

5/5/2025 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

WWW.UNITEDCIVIC.ORG

UCO ANNUAL AUDIT- Last week, UCO received an annual independent audit report from **Strum and Gladstone, CPA**. This report is available to CV unit owners. Copies can be picked up at UCO, or by sending a request to UCOMAINTENANCE@GMAIL.COM.

HOMELESS ENCAMPMENT- Last week, I received a report that a previously abandoned homeless encampment at **6255 Okeechobee Boulevard** had been reoccupied. On **4/27**, I encountered the disabled occupant, who requested transport to the hospital. This person returned to the encampment on **4/28**. A report was sent to PBSO; their Homeless Intervention Unit made contact with this person, and facilitated his transfer to Veterans Administration housing, which happened on **5/2**. This week, a crew from **Seacrest Services** will clear off the campsite, and cut down surrounding brush, to discourage future encampments.

PZB SPECIAL MAGISTRATE- When a PBC Code Enforcement Officer determines that violations exist at a CV unit or building, a **Notice of Violation** is sent to the unit owner or association, which describes the violations and methods to bring the unit or association into compliance with County code. When a unit owner or association fails to come into compliance, the violation is placed on the **PZB Special Magistrate's** docket; violators are liable for fines retroactive to the date the NOV was issued. On the **5/7 and 6/4 Special Magistrate's dockets**, two CV units are listed: **Camden I and Dorchester K**. Six unit owners are also on the dockets: **214 Greenbrier B, 145 Stratford K, 7 Sussex A, and 321 Southampton B**. Notices of Violation were also sent to the owners of units **#7 and #8 at Somerset A**. These Association Boards should make sure that their representatives attend these hearings, or contact PZB beforehand to clear up the violations and avoid fines.

NEW UCO VP, BRUCE STUTZMAN- On **5/2**, the UCO Delegate Assembly approved the appointment of Wellington A unit owner **Bruce Stutzman** to serve the remaining term of UCO Vice President Dom Guarnagia, who resigned from UCO for health reasons. ***Welcome Bruce, and thank you.***

DUMPSTER NEWS- Most CV dumpsters have a drain hole at the back of the dumpster, near the ground. Raccoons like to drag stuff out of that hole and they make a mess. Association property managers can install a threaded PVC plug into that hole to keep the raccoons out.

DEEP CLEANING, PLYMOUTH LAUNDRY- On **4/27**, **Glow Cleaning Plus** performed deep cleaning at the Plymouth Laundry. Restroom, laundry machines, and work surfaces were sanitized. Interior was high dusted, floors scrubbed, and exterior walls and walkways were pressure cleaned.

LANDSCAPING- Last week, **Seacrest Services** performed quarterly service at the grass strip along Haverhill Road. **Requelme Tree Service** continued with trimming of trees and palms at UCO owned property. CV Directors should be inspecting their properties for trees and palms that may require additional trimming beyond the scope of their regular contracts.

IRRIGATION- We had very little rain this month. Our lawns are looking very crispy, despite regular irrigation. Thankfully, **PBC Water Utilities** has supplied Century Village with a good amount of reclaimed water, which has allowed us to keep all of our irrigation pumps working. Last month, CV received **28,785,000** gallons of reclaimed water. This month last year, we received **4,084,000** gallons. Sounds like a lot of water, but this is just “a drop in the bucket”. Only rain can refill our waterways and restore our green lawns.

STORM DRAIN REPAIR- Since our lake levels have been very low, now is a good time to make inspections of shorelines and storm drain outfall pipes. On **5/1**, **Anchor Marine** found a 36 inch outfall pipe near **Wellington J** that was seventy-five percent blocked, mostly with tree branches and palm fronds. This pipe was cleaned out, and no other repairs were needed.

LEASE RENEWALS- At Century Village, rental leases are for one year periods. CV ID cards for tenants and occupants are issued for one year. Barcodes are good for one year, or when the car's registration expires.

Renewing tenants, or preferably their landlords, must bring the renewal leases to their Association Boards, who can issue to the rental tenant a rental extension **Certificate of Approval**. The renewing tenant must bring this Certificate, along with their new lease, to the Clubhouse ID office, in order to receive a new CV ID card. For CV Association Boards, landlords, rental tenants, and occupants, the renewal sequence is as follows:

- ***The landlord provides a renewal lease to the rental tenant.***
- ***The rental tenant brings their signed renewal lease to the Board.***
- ***The Board decides (or not) to issue a renewal COA.***
- ***A Board member or Manager brings the renewal lease to UCO.***
- ***UCO creates a rental extension Certificate of Approval.***
- ***Two Board members sign the new COA, and affix their seal.***
- ***The signed and sealed renewal COA is given to the rental tenant.***
- ***The rental tenant brings the renewal COA and renewal lease to the CV ID office and receives their new CV ID card.***
- ***The rental tenant brings their CV ID card and car registration to UCO to update their barcode.***

These procedures are in place to protect CV Associations from unauthorized or unexpected occupancies. CV Boards have the option of not issuing a renewal Certificate of Approval to a renewing tenant. Before exercising this option, the Board should first consult with their Attorney. Non-rental occupants must also renew their COA each year. For non-rental occupants, the process is the same as for rental tenants, but a **Request For Occupancy** form stands in for a rental lease. Questions? Stop by UCO or send an email message to:

UCOMAINTENANCE@GMAIL.COM.

END OF REPORT



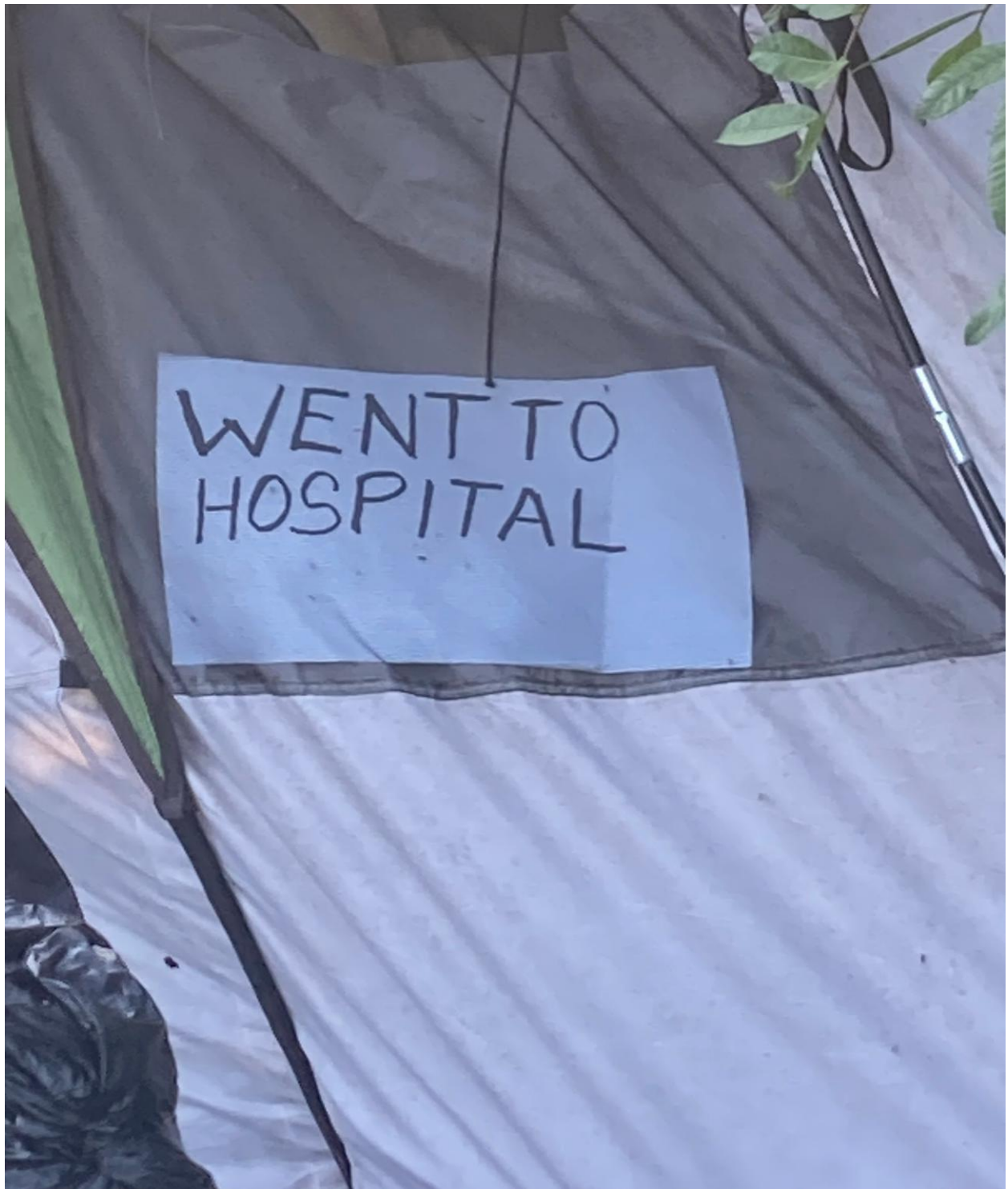
CV CLUBHOUSE- FOR THE 5/2 CONDO BOARD CERTIFICATION COURSE, DBPR REQUIRED ADVANCE REGISTRATION, SIGN IN BEFORE THE COURSE, AND SIGN OUT AFTERWARDS. CERTIFICATES WILL BE SENT DIRECTLY TO THE ATTENDEES.



CV CLUBHOUSE- THE CONDO BOARD CERTIFICATION CLASS ON 5/2 WAS VERY WELL ATTENDED. THANK YOU DBPR!



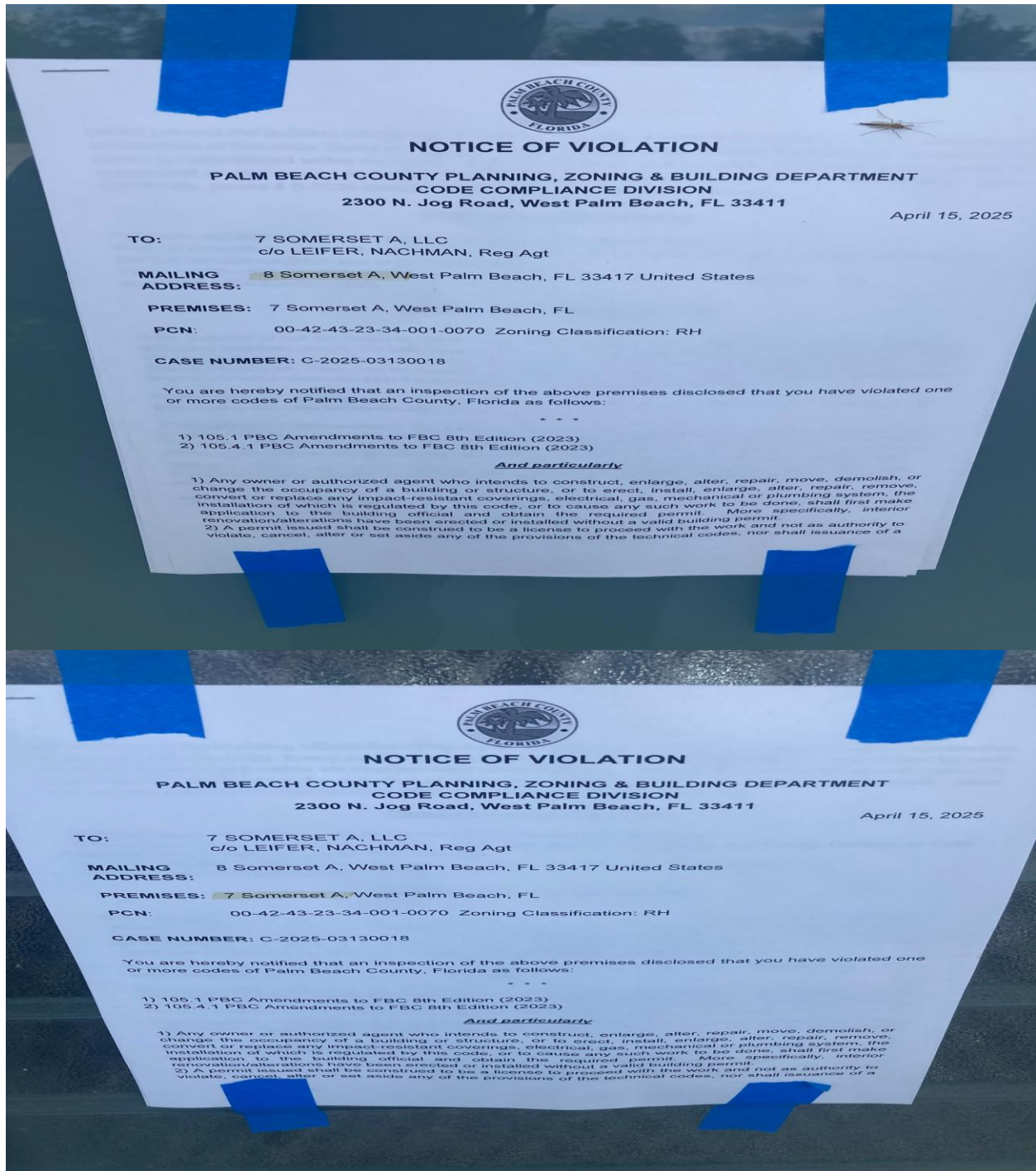
6255 OKEECHOBEE BOULEVARD- THIS ENCAMPMENT, ON THE SOUTH SIDE OF SOUTH CANAL, HAD BEEN VACANT FOR OVER A MONTH. WHEN THE SEACREST CREW TRIED TO CLEAN THIS AREA UP, THEY FOUND THAT THE CAMPSITE HAD BEEN REOCCUPIED.



6255 OKEECHOBEE BOULEVARD- THIS HOMELESS AND DISABLED PERSON PUT THIS SIGN ON HIS TENT TO INFORM PEOPLE WHO WERE CHECKING ON HIM. HE WAS IN THE HOSPITAL FOR A MONTH BEFORE RETURNING TO THIS CAMPSITE.



6255 OKEECHOBEE BOULEVARD- THE HOMELESS DISABLED MAN WAS TRANSPORTED TO THE HOSPITAL ON 4/27. HE DOES NOT HAVE USE OF HIS LEGS, AND NEEDED TO BE “FIREMAN CARRIED” OUT TO THE AMBULANCE. OUR THANKS TO PBSO LIEUTENANT LONGHINI, D/S ROBINSON AND THE PBSO HOMELESS INTERVENTION UNIT, FOR THEIR FAST ATTENTION TO THIS PROBLEM.



SOMERSET A- NOTICES OF VIOLATION WERE POSTED TO UNITS #7 AND #8: 'INTERIOR RENOVATIONS/ALTERATIONS HAVE BEEN ERECTED OR INSTALLED WITHOUT A REQUIRED PERMIT'. IF NOT ADDRESSED, THESE NOV'S WILL WIND UP ON THE PZB SPECIAL MAGISTRATE'S DOCKET, WITH POSSIBLE FINES ASSESSED.



WINDSOR Q- RACCOONS LIKE TO DRAG GARBAGE OUT FROM THE DRAIN HOLE AT THE BACK OF THE DUMPSTER. A THREADED PVC PLUG IS A SIMPLE SOLUTION. THE ASSOCIATION'S PROPERTY MANAGER CAN HANDLE THIS SMALL JOB.



CAMBRIDGE G- HOLEY DUMPSTER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.



PLYMOUTH LAUNDRY- GLOW CLEANING PLUS GAVE THIS BUILDING A GOOD SCRUBBING OUT ON 4/27.



**PLYMOUTH LAUNDRY- GLOW CLEANING PLUS PRESSURE
CLEANED THE EXTERIOR OF THIS BUILDING ON 4/27.**



REQUELME TREE SERVICE CONTINUES TREE AND PALM TRIMMING ALONG OUR MAIN ROADS.



FALKIRK STREET- PBC UTILITIES IS SENDING AS MUCH RECLAIMED WATER AS POSSIBLE TO CV WATERWAYS, WHICH IS KEEPING OUR IRRIGATION PUMP INTAKES COVERED FOR NOW.



WELLINGTON J- THIS STORM DRAIN PIPE WAS FOUND TO BE CLOGGED UP WITH TREE BRANCHES AND PALM FRONDS, WHICH TRAPS SAND AND LITTER.



WELLINGTON J- THIS IS PETE FROM ANCHOR MARINE. HIS JOB IS TO SWIM OR CRAWL UP THIS STORM DRAIN PIPE AND CLEAR IT. WHEN THE LAKE LEVELS ARE HIGH, HE WEARS DIVING GEAR, BUT RIGHT NOW IT'S MOSTLY A CRAWLING JOB.



SHELLY MAHLE- ON 5/1, SECURITY OFFICERS SPOTTED MAHLE PEDALING INTO CV VIA THE HAVERHILL EXIT LANE. SHE WAS IMMEDIATELY ESCORTED OFF PROPERTY. IF YOU SEE THIS PERSON, CALL 911. SHE IS A THIEF AND IS CURRENTLY FACING FELONY THEFT CHARGES FOR STEALING FROM A CV OWNER.



THESE CAR CARRIERS WERE DENIED ENTRY TO CV ON 4/29 AND 5/2. CAR CARRIERS ARE NOT PERMITTED IN CV, AND ANY VEHICLE OR VEHICLE COMBINATION OVER FORTY FEET ARE NOT PERMITTED TO ENTER CENTURY VILLAGE UNLESS AUTHORIZED BY A CV ASSOCIATION BOARD IN ADVANCE AND IN WRITING.



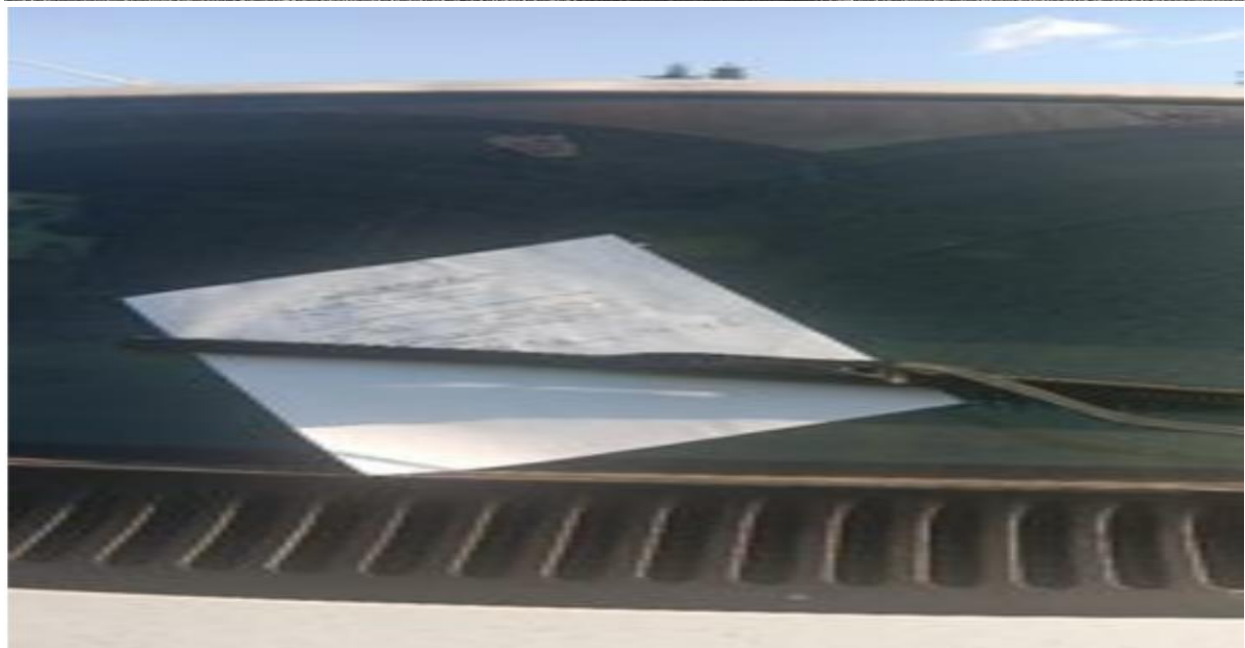
WALTHAM G- CAR WITH EXPIRED REGISTRATION TAG. REPORTED IN BY A CV UNIT OWNER. A TOW NOTICE WAS PUT ON THIS CAR ON 5/1 AND IT WAS TOWED OFF PROPERTY ON 5/2.



**SALISBURY E- THIS EXPIRED TAG CAR WAS TOWED OFF
PROPERTY ON 5/2**



SALISBURY E- THIS EXPIRED TAG PICKUP TRUCK WAS TOWED OFF PROPERTY ON 5/2.



NORTHAMPTON O- VAN WITH NO LICENSE PLATE. A TOWING NOTICE WAS PLACED ON THIS VAN ON 5/1 AND IT WAS REMOVED FROM CV ON 5/2. THE CODE ENFORCEMENT COMPLAINT WAS CANCELLED.