/27.



PLYMOUTH M- THIS CAR CRASHED INTO THE FRONT OF THE BUILDING ON 3/23.



111 PLYMOUTH M- THE FRONT WALL WAS PUSHED IN, AND DAMAGED THE KITCHEN CABINETS.



111 PLYMOUTH M- THIS KITCHEN DIVIDER WALL, WHICH IS PERPENDICULAR TO THE FRONT EXTERIOR WALL, APPEARS TO HAVE BEEN PUSHED FORWARD, THEN SHRANK BACK. AN ENGINEER WILL NEED TO CERTIFY WHETHER OR NOT THERE IS STRUCTURAL DAMAGE TO THE BUILDING.



OKEECHOBEE BOULEVARD ENTRANCE- STREETLIGHTS WERE REPAIRED BY FPL LAST WEEK.



SOUTHAMPTON SECTION- THIS STREETLIGHT, AND SEVERAL OTHERS, ARE STILL DARK. FPL REPAIR TICKET NUMBER FOR THIS LIGHT IS 45669. OTHER DARK STREETLIGHTS WILL BE REPAIRED SOON.



OKEECHOBEE BOULEVARD PEDESTRIAN ENTRANCE- THIS IS THE ONLY NO TRESPASSING SIGN THAT CAN BE ENFORCED BY PBSO. TO GET AN APPLICATION FOR THESE SIGNS, SEND AN EMAIL REQUEST TO UCOMAINTENANCE@GMAIL.COM.



SHEFFIELD H- DUMPSTER WITH BUSTED LID. REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPAIR WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.