

1/19/2026 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

IGUANA SHOOTINGS, SHEFFIELD C- Last week, UCO and WPRF received reports of a Sheffield C resident shooting iguanas along North Lagoon. CV waterways and shorelines are WPRF property; the shooter was identified as a CV unit owner and Association Officer. ***There is a strict "no kill" policy for all animals on WPRF managed property.*** The sight of bloated dead iguanas floating in the North Lagoon was not a pretty one, not to mention ***"injured iguanas dragging themselves around leaving trails of blood"***. Nobody wants to look at that. Use of pellet and other non-firearm projectile weapons near apartment buildings is not a crime in Florida, but is incredibly dangerous, irresponsible, and cruel. ***Removal of iguanas by licensed trappers using pole snares, live traps, and off-property humane dispatch is the only way that iguanas should be removed in Century Village.***

PBSO ADVISORY BOARD- Last November, I was invited to join the **PBSO North Community Advisory Board**, which meets quarterly at the PBSO North County Headquarters. At the **1/14** meeting, the Committee heard a presentation from a Detective from the PBSO Sexual Predator and Offender Tracking (SPOT) Unit, which keeps track of between 1000 and 1200 registered sex offenders in Palm Beach County, including a number of registered offenders in Century Village. During the last few years, UCO became aware that some of the homeless people that occasionally encamp on vacant properties adjacent to CV are registered offenders, and it was impressive to hear that PBSO does have a method of keeping track of these transient registered offenders. During the second half of the meeting, crime statistics at each PBSO District were reported and discussed, including our **District Three**, where fraud cases and derelict cars are a cause for concern.

PALM TRIMMING- On **1/12**, **D.R. Landscaping** completed trimming of coconut and royal palms on UCO property.

PZB SPECIAL MAGISTRATE- When a PBC Code Enforcement Officer determines that violations exist at a CV building, a **Notice of Violation** is sent to the unit owner or association, which describes the violations and methods to bring the 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 **2/14** docket, two CV Associations are listed: **Salisbury G** and **Stratford H**. These Association Boards should attend these hearings, or contact PZB beforehand to clear up the violations and avoid fines.

At the **1/14** Special Magistrate's hearing, the owners of **53 Canterbury C** were given sixty days to remove junk from a back patio, or be assessed fifty dollars per day back to the date of the first Notice of Violation. The occupant is mentally ill and is unlikely to comply. Sooner or later, the Association will need to step up and correct this dangerous condition.

GARBAGE TRUCK MISHAP- On **1/14**, a Waste Pro truck tore out pedestrian walkway railings near the Okeechobee Boulevard guardhouse. **Budget Fence and Gate** was assigned to replace these railings and **Waste Pro** will be expected to reimburse **UCO** for repairing this damage.

SOUTH CANAL- Shenandoah Construction continued dredging and regrading work at Wellington and Andover sections. Restoration work has begun at Wellington K, L, and M. **Superior Fence and Rail** has been directed to begin replacement and repair of sections of fencing along the south side of South Canal, in the Windsor section.

STORM DRAINS- On **1/12**, **Anchor Marine** cleared a storm drain on Clinton street, near Chatham M.

IRRIGATION- Last week, **Chabot Irrigation** repaired pipes and equipment at the UCO Office. This work was related to the South Canal project.

END OF REPORT



CV CLUBHOUSE- ON 1/16, UNIT OWNERS ATTENDED A TOWN HALL MEETING CHAIRED BY UCO PRESIDENT FAUSTO FABBRO. THESE MEETINGS HAPPEN ON THE THIRD FRIDAY OF EACH MONTH. THE NEXT MEETING WILL BE ON 2/20, 9:30 AM, CLUBHOUSE ROOM C.

Agenda No.: 040	Complexity Level: 1	Status: Active
Respondent: Friedman, Moshe; Friedman, Suri 768 39th St, Brooklyn, NY 11232-3210		CEO: Jill L Lovett
Situs Address: 97 Stratford H, West Palm Beach, FL		Case No.: C-2025-11030001
PCN: 00-42-43-23-15-008-0970		Zoned: RH

Violations:

1	<p>Details: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. More specifically but not limited to permits # B-2022-043228-0000 and B-2020-019684-0000 have become inactive or expired.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.4.1 Issued: 11/04/2025 Status: CCH</p>
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cc: Friedman, Moshe

Agenda No.: 003	Complexity Level: 1	Status: Active
Respondent: SALISBURY G CONDOMINIUM ASSOCIATION, INC. 151 Salisbury G, West Palm Beach, FL 33417		CEO: Jen L Batchelor
Situs Address: Salisbury G, West Palm Beach, FL		Case No.: C-2025-05060019
PCN:		Zoned: RH

**CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
FEBRUARY 04, 2026 9:00 AM**

Violations:

1	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a shed has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 06/10/2025 Status: CCH</p>
2	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wood canopy has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 06/10/2025 Status: CCH</p>
3	<p>Details: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, a wood trellis has been erected or installed without a valid building permit.</p> <p>Code: PBC Amendments to FBC 8th Edition (2023) - 105.1 Issued: 06/10/2025 Status: CCH</p>

cc: Salisbury G Condominium Association, Inc.

STRATFORD H AND SALISBURY G WILL NEED TO SEND A REPRESENTATIVES TO THE 2/4 SPECIAL MAGISTRATE'S HEARING. THESE VIOLATIONS ONLY GET ON THIS DOCKET AFTER MULTIPLE NOTICES OF VIOLATION ARE IGNORED.



WELLINGTON SECTION- THIS SECTION IS NEARLY COMPLETE. CLEANUP, REPAIR OF ASPHALT, SOD INSTALLATIONS CONTINUE. THE FENCE ON THE SOUTH SIDE OF THE CANAL WILL BE REPLACED OR REPAIRED.



ANDOVER SECTION- CONSTRUCTION WORK AT SOUTH CANAL CONTINUES.



WEST DRIVE- D.R. LANDSCAPING COMPLETED TRIMMING OF PALMS AT UCO PROPERTY LAST WEEK.



OKEECHOBEE ENTRANCE- A WASTE PRO TRUCK RIPPED OUT A RAILING ON 1/14. REPAIR HAS BEEN ORDERED, AND WASTE PRO WILL PAY THE BILL.



SOUTH CANAL- CHABOT IRRIGATION INSTALLED A NEW INTAKE PIPE FOR THE UCO OFFICE.



EASTHAMPTON F- CAR WITH NO LICENSE PLATE. CENTURY VILLAGE IS NOT A STORAGE FACILITY FOR UNREGISTERED AND UNINSURED CARS. THE CAR IS REGISTERED TO AN EASTHAMPTON E RENTAL TENANT. LANDLORD IS DECEASED.



EASTHAMPTON F- A TOW NOTICE WAS PLACED ON THIS CAR ON 1/10.



EASTHAMPTON F- THE NO PLATE CAR WAS REMOVED FROM THE PROPERTY ON 1/14.



WINDSOR R- THIS IS WHAT HAPPENS WHEN WE ALLOW JUNKER CARS TO SIT AND ROT FOR YEARS. EVENTUALLY, THEY LEAK OIL. THE ONLY WAY TO FIX THIS NASTY STAIN IS TO HAVE A PAVING COMPANY CUT OUT AND REPLACE THE STAINED AREA.



NORTHAMPTON F- THIS TRAILER, PARKED IN A GUEST SPOT, BELONGS TO A RENTAL TENANT AT NORTHAMPTON F. THE TENANT REMOVED THE TRAILER FROM THE PROPERTY ON 1/15.



NORTHAMPTON K THE PRESIDENT OF THIS ASSOCIATION ASKED EVERYONE IN HIS BUILDING; NO ONE KNEW WHO THIS CAR BELONGS TO. UCO RECORDS SHOW IT BELONGING TO A GUEST OF THE OWNERS OF 211 GREENBRIER C. A TOW NOTICE WAS PLACED ON THE WINDSHIELD ON 1/17



NORTHAMPTON I- THIS CAR WAS REMOVED FROM THE PROPERTY ON 1/18.



NORTHAMPTON I- A CAR WITH NO LICENCE PLATE AND FLAT TIRES. A TOW NOTICE WAS PLACED ON THE WINDOW ON 1/15.



NORTHAMPTON I- THE NO PLATE CAR WAS REMOVED FROM THE PROPERTY ON 1/16. PLEASE SEND BUM CAR REPORTS TO UCOMAINTENANCE@GMAIL.COM. PICTURES ARE VERY HELPFUL.



PLYMOUTH SECTION- THESE CABINETS WERE PUT OUT AFTER THE BULK TRASH TRUCK PASSED BY ON FRIDAY. AS A COURTESY, WASTE PRO SENT OUT A TRUCK TO PICK THESE PIECES UP ON SATURDAY.



SUSSEX A- THIS REFRIGERATOR WAS PUT OUT ON SATURDAY, SO IT WILL SIT OUT ALL WEEK UNLESS THE ASSOCIATION ARRANGES FOR a SPECIAL PICKUP. BULK TRASH PICKUP DAY IS FRIDAY.



WINDSOR Q- THIS NASTY MATTRESS WAS PUT OUT ON SATURDAY. IT WILL SIT OUT ALL WEEK UNLESS THE ASSOCIATION ARRANGES FOR SPECIAL PICKUP. BULK TRASH PICKUP DAY IS FRIDAY.



PLYMOUTH D/E- RUSTED OUT DUMPSTER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOMAINTENANCE@GMAIL.COM.