

3/9/2026 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

WWW.UNITEDCIVIC.ORG

UCO ELECTIONS- On **3/6**, UCO held its annual election of officers. The list of elected officers (President, Treasurer, Secretaries, Executive Board) is appended to this report.

NEW HOUSING PROJECT, 3037 NORTH HAVERHILL ROAD- Last week, UCO was notified about a new proposed housing project at a parcel just north of the Norwich section of Century Village. This is the parcel that was previously proposed as a drug rehab facility but that plan was rejected by the PBC Zoning Board. The new proposal is for **39 residential townhouse units**, organized as a Chapter 720 Homeowners Association. A drainage agreement will need to be created between UCO, the owner of North Canal, and **Victoria Village**. UCO's Attorney, Rod Tennyson, is working with the developer on this. A building plan for this proposed development is appended to this report.

NORTH CANAL- On **2/27**, a Request For Proposal document was completed by **DKK Consulting**. This RFP will now be sent out to a number of contractors. Returned proposals will be reviewed by DKK and the UCO Bids and Infrastructure Committee.

SOUTH CANAL- Last week, contractors working in the westernmost section of South Canal discovered a "weak spot" in the canal bank, near the Seacrest Services compound. Our Engineer, **Kyle Duncan**, reports that some reinforcement material (plastic or steel mesh) and riprap (rocks) will need to be added to this spot to make it stable.

LA QUINTA INN- Last month, I reported on blight conditions at the closed La Quinta Inn property on Okeechobee Boulevard. The PBC Department of Planning, Zoning and Building has determined that life safety violations exist at this property, case **#C-2026-01160075**.

PRESIDENT'S MEETINGS- Each month, **UCO President Fausto Fabbro** holds two meetings for Association Directors and CV unit owners. On the second Friday of the month, there is a by-invitation-only meeting of Association Officers at the **UCO Conference Room**. Our UCO Administrative Assistant, **Erika Chapman**, calls Directors from each Association and invites them to attend this meeting. On the third Friday of each month, 9:30 AM, Fausto holds a Town Hall style meeting at **Room C of the CV Clubhouse**. This meeting is open to all CV unit owners, who can receive information about UCO, discuss a range of topics about life in Century Village, Association issues, and hear updates about projects and events at UCO. **Eva Rachesky, Manager of the CV Recreational Facility, also usually attends**. These meetings are also a good opportunity to hear about and discuss community activities, to ask questions, and to voice concerns directly to the UCO President and the other members of the UCO Officers Committee.

DOCUMENT SHREDDING- On **4/3**, there will be a document shredding event at the **Clubhouse parking lot, 9:00 AM until 12:00 PM**. This event is sponsored by UCO. A flyer for this event is appended to this report; please print it out and post to Association bulletin boards. For those who cannot be at the 4/3 event, there will be an additional shredding event on **4/7, at the Century Village Medical Building (100 Century Boulevard), 10:30 AM to 1:30 PM**. This event is sponsored by Cano Heath.

EMERGENCY GENERATORS- On **3/2**, The Generator People performed maintenance of the emergency generators at both guardhouses and the UCO Office. This included check of oil and coolant levels, inspection of the air cleaning filters, and fifteen minute no-load test run of the generators. Propane fuel supply was confirmed at all three generators. All three generators are tested and maintained every other month.

END OF REPORT



UCO ELECTION GRAND TOTAL TALLY SHEET

MARCH 6 2026

PRINT TOTALS FROM TALLY SHEETS IN CORRESPONDING COLUMN BELOW

TALLY SHEET NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	GRAND TOTAL	
President																	
Fausto Fabbro	18	12	14	18	10	16	17	18	10								133
Vice President																	
Jean Komis	7	5	7	9	9	6	7	5	3								58
Bruce Stutzman	15	8	17	15	10	13	10	13	9								110
John Timmermann	13	9	15	15	6	12	15	10	7								102
Treasurer																	
Mary Jane Gorges	18	11	15	16	11	14	15	16	10								132
Recording Secretary																	
Toni Burrows	17	13	17	18	11	15	16	17	9								133
Corresponding Secretary																	
David Boas	18	12	17	18	12	15	16	16	10								134
Executive Board																	
Diane Andelman	15	9	14	18	9	15	14	13	10								117
Dennis Burrows	17	11	15	18	8	13	15	14	8								119
Marilyn Curtis	16	10	17	18	10	14	14	13	9								121
Duke Horton	17	11	15	19	9	14	14	14	10								123
Bobbi Levin	15	10	15	18	11	14	15	14	9								121
Joyce Reiss	17	9	16	19	10	14	16	15	9								125
Flora (Flo) Simpson	16	11	15	19	9	14	14	15	9								122
Michael Zaslow	18	7	17	18	8	14	14	15	9								120

Certification:

 Signature	3-6-26 Date
 Signature	3-6-26 Date



CV CLUBHOUSE- ON 3/6, CV UNIT OWNERS SIGNED UP FOR PBC CLERK OF COURT MIKE CARUSO'S PROPERTY FRAUD ALERT SERVICE. FOR MORE INFORMATION ABOUT THIS PROGRAM, PLEASE GO TO:

<https://www.mypalmbeachclerk.com/services/property-fraud-alert>



SOUTH CANAL- THIS SECTION OF CANAL BANK WASHED OUT DURING LAST WEEK'S RAIN. THE BANK WILL NEED TO BE REINFORCED WITH MESH AND RIPRAP, AND POSSIBLY A NEW DRAIN PIPE FROM THE SEACREST COMPOUND TO THE CANAL.



PLYMOUTH LAUNDRY- NEW REBAR INSTALLED, READY FOR INSPECTION, THEN BACKFILL AND NEW CONCRETE.



PLYMOUTH LAUNDRY- NEW REBAR INSTALLED, READY FOR INSPECTION, THEN BACKFILL AND NEW CONCRETE.



PLYMOUTH LAUNDRY- THIS AREA WILL BE THE NEW ADA COMPLIANT REST ROOM.

Agenda No.: 104	Complexity Level: 1	Status: Active
Respondent: RORE ASSET 5981 LLC 9633 OLD ST AUGUSTINE Radl, JACKSONVILLE, FL 3		CEO: Jodi A Guthrie Type: Life Safety
Situs Address: 5981 Okeechobee Blvd, West Palm Beach, FL		Case No: C-2026-01160075
PCN: 00-42-43-23-00-000-7090		Zoned: CG
Violations:	<p>3 Details: Buildings or portions of buildings, except for routine maintenance or repair, shall not be occupied during construction, repair, or alteration without the approval of the AHJ if required means of egress are impaired or required fire protection systems are out of service. Code: National Fire Protection Association 1 2021 - 10.3.3 Issued: 02/19/2026 Status: CCH</p> <p>4 Details: The AHJ shall have the authority to require standby fire personnel, emergency medical services personnel, or an approved fire watch when potentially hazardous conditions or a reduction in a life safety feature exist due to the type of performance, display, exhibit, occupancy, contest, or activity; an impairment to a fire protection feature; or the number of persons present. Code: National Fire Protection Association 1 2021 - 1.7.17.1 Issued: 02/19/2026 Status: CCH</p>	

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

5 Details: When, in the opinion of the AHJ, an imminent danger exists, the AHJ shall be authorized to order the occupants to vacate, or temporarily close for use or occupancy, a building, the right-of-way, sidewalks, streets, or adjacent buildings or nearby areas. Code: National Fire Protection Association 1 2021 - 1.7.16.1 Issued: 02/19/2026 Status: CCH

cc: Fire Rescue
Rore Asset 5981 Llc

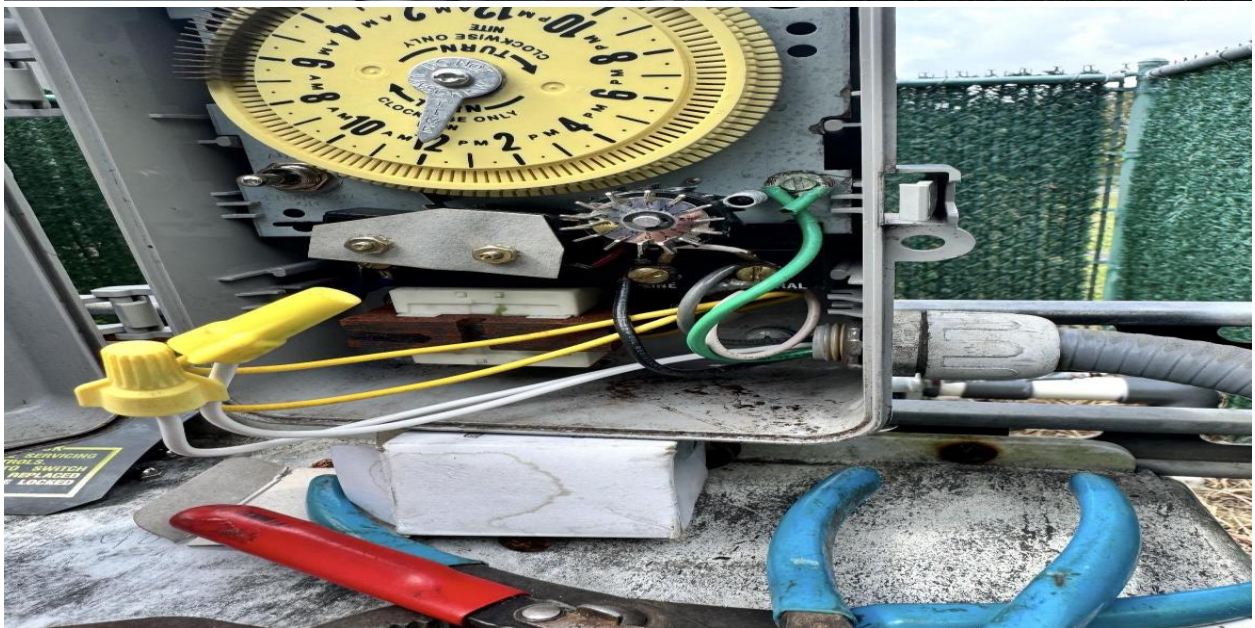
LA QUINTA INN- THE PZB SPECIAL MAGISTRATE DETERMINED THAT LIFE SAFETY VIOLATIONS EXIST AT THIS CLOSED MOTEL.



ANDOVER K- IRRIGATION LEAK REPAIRED BY SEACREST SERVICES.



CHATHAM SECTION- IRRIGATION LEAK, DISCOVERED EARLY AM ON 3/7. SEACREST SERVICES HAS BEEN NOTIFIED AND WILL MAKE REPAIRS.



CAMDEN SECTION- A NEW RAIN SENSOR WAS INSTALLED AT THIS IRRIGATION PUMP STATION. THE SENSOR SHUTS OFF THE PUMP WHEN IT IS RAINING. THESE SENSORS ARE REQUIRED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT.



CHATHAM A- THIS REFRIGERATOR WAS PUT OUT ON FRIDAY, 2/27, AFTER THE BULK TRASH TRUCK HAS PASSED BY. AS A COURTESY, WASTE PRO SENT OUT A TRUCK ON SATURDAY TO PICK THIS FRIDGE UP.



WINDSOR H- THIS JUNK PILE WAS PUT OUT BY A LANDLORD WHOSE HOARDER TENANT MOVED OUT AND LEFT A HUGE MESS AND TWO JUNK STUFFED CARS. A SPECIAL PICKUP BY WASTE PRO WAS AUTHORIZED BY THE ASSOCIATION. THE PILE WAS PICKED UP ON 3/3.



WINDSOR H- THE TWO JUNK STUFFED CARS WERE TOWED OFF PROPERTY BY SISTERS TOWING ON 3/2.



WINDSOR H- THE TWO JUNK STUFFED CARS WERE TOWED OFF PROPERTY BY SISTERS TOWING ON 3/2.



CAMBRIDGE B- TOW NOTICES WERE PLACED ON THIS BOX TRAILER ON 3/7. IF NOT REMOVED FROM THE PROPERTY, IT WILL BE TOWED.



HASTINGS D- A TOW NOTICE WAS PLACED ON THIS JUNK SCOOTER ON 3/7. IF NOT MOVED OFF THE PROPERTY, IT WILL BE TOWED. WELL, NOT TOWED, JUST REMOVED.



CAMDEN N/O- RUSTED OUT DUMPSTER. 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.



New Laws Informational Seminar

Attorney Mark Friedman, from Becker will be giving an informational seminar. This is not a Board Certification Class or the annual certification class. No certificates will be issued. This is informational only.

**Century Village Clubhouse Theater
Tuesday, March 10, 2026
10:00 a.m. to 11:30 a.m. ET**

The Seminar will attempt to make sense of the many new requirements by the State of Florida and break those issues down into small understandable segments.

- Board Meetings**
- Video Conferencing**
- Election Voting**
- Official Records**
- And other issues.**

Walk-ins welcome, no registration required.

If you want to take the four-hour Board Certification class, it is online only at the link below:



FREE **SHREDDING** **EVENT**

Bring all of your old documents to be shredded by All Points Shredding.
No cost to CV residents.

Friday, April 3, 2026
9:00 am - 12:00 pm
at the Century Village Main Clubhouse



Construction Alert



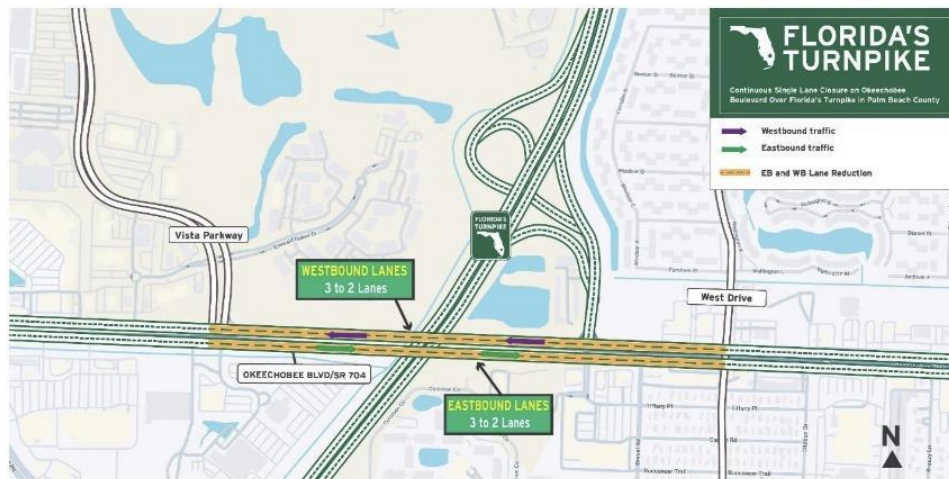
RESCHEDULED: Daytime Lane Closures on Okeechobee Boulevard between Vista Parkway and West Drive in Palm Beach County

Florida's Turnpike Enterprise has rescheduled the temporary daytime single lane closures on Okeechobee Boulevard/State Road 704 between Vista Parkway and West Drive for pile driving activities. **This work is anticipated to begin on Monday, March 9, and continue through Saturday, March 21.**

During this period, one lane of either eastbound or westbound Okeechobee Boulevard/S.R. 704 will be closed from 9 a.m. to 3:30 p.m., Monday through Friday, and from 7 a.m. to 5 p.m. on Saturdays. Two lanes will remain open in the affected direction during these daytime closures, and eastbound and westbound lanes will not be closed at the same time.

Electronic message boards have been installed along Okeechobee Boulevard to notify drivers of these closures. Motorists are encouraged to stay alert, follow posted signs, and exercise caution through the work zone. Please note that this schedule is subject to change due to inclement weather or unforeseen conditions.

This work is part of the [Florida's Turnpike Widening Project from north of Southern Boulevard to north of Okeechobee Boulevard.](#)



Community Outreach

Brielle Gordon

Community Outreach Specialist

954-934-1279 – or – 1-800-749-PIKE

Brielle.Gordon@dot.state.fl.us

www.FloridasTurnpike.com • [X.com/FloridaTurnpike](https://www.x.com/FloridaTurnpike)