

3/17/2025 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

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LA QUINTA INN- On 3/18, PBC Commissioners will decide on a proposal to purchase the La Quinta Inn, for ***“temporary housing”*** for ***“homeless, extremely low-income and low income”*** persons. UCO will provide bus service to this meeting. To reserve a seat on one of the buses, send an email request to UCOMAINTENANCE@GMAIL.COM. ***The bus will leave the CV Clubhouse at 8:00 A.M.*** 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 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. According to County Staff, these Federal funds are earmarked for ***“Owner Occupied Housing Rehabilitation ARPA Replacement dollars”***, which would seem to be incongruous with partial funding for this proposal.

A supermajority (5 commissioners) is required for approval of this purchase. CV unit owners can send messages to the 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

IRRIGATION- Last week, **Seacrest Services** continued work at Southampton section, which involves rerouting underground irrigation pipes from the Reflection Bay property back into Century Village property.

Also last week, **Chabot Irrigation** made major repairs at the **Norwich Irrigation Pump Station**, at Falkirk Street. This work included replacement of a check valve, replacement of a beyond-repair pump, and rebuilding of a pump motor (bearings). Maintenance of our 27 irrigation pump stations is a year-round effort. All stations are inspected and preventatively maintained by Chabot each month.

Due to the very low water levels at North and South Canal, a number of irrigation pump stations have been shut down. **Some CV residential sections will not have irrigation service** until the water levels rise and the pumps can be turned back on. Pray for rain.

FIRE ALARM- On 3/7, **ADVANCED DESIGN TECHNOLOGIES** completed their annual test to the central station fire alarm system at **2102 West Drive (UCO Office)**.

ANNUAL FILING- Every CV Association is required to make an annual filing with the **Florida Department of State (Sunbiz)**. The deadline to make this filing is **May 1**. This annual filing is typically done by the Association's Property Manager, after the Association's Annual and Organizational Meetings. CV Association Directors (and particularly the Association's Secretary) should make sure that this filing has been made.

Last week, a CV Association Treasurer visited UCO to discuss his Association's business, and a routine check of Sunbiz showed that no Annual Filing had been done since 2023, and the Association has been "**administratively dissolved**". **Yikes**. Not a big deal, the Association just needs to re-incorporate. There is a small expense involved with this, but this needs to be done ASAP. **So, CV Association Directors, don't be shy about exercising your oversight duties over your Association's business and make sure this bit of housekeeping gets done.**

CONDO BOARD CERTIFICATION CLASS- For Association Directors who have still not taken this class, it is 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.***

END OF REPORT



FAIRWAY STREET, SOUTHAMPTON SECTION- SEACREST SERVICES IS INSTALLING NEW UNDERGROUND IRRIGATION WATER SUPPLY PIPES, REPLACING PIPE THAT WERE PREVIOUSLY INSTALLED ON THE REFLECTION BAY PROPERTY.

SHREDDING EVENT

BRING ALL OF YOUR OLD DOCUMENTS TO BE
SHREDDED

(NO COST TO CV RESIDENTS)
BY
ALL POINTS SHREDDING

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



5849 OKEECHOBEE BLVD- AN EMAIL TO THE OWNER OF THIS BUILDING WAS SENT, REQUESTING THAT THIS GRAFFITI BE PAINTED OVER, BUT THERE WAS NO RESPONSE. A REPORT WAS SENT TO PBC CODE ENFORCEMENT, #C-2025-03120005.



FARNHAM STREET- FPL REPAIRED SPOT LIGHTS ALONG THE SOUTH SIDE OF SOUTH CANAL. MORE STREET LIGHTS WILL BE REPAIRED SOON.



CENTURY BOULEVARD- THIS ROYAL PALM IS OFFICIALLY DEAD. IT WILL BE REMOVED SOON.



CENTURY BOULEVARD- THIS RV, JET SKI AND MOTORCYCLE WAS TURNED AROUND ON 3/13. THESE THINGS ARE NOT ALLOWED TO ENTER CV.



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



BEDFORD SECTION- ANOTHER MIDGET STOP SIGN.



**BEDFORD SECTION- CODE COMPLIANT STOP SIGN AND POLE
INSTALLED BY HANDYMAN JOSE. NOTE TO DONALD, ORDER MORE
POLES AND SIGNS.**



ANDOVER SECTION- KNOCKED DOWN DEAD END SIGN ON HAMPSHIRE STREET. REPORTED IN BY A CV UNIT OWNER. JOSE WILL FIX THIS WEEK.



ANDOVER G- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, #C-2025-03120004. A TOW NOTICE WAS PLACED ON THIS CAR'S WINDSHIELD ON 3/13.



SOMERSET A- SUV WITH EXPIRED REGISTRATION TAG. REPORTED IN BY A CV UNIT OWNER. A REPORT WAS SENT TO PBC CODE ENFORCEMENT, #C-2025-02250001. A TOW NOTICE WAS PLACED ON THIS CAR ON 3/12.



**CAMBRIDGE E- CAR WITH EXPIRED REGISTRATION TAG.
REPORTED TO PBC CODE ENFORCEMENT, #C-2025-03070005.**



**CAMBRIDGE D- CAR WITH EXPIRED REGISTRATION TAG.
REPORTED IN BY A CV UNIT OWNER. A REPORT WAS SENT TO PBC
CODE ENFORCEMENT, # C-2025-03070004.**



SHEFFIELD F- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, #C-2025-02270019.



SHEFFIELD B- CAR WITH EXPIRED LICENSE TAG. REPORTED TO PBC CODE ENFORCEMENT, # C-2025-02270018.



STRATFORD D- BIG HOLE AT THE BOTTOM OF THIS DUMPSTER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



PLYMOUTH F- BUSTED LID ON YELLOW RECYCLE BIN. REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



NORTHAMPTON S- CRACKED BLUE Toter. 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. PICTURES ARE VERY HELPFUL.