

## 3/10/2025 PROPERTY MANAGER'S REPORT

By Donald Foster, LCAM

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**LA QUINTA INN-** On **3/18**, the PBC Commissioners will decide upon a proposal to purchase the **La Quinta Motel**, for conversion to ***“temporary housing”*** for ***“homeless, extremely low-income and low income”*** persons. UCO will provide bus service to this meeting. CV unit owners who would like to reserve a seat on one of the buses can send an email request to [UCOMAINTEANCE@GMAIL.COM](mailto:UCOMAINTEANCE@GMAIL.COM). The bus will leave the CV Clubhouse at **8:00 A.M. on 3/18**. The 3/18 BCC meeting starts at **9:30 A.M., at 301 North Olive Avenue in West Palm Beach. Please plan on attending this very important meeting, which will have a direct effect on our homes.**

At a **1/27** Town Hall meeting at the CV Clubhouse, PBC Staff assured CV unit owners that the motel was to be for **“PERMANENT SUPPORTIVE HOUSING”** and was **not** to be converted into a homeless shelter. Yet, on the **3/11 BCC agenda**, County Staff recommended that the Commissioners approve a plan for ***“temporary housing”*** for ***“homeless, extremely low-income and low income”*** persons, using Federal American Rescue Plan Act funds which were made available after the COVID-19 pandemic.

**A supermajority of County Commissioners (5) will be required to approve the County’s purchase of the motel. CV unit owners can send messages to the Commissioners at the following email addresses:**

District 1: Maria G. Marino: [MMarino@pbcgov.org](mailto:MMarino@pbcgov.org)

District 2: Gregg Weiss: [GWeiss@pbc.gov](mailto:GWeiss@pbc.gov)

District 3: Joel Flores: [JGFlores@pbc.gov](mailto:JGFlores@pbc.gov)

District 4: Marci Woodward: [MWoodward@pbc.gov](mailto:MWoodward@pbc.gov)

District 5: Maria Sachs [MSachs@pbcgov.org](mailto:MSachs@pbcgov.org)

District 6: Sara Baxter: [SBaxter@pbc.gov](mailto:SBaxter@pbc.gov)

District 7: Bobby Powell Jr.: [BPowell@pbc.gov](mailto:BPowell@pbc.gov)

**CONDO SEMINAR BY ATTORNEY MARK FRIEDMAN-** Today, Monday, **3/10**, Attorney Mark Friedman will conduct a seminar at the CV Theater: ***How to be a Board Member: What they don't tell you in the other classes (like how to deal with difficult people)***. This will be a one-hour seminar, **10:00 A.M. to 11:00 A.M.** No advance registration is required, and all CV unit owners are welcome.

**UCO ELECTIONS-** On **3/7**, UCO held its annual elections, with the following results:

- **Vice President:** Stew Richand, Gerry Sutofsky
- **Recording Secretary:** Toni Burrows
- **Executive Board:** Eve Black, Maureen Debigare, Nancy Del Guidice, Ruth Dreiss, Dave Forness, Richard Handelsman, Jackie Karlan, Jean Komis, Regina LaTorre, Les Rivkin

***Thanks to all CV unit owners who stood for office.***

**PBC BUILDING DEPARTMENT MEETING-** On **3/7**, immediately following the UCO Delegate Assembly, the **Palm Beach County Division of Planning, Zoning, and Building** gave a presentation to CV unit owners. **PBC Commissioner Gregg Weiss** made opening remarks, and representatives from **PZB Divisions of Code Enforcement, Buildings, and Contractor Certification** addressed 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 by CV unit owners, and PBC Officials stayed late to answer individual questions. ***Our thanks to PZB and Commissioner Weiss for their attention to our Community.***

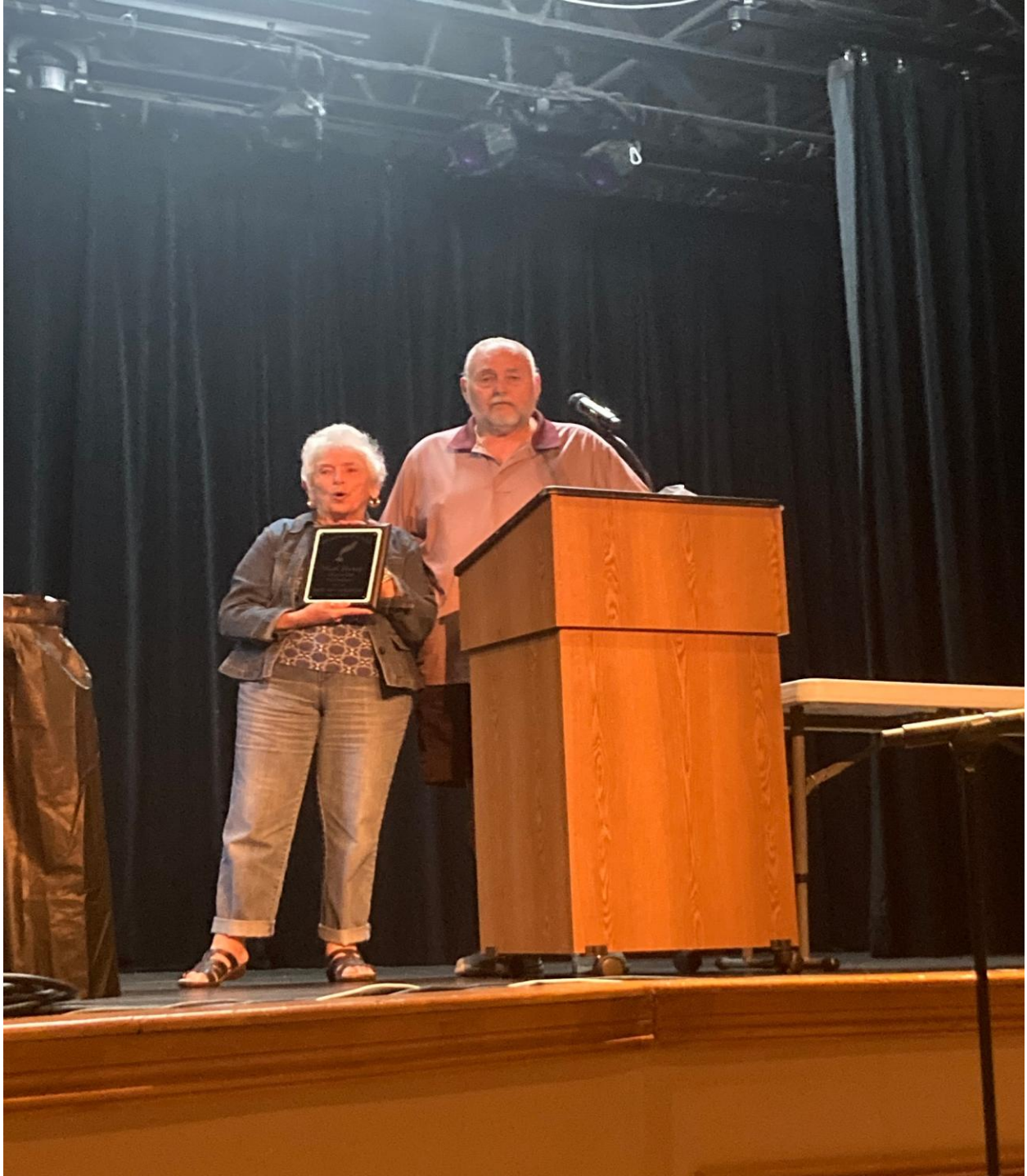
**PBSO Traffic Enforcement-** At the **3/7** UCO Delegate Assembly, **Captain Josef** reported that between **1/17 and 3/1**, PBSO Deputies handed out **650 citations, 584 warnings and made 4 arrests inside Century Village**. Please, drive slowly and carefully, and make full stops at stop signs.

**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**. Last week, **Murphy Builders began** repair work at this Association, which will soon be inspected by the PBC Department of Planning, Zoning and Building.

**RVS, TRAILERS, CAR CARRIERS, ETC.-** We are in peak occupancy season, and we are, as usual, seeing an increase in non-passenger vehicles and other equipment entering CV, which violate County ordinances, association rules, and generally cause complaints and arguments. To keep all of this to a minimum, and to limit damage to our roads, please be aware of the following:

- **Vehicles that are over forty feet in length are not permitted through the gates. This includes moving vans, and vehicle/trailer combinations that exceed forty feet in length. Associations that are expecting material or equipment deliveries by over-length trucks should notify UCO in advance.**
- **Parking of campers, boats, box trailers, jet skis, and portable storage units (PODs) inside Century Village is a violation of PBC Ordinance and will be reported to PBC Code Enforcement without warning. The Associations that allow these vehicles to park on their property will receive the Notices of Violation from PBC Code Enforcement, not the owner of the offending vehicle.**
- **Car carriers, boats, and campers are not permitted to enter CV.**
- **All vehicles parked at Association parking areas must have license plates with current registration tags, should be in operable condition, and should not be used to store junk.**

**END OF REPORT**



**CV THEATRE- ON 3/7, UCO PRESIDENT FAUSTO FABBRO PRESENTED *UCO REPORTER* EDITOR RUTH DREISS WITH AN AWARD, IN APPRECIATION FOR HER LONG SERVICE TO OUR COMMUNITY.**





**CV CLUBHOUSE- ON 1/27, PBC STAFF ASSURED CV UNIT OWNERS THAT THE LA QUINTA MOTEL WAS NOT TO BE CONVERTED INTO A HOMELESS SHELTER. ON THIS LARGE SCREEN, THE PBC SLIDE CLEARLY STATES, "DRAFT CONCEPT TO CONVERT THE LA QUINTA INN MOTEL INTO SENIOR & VETERAN **PERMANENT** SUPPORTIVE HOUSING".**

**ON THE 3/11 COMMISSIONERS MEETING AGENDA, PBC STAFF RECOMMENDED APPROVAL FOR:**

**"the provision of **temporary housing** ...Acquisition of the Property (i.e., LaQuinta) will be funded from the ARPA Replacement Funds and Infrastructure Sales Tax (Housing Units for **Homeless**, Extremely low income and low income funds." THIS AGENDA SUMMARY WAS LATER REMOVED "FOR FURTHER REVIEW".**

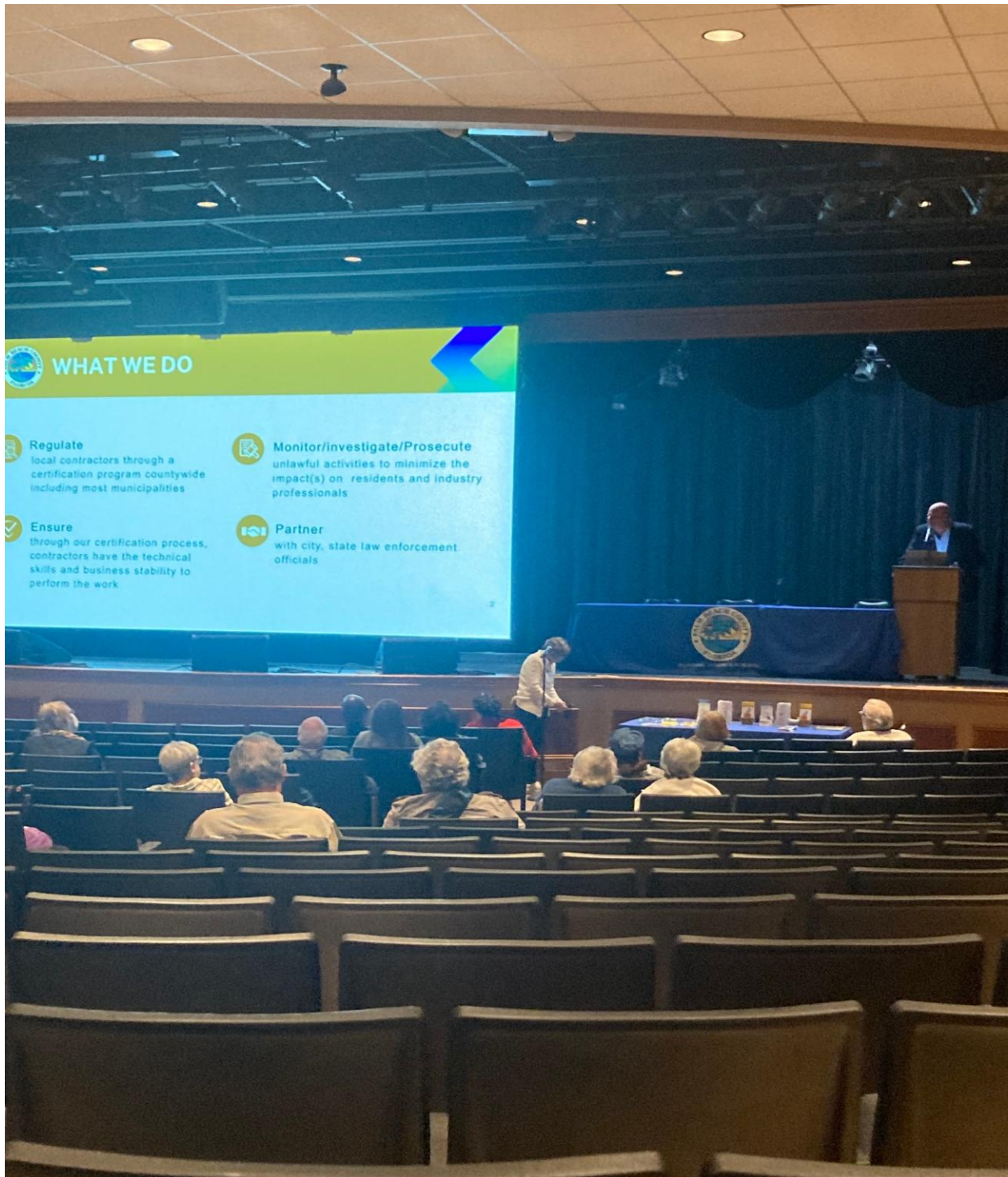
United Civic Organization Election March 7 2025

~~Sub Total Tally Sheet 5 of 5~~

<del>Envelope Number</del>	<del></del>	<del></del>	<del></del>	Total
<b>Vice President</b>				
Dennis Burrows				26
Lee Hunt				59
Stewart Richland				111
Gerry Sutofsky				113
Recording Sec				
Toni Burrows				153
<b>Executive Board</b>				
Eva Black				91
Judy Blowe				82
Maureen Debigare				123
Nancy Del Guidice				86
Ruth Dreiss				124
David Forness				117
Richard Handelsman				113
Jackie Karlan				100
Jean Komis				90
Regina LaTorre				91
Les Rivkin				85
Stephanie Rose				70
Olga Wolkenstein				79

Print Total from each Ballot and enter corresponding box then replace by numbered envelope

*W Jackson*



**CV THEATRE- *"THEY'RE RIPPING YOU OFF"*. PZB DIRECTOR RICK TORRANCE ADVISED CV UNIT OWNERS AGAINST ALLOWING UNLICENSED AND UNINSURED CONTRACTORS TO DO WORK AT THEIR UNITS.**





**NORWICH B- REPAIR WORK ON STAIRWAYS, RAILINGS, AND GENERAL CONCRETE RESTORATION BY MURPHY BUILDERS WAS STARTED LAST WEEK. THIS STAIRCASE, WHICH WAS CLOSED BY THE PBC BUILDING DEPARTMENT, IS NOW OPEN.**





**NORWICH B- DETERIORATED RAILINGS, BANISTERS, AND BALUSTERS ARE BEING REMOVED AND REPLACED. THIS ASSOCIATION IS ON ITS WAY TO BEING A SAFE PLACE TO LIVE.**

# 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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03-03-2025 Mon 14:22:58

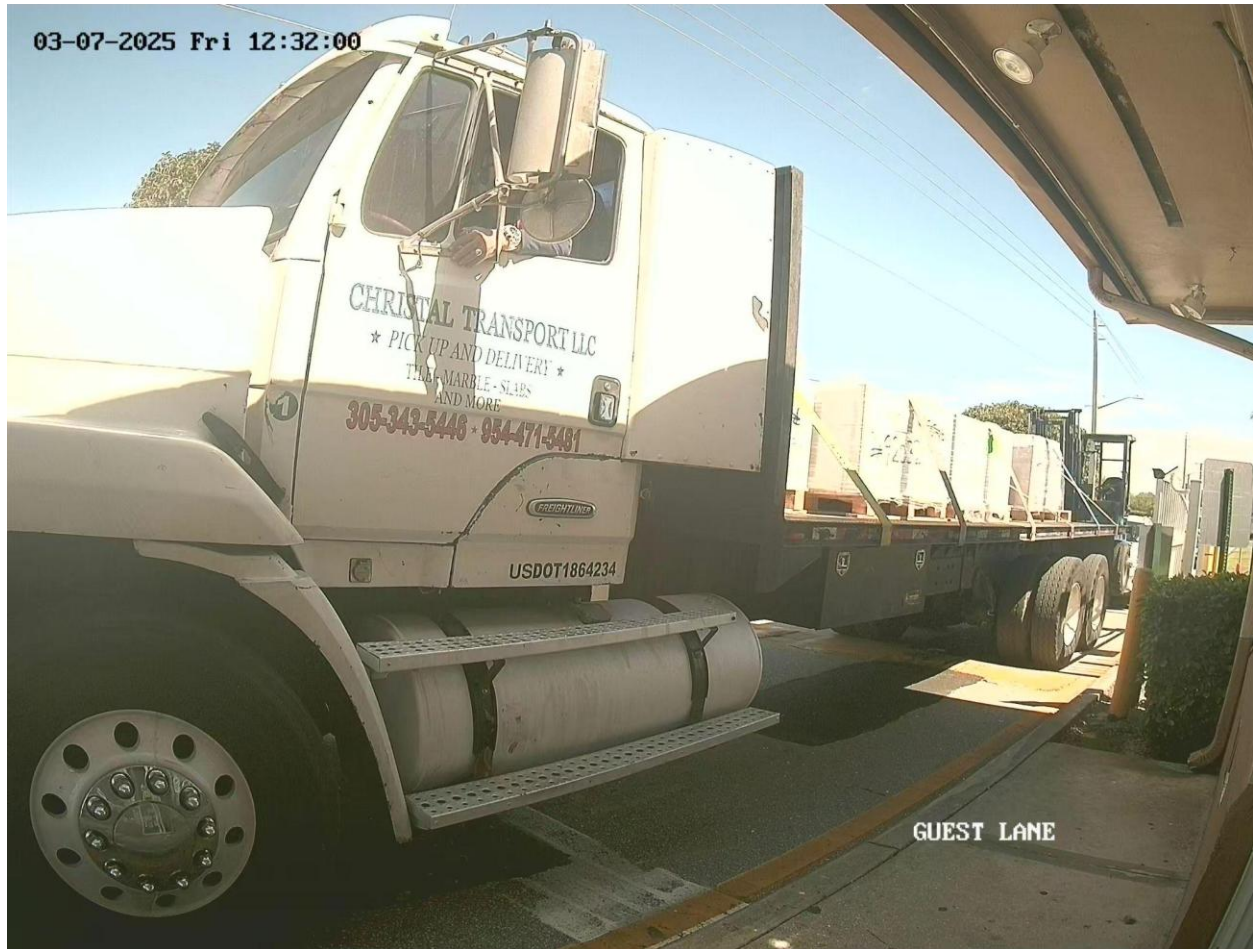


**HAVERHILL ROAD ENTRANCE- THIS RV WAS REFUSED ENTRY TO CV ON 3/3.**





**OKEECHOBEE BOULEVARD ENTRANCE- THIS DRIVER MANAGED TO GET PAST THE GATES BY TELLING THE GUARD "I LEFT A MESSAGE WITH DON FOSTER", IMPLYING THAT I HAD MADE AN EXCEPTION TO THE "NO RVs" RULE. THERE ARE NO EXCEPTIONS TO THIS RULE.**



**OKEECHOBEE BOULEVARD ENTRANCE- THIS OVER-40 FEET LONG TRACTOR TRAILER WAS REFUSED ENTRY ON 3/7. CV ASSOCIATIONS THAT ARE EXPECTING DELIVERY OF BUILDING MATERIALS SHOULD INFORM UCO IN ADVANCE. WE ARE TRYING TO KEEP THESE TRUCKS TO A MINIMUM BECAUSE THEY TEAR UP OUR ROADWAY EDGES.**



**OKEECHOBEE ENTRANCE- THIS DUMP TRUCK WAS TRYING TO GET INTO REFLECTION BAY THROUGH CV ON 3/7. NO.**





**GREENBRIER C- PAVING REPAIR COMPLETE.**





**SOUTH DRIVE- FPL REPORTS THAT THIS FIXTURE IS DARK BECAUSE OF AN UNDERGROUND POWER SUPPLY FAULT. THIS WILL BE ADDRESSED SOON.**



**LINCOLN STREET- THIS IS A “DAYBURNER”, REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPAIR WAS SENT TO FPL.**





**HASTINGS SECTION- MIDGET STOP SIGN AND FADED STOP BAR.**





**HASTINGS SECTION- NEW, DOT COMPLIANT STOP SIGN INSTALLED BY HANDYMAN JOSE, WHO WORKS ON THESE THINGS "POCO A POCO". NICE WORK, JOSE.**





**SUSSEX G- CAR WITH NO LICENSE PLATE. REPORTED TO PBC  
CODE ENFORCEMENT, C-2025-03070006.**





**SALISBURY B- CAR WITH NO LICENSE PLATE. REPORTED IN BY A CV UNIT OWNER. A REPORT WAS SENT TO PBC CODE ENFORCEMENT, C-2025-02240003.**





**STRATFORD M- BIG HOLE AT THE BOTTOM OF A DUMPSTER.  
REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR  
REPLACEMENT WAS SENT TO WASTE PRO.**





**SOMERSET A- CRACKED BLUE TOTES. 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.**



