

4/28/2025 COMMUNITY MANAGER'S REPORT

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CONDO CERTIFICATION CLASS- On **5/2, 11:00 AM, Florida** Department of Business and Professional Regulation will present a **Condominium Director Certification Class** at the **CV Theatre**. So, if you have not yet taken this class, come to the **5/2 Delegate Assembly** and stay put for the class afterwards. Advance registration is required:

<https://forms.office.com/g/5d64Y9kgLe?origin=lprLink>

Need help with online registration? Just stop by UCO and we will get you registered for this course.

All Condominium Directors must complete this course within ninety days of being elected or appointed to the Board. This includes Directors who took the old three-hour course.

This course can also be taken online. Go to the Becker Law website, <https://www.floridacondohoalawblog.com/classes/>. This online course is free for Becker Law clients, and twenty-five dollars for non-clients.

NEW UCO VP, BRUCE STUTZMAN- On **4/24** and **4/25**, the UCO Officers Committee and the UCO Executive Board approved **Wellington A unit owner Bruce Stutzman** to be appointed to fill a vacancy on the UCO Officers Committee, Vice President. This appointment will be brought to the UCO Delegate Assembly on **5/2** for final approval.

IRRIGATION- Last week, **Chabot Irrigation** extended the intake pipe at the Somerset irrigation station, because of the very low water level at Lake Somerset. At the Norwich irrigation station, a pump, check valve, and other mechanical parts had failed, requiring major repairs. This Winter/Spring drought has caused much of our irrigation machinery to be overworked.

ANNUAL FIRE SAFETY INSPECTIONS- Fire safety inspections for all CV associations will begin soon. Fire safety equipment is maintained by the association's property managers. Directors should take a walk around their properties and straighten out anything that might be a violation:

- Extinguishers with expired inspection tags
- Busted extinguisher cabinets or cabinet latches.
- Extinguishers on hooks without a cabinet to shade it from the Sun.
- Busted/burnt out EXIT signs.
- Junk in the electric meter room.
- Bicycles or junk stored under staircases.
- Propane tanks inside or close to buildings. Also gas cans.

Many CV buildings do not have ***"truss signage"***. I have appended information about these signs to this report. These signs must be placed ***"within 24 inches to the left of the main entry door"*** to the building. Property managers can assist with installation of these signs.

UNREGISTERED/DERELICT VEHICLES- CV Association Directors should be checking their parking areas for unregistered, inoperable or abandoned vehicles to avoid Violation Notices and fines. Associations must have a towing contract and code compliant tow signage. Towing contracts must be renewed annually. Blank contracts are available at UCO, or can be sent via email by sending a request to UCOMAINTENANCE@GMAIL.COM.

"It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle". PBC Ordinance, 2007-013..."It shall be unlawful for the owner of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair". PBC Ordinance, 2019-034."

END OF REPORT

ATTENTION CV UNIT OWNERS:

ON 5/2/25, 11:00 A.M., THE FLORIDA DEPARTMENT OF BUSINESS REGULATION (DBPR), WILL PRESENT A CONDOMINIUM DIRECTOR CERTIFICATION COURSE AT THE CENTURY VILLAGE THEATRE.

ALL ASSOCIATION DIRECTORS, INCLUDING DIRECTORS THAT PREVIOUSLY COMPLETED THE OLD THREE-HOUR COURSE, MUST COMPLETE THE NEW FOUR-HOUR COURSE WITHIN NINETY DAYS OF BEING ELECTED OR APPOINTED TO THE BOARD.

THIS COURSE WILL BEGIN SHORTLY AFTER THE END OF THE 5/2 UCO DELEGATE ASSEMBLY, WHICH BEGINS AT 9:30 A.M.

ADVANCE REGISTRATION FOR THIS COURSE IS REQUIRED, BY USING THE FOLLOWING INTERNET LINK:

<https://forms.office.com/g/5d64Y9kgLe?origin=lprLink>

HAVE QUESTIONS? NEED HELP WITH REGISTERING? STOP BY UCO.



NORWICH SECTION- THE TWO HOLES AT THE BOTTOM OF THIS IRRIGATION PUMP ARE THE REASON FOR THE PUMP'S FAILURE TO PRIME.



NORWICH SECTION- IRRIGATION PUMPS STATION REBUILD IS COMPLETE: NEW PUMP (BLUE), REBUILT PUMP MOTOR (GOLD), NEW BEARINGS, CHECK VALVE, SHUT OFF VALVE, FITTINGS. THIS STATION IS ONE OF TWO STATIONS THAT ARE STILL FED BY UNDERGROUND WELLS. THE OTHER TWENTY-FIVE STATIONS PULL WATER FROM LAKES AND CANALS.

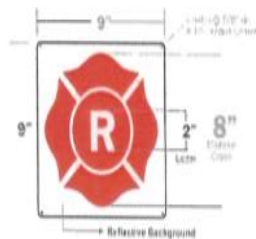


TRUSS SIGNAGE REQUIREMENTS

Florida State Statute 633.01 (1)

Definitions & Technical Detail: "Light Frame" construction is when the primary structural components formed by a system of repetitive wood or light gauge steel framing members. This can be either of the following or a combination of the Roof and/or Floor.

Where "Light Frame" construction is present, the AHJ shall ensure that this type of construction is indicated on the structure exterior. The building owner or their representative shall attach to the building a bright RED 8" by 8" reflective Maltese cross indicating the type of "Light Frame" construction present. These signs shall be installed 4' to 6' above ground level and within 24 inches to the left of the main entry or where otherwise approved by the AHJ.



Sample of Reflective Signage



Roof Only

Floor Only

Roof & Floor





TRUSS SIGNS SHOULD BE POSTED ON OR NEAR THE BUILDING'S ELECTRICAL ROOM. THIS BUILDING ONLY HAS A TRUSS SYSTEM IN THE ATTIC, SO THE CORRECT TRUSS SIGN IS "R". SOME CV BUILDINGS HAVE TRUSS SYSTEMS IN THE FLOOR/CEILING AND IN THE ATTIC; THESE BUILDINGS NEED AN "RF" SIGN. PROPERTY MANAGERS CAN HELP WITH THIS.

Light Frame Truss Signage

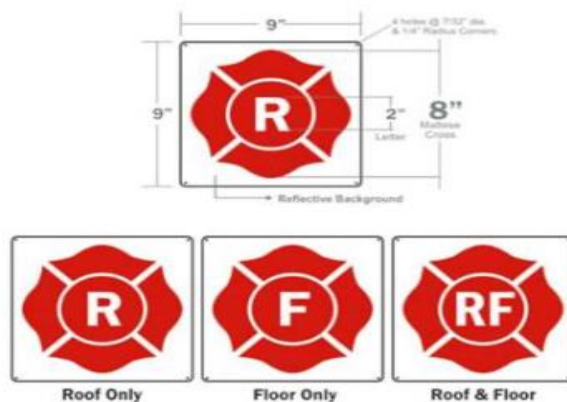
ACTION REQUIRED: Light-Frame Truss sign must be installed, where required.

The approved symbol must be placed within 24 inches to the left of the main entry door and:

1. Be permanently attached to the face of the structure on a contrasting background, or
2. Be mounted on a contrasting base material which is then permanently attached to the face of the structure.
3. The distance above the grade, walking surface or the finished floor to the bottom of the symbol shall be not less than 4 feet.
4. The distance above the grade, walking surface or the finished floor to the top of the symbol shall be not more than 6 feet.
5. a) Structures with light-frame truss roofs shall be marked with the letter "R".
b) Structures with light-frame truss floor systems shall be marked with the letter "F".
c) Structures with light-frame truss floor and roof systems shall be marked with the letters "R/F".

Note: Refer to the architectural set of plans of the structure to determine the appropriate identification marking.

Sign Configuration



SOME CV BUILDINGS NEED AN “R” SIGN. OTHERS NEED AND “RF” SIGN. YOU PROPERTY MANAGER CAN MAKE SURE THAT YOU HAVE THE CORRECT SIGN INSTALLED.



CHATHAM SECTION- MISSING STOP SIGN. WHEREVER THERE'S A WHITE STOP BAR, THERE SHOULD BE A STOP SIGN.



CHATHAM SECTION- CODE COMPLIANT STOP SIGN INSTALLED BY HANDYMAN JOSE ON 4/22.



EAST DRIVE- REQUELME TREE SERVICE CONTINUES TREE TRIMMING ON UCO OWNED PROPERTY.



**GREENBRIER C- CAR WITH EXPIRED REGISTRATION TAG.
REPORTED IN BY A CV UNIT OWNER. A REPORT WAS SENT TO PBC
CODE ENFORCEMENT, #C-2025-04210010 .**



ANDOVER I- CAR WITH EXPIRED REGISTRATION TAG. A REPORT WAS SENT TO PBC CODE ENFORCEMENT, # C-2025-04210009.



SALISBURY E- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, #C-2025-04210006.



EASTHAMPTON I- TWO SCOOTERS WITH EXPIRED REGISTRATION TAGS (2023, 2024). REPORTED TO PBC CODE ENFORCEMENT, #C-2025-04210002.



WALTHAM H- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, #C-2025-04210004.



**SALISBURY F- PICKUP TRUCK WITH EXPIRED REGISTRATION TAG.
REPORTED TO PBC CODE ENFORCEMENT, #C-2025-04210005.**



SALISBURY F- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT, #C-2025-04210006.



ANDOVER M- MOTORCYCLE WITH EXPIRED REGISTRATION TAG (2023). REPORTED TO PBC CODE ENFORCEMENT, #C-2025-04230022.



ANDOVER M- THE OWNER OF THIS MOTORCYCLE ALTERED HIS REGISTRATION TAG FROM 2023 TO 2028. THAT'S A NO-NO.



ANDOVER M- A TOW NOTICE WAS PUT ON THIS MOTORCYCLE ON 4/27.



ANDOVER M- MOTORCYCLE WAS MOVED TO A DIFFERENT SPOT OVERNIGHT. NOTE SISTERS TOWING SIGN.



**ANDOVER M- UNREGISTERED MOTORCYCLE REMOVED FROM CV
BY SISTERS TOWING ON 4/28.**

