

4/14/2025 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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WWW.UNITEDCIVIC.ORG

BUGS!- Last week, a CV Director asked about cockroach infestations at residential buildings. To many CV unit owners "a roach is a roach" but knowing what species of insect is being reported will help the board and their manager or pest control company address the problem. First job is to differentiate "cockroaches" from "palmetto bugs". Palmetto bugs (*Eurycotis floridana*) are, as their taxonomic name suggests, native to Florida and are not associated with filth. Palmetto bugs are water seekers, so seeing them in a unit may be a sign that something is leaking in the unit, or that water is collecting somewhere in or around the building. If the problem is german cockroaches (*Blattella germanica*), an infestation could be linked to unsanitary conditions or improperly stored food, but these insects also can affect units that are spotless. Many of us have grocery and other deliveries and paper shopping bags and cardboard boxes can harbor roaches.

Some associations have regular interior and exterior pest control service performed by their management company or a pest control company. At my association, Seacrest performs periodic exterior pest control treatments and interior infestations are treated by Marty Bugs on an as-needed basis.

Century Village associations need to be careful about allowing unit owners or directors to self-apply pesticides at common elements or in units other than their own. Pest control in multiple unit housing is regulated by the Florida Department of Agriculture and Consumer Services and licensure is required by anyone performing pest control service at your association. Quick rule of thumb: A unit owner can perform pest control in their own unit (sugar/borax, roach motels, Raid), using any product that can be bought at Publix, but only licensed pest control vendors should treat their buildings, grounds and inside other residential units. Unlicensed use of pesticides in multi-family housing can result in fines and expose the Association to liability. The same rule applies for rodent control poisons and devices.

RAIN! - Finally, Century Village got a good dose of rain last week, and our waterways are starting to fill up. Daily deliveries of reclaimed water from PBC Water Utilities is also helping to raise water levels. Seacrest is turning on irrigation pumps that were shut down earlier this year because of low water levels. All irrigation sections should be back in operation this week.

TREE AND PALM TRIMMING- This month, many CV associations are having their annual maintenance trimming of the trees and palms on their properties. For most of us, this service is performed as part of the contracts between the associations and their management companies. In many cases, these maintenance trim services are not sufficient to protect residential buildings from damage during hurricanes. At my own association, we had two large fifty-year-old false banyan trees at either end of our property that had grown massive. These trees are very dense and heavy with a shallow root system. In 2017, a hurricane knocked down one of these false banyans, causing damage to one of our staircases. We still have the other huge false banyan at the other end of our property, and a decision will be made this week to either severely trim or remove this tree. ***Now, before hurricane season starts and while the arborists are on property, is a good time for association directors to meet on-site with their property managers and make decisions on trees and palms which could damage buildings during storms.***

UCO PRESIDENT'S MEETING CANCELLED- This month's UCO President's Meeting, originally scheduled for **4/18**, is cancelled in observance of Good Friday. UCO President Fausto Fabbro holds these meetings on the third Friday of each month at the CV Clubhouse, room C. All are welcome to attend these informative meetings.

ANNUAL FILING- Every CV association is required to make an annual filing with the **Florida Department of State (Sunbiz)**. The deadline for making 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, I attempted to contact a CV association board, and when I checked the Sunbiz listing for this association, found that **no Annual Filing had been done since 2023**, and the association has been **“administratively dissolved”**. **Yikes. This is a big deal.** The association will need to re-incorporate. There is significant legal expense involved with this, but this needs to be done ASAP and this is the second time this month that I discovered that a CV association had been administratively dissolved.

So, CV Directors, don't be shy about exercising your oversight duties over your Association's business and make sure this bit of housekeeping gets done every year before May 1. Checking this is easy. I have prepared a step-by-step guide in this report.

END OF REPORT



ROACHES- GERMAN COCKROACH AT TOP, PALMETTO BUG AT BOTTOM. PALMETTO BUGS ARE LARGER AND MOSTLY LIVE OUTDOORS BUT WILL ENTER A BUILDING TO FIND WATER OR FOOD. BOTH ARE GROSS, BUT PEST CONTROL CAN HANDLE THEM.



BERKSHIRE SECTION- MOST CV ASSOCIATION ARE HAVING THEIR ANNUAL TREE/PALM MAINTENANCE TRIMS THIS MONTH. BEFORE HURRICANE SEASON STARTS, IT IS A GOOD IDEA TO MEET WITH THE ASSOCIATION'S PROPERTY MANAGER TO SEE IF ANY TREES OR PALMS NEED ADDITIONAL TRIMMING OR REMOVAL.



CHATHAM E- THIS OLD FALSE BANYAN TREE WAS KNOCKED DOWN DURING A 2017 HURRICANE AND DAMAGED ONE OF OUR STAIRCASES.



CHATHAM E- AS MUCH AS WE ALL LOVE THIS FALSE BANYAN TREE, IT IS A MONSTER THAT CAN FALL ON OUR BUILDING. A DECISION WILL BE MADE THIS WEEK TO EITHER SEVERELY PRUNE OR REMOVE THIS TREE.



NORWICH SECTION- THE 2017 HURRICANE KNOCKED OVER A BIG NORFOLK PINE WHICH DAMAGED A STAIRCASE. IN THAT STORM, THERE WERE QUITE A FEW MAJOR DAMAGES CAUSED BY MASSIVE TREES THAT WERE TOO CLOSE TO BUILDINGS.



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SUNBIZ ANNUAL FILING- CHECKING ON YOUR ASSOCIATION'S ANNUAL FILING IS EASY. JUST GO TO <https://dos.fl.gov/sunbiz/> AND CLICK ON "SEARCH RECORDS". THIS WILL BRING YOU TO THE RECORDS SEARCH PAGE.

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Annual Reports

Report Year	Filed Date
2023	05/31/2023
2024	04/30/2024
2025	04/12/2025

Document Images

04/12/2025 -- ANNUAL REPORT	View image in PDF format
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08/30/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
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SUNBIZ ANNUAL FILING- ON THIS PAGE, YOU WILL BE ABLE TO SEE WHEN THE LAST FILING WAS MADE. MY ASSOCIATION MADE ITS FILING ON 4/12/25, RIGHT AFTER OUR ANNUAL AND ORGANIZATIONAL MEETING. IF YOU CLICK ON “04/12/2025-ANNUAL REPORT, YOU WILL SEE THE FILING DOCUMENT.

2025 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 742426

Entity Name: CHATHAM E CONDOMINIUM ASSOCIATION, INC.

Current Principal Place of Business:

98 CHATHAM E
WEST PALM BEACH, FL 33417

Current Mailing Address:

CHATHAM E C/O SEACREST SERVICES INC
2101 CENTREPARK W DRIVE #110
WEST PALM BEACH, FL 33417 US

FEI Number: 59-1810315

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

FOSTER, DONALD
98 CHATHAM E
WEST PALM BEACH, FL 33417 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DONALD FOSTER

04/12/2025

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRESIDENT, RECEIVER

Name FOSTER, DONALD

Address 98 CHATHAM E

City-State-Zip: WEST PALM BEACH FL 33417

Title SECRETARY

Name PERRY, CHRISTINE

Address 98 CHATHAM E

City-State-Zip: WEST PALM BEACH FL 33417

Title TREASURER

Name LUGO, YOLANDA

Address 108 CHATHAM E

City-State-Zip: WEST PALM BEACH, FL FL 33417

Title VICE PRESIDENT

Name SACHS, BARBARA

Address 34 TIMBERLANE CIRCLE

City-State-Zip: PORT JEFFERSON NY 11777

Title DIRECTOR

Name ROSE, THERESA

Address 110 CHATHAM E

City-State-Zip: WEST PALM BEACH FL 33417

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DONALD FOSTER

PRESIDENT

04/12/2025

Electronic Signature of Signing Officer/Director Detail

Date

**SUNBIZ ANNUAL FILING- HERE IS CHATHAM E'S ANNUAL REPORT.
IF YOUR ASSOCIATION HAS NOT MADE ITS FILING THIS YEAR, NOW
IS A GOOD TIME TO GET THIS JOB DONE BEFORE THE 5/1
DEADLINE. THE COST FOR THIS FILING IS \$61.25.**

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CHATHAM E

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Florida Not For Profit Corporation

CHATHAM E CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	742426
FEI/EIN Number	59-1810315
Date Filed	04/14/1978
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	12/27/2004
Event Effective Date	NONE

Principal Address

98 CHATHAM E
WEST PALM BEACH, FL 33417

Changed: 03/04/2019

Mailing Address

CHATHAM E C/O SEACREST SERVICES INC
2101 CENTREPARK W DRIVE #110
WEST PALM BEACH, FL 33417

Changed: 05/28/2020

Registered Agent Name & Address

FOSTER, DONALD
98 CHATHAM E
WEST PALM BEACH, FL 33417

Name Changed: 03/04/2019

Address Changed: 03/04/2019

Officer/Director Detail**Name & Address**

Title President, Receiver

Foster, Donald
98 Chatham E

SUNBIZ FILING- HERE IS THE RECORDS PAGE FOR MY ASSOCIATION. AS YOU CAN SEE, WE FAILED TO MAKE THE FILING ON TIME IN 2004 AND NEEDED TO BE REINSTATED BY FLORIDA DEPARTMENT OF STATE, DIVISION OF INCORPORATIONS.



DORCHESTER SECTION- ANOTHER MIDGET STOP SIGN WITH A FADED STOP BAR.



DORCHESTER SECTION- CODE COMPLIANT STOP SIGN INSTALLED BY HANDYMAN JOSE. THE STOP BAR WILL NEED TO BE REPAINTED AS WELL.



OXFORD SECTION- THIS STOP SIGN, WITH MANUAL COMPLIANT PAVEMENT STOP BAR, WAS REPLACED BY HANDYMAN JOSE ON 4/12.



BEDFORD B- THIS MATTRESS WAS PUT OUT ON FRIDAY, AFTER THE BULK TRASH TRUCK HAD PASSED BY. WASTE PRO MADE A COURTESY PICKUP OF THIS ITEM ON SATURDAY.



SALISBURY G- THESE FURNITURE ITEMS WERE PUT OUT ON FRIDAY, AFTER THE BULK TRASH TRUCK HAD PASSED BY. WASTE PRO MADE A COURTESY PICKUP OF THIS ITEM ON SATURDAY.



STRATFORD I- PILES OF LOOSE JUNK WILL NOT BE PICKED UP BY WASTE PRO AS PART OF THEIR WEEKLY BULK TRASH SERVICE. THIS PILE OF JUNK WILL NEED TO BE CONTAINERIZED, BY PUTTING IT INTO THE DUMPSTER OR INTO PLASTIC BAGS.



DORCHESTER/HASTINGS FOOTBRIDGE- A CV UNIT OWNER REPORTED SEEING RATS GOING IN AND OUT OF THE HOLE TO THE RIGHT OF THIS WALKWAY. HULETT WILL INSTALL ADDITIONAL RODENT BAIT BOXES AREA THIS AREA THIS WEEK.



**SOUTHAMPTON C- CAR WITH EXPIRED REGISTRATION TAG.
REPORTED TO PBC CODE ENFORCEMENT, C-2025-04100021.**



**KINGSWOOD F- CAR WITH NO LICENCE PLATE. REPORTED TO PBC
CODE ENFORCEMENT, C-2025-04100020.**



**DORCHESTER A- DUMPSTER WITH A RUSTED-OUT BOTTOM.
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.**