

4/6/2026 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

WWW.UNITEDCIVIC.ORG

UCO PRESIDENT'S MEETINGS- On the **second Friday of each month**, **UCO President Fausto Fabbro** holds a by-invitation only meeting for Association Officers at the **UCO Conference Room**. These meetings are a good opportunity for CV Directors to meet with UCO Officers, share concerns and hear about UCO operations and projects. To request an invitation to this meeting, Association Directors can send an email to UCO Administrative Assistant Erika Chapman: admin@unitedcivic.org.

On the third Friday of each month, at 9:30 AM, Fausto hosts an all-invited Town Hall meeting at the **CV Clubhouse, room C**. This is another good place to hear about UCO operations, learn about Association Director responsibilities, and communicate directly with UCO Officers. **Eva Rachesky, Manager of the CV Recreation Facility**, also usually attends these meetings, to discuss operations at the Clubhouse, Fitness Center, and community pools. These meetings are recorded and can be watched on Channel 590 and at UNITEDCIVIC.ORG.

WALTHAM A FIRE, UPDATE- Last month, I sent a complaint to **Palm Beach County Department of Planning Zoning and Building**, regarding an unlicensed handyman that installed a hot water heater at **5 Waltham A**. PZB investigators located this handyman, **Rodcliffe E. Hart**, at his residence, **315 Norwich N**, and issued five citations connected to the **3/20 fire at Waltham A**. The total fines for these citations are 2500 dollars. Another complaint, to the **Florida Department of Business and Professional Regulation, Unlicensed Activity Division**, is pending.

Next step for Waltham A is to have a **Fire Damage Inspection**, to be performed by PZB Inspectors on **4/9**. UCO is assisting this association with these inspections.

CV ASSOCIATION MEETINGS AT UCO- UCO makes the **2102 West Drive Conference Room** available to any CV Associations that need it for their board, budget, and annual meetings. To reserve the UCO Conference Room, ask your Property Manager to send a request to the UCO Administrative Assistant: ADMIN@UNITEDCIVIC.ORG.

UCO is happy to provide this service to CV associations, but there are a few rules:

- **CV boards must send their meeting requests to their property managers (CAMs). The CAMs, in turn, schedule the meetings with the UCO Administrative Assistant.**
- **The association's CAM must be in attendance.**
- **ZOOM and teleconference services are available. Please let your CAM know in advance if you need these services. Zoom credentials must be listed on the Association's meeting notices.**
- **Meetings are scheduled during UCO off-hours: Mondays through Thursdays, 3:00 PM.**
- **The maximum capacity for our conference room is 15 people. This is fine for most CV board meetings. The larger associations usually reserve rooms at the CV Clubhouse.**

SOUTH CANAL- On 3/29, **Engineer Kyle Duncan** inspected a canal bank wash out near **Wellington M** and advised **Robson Lima, Shenandoah Construction**, on repairs and stabilization of the canal bank. On 3/30 and 3/31, **Shenandoah Construction** repaired the washed-out canal bank. The blocked storm drain catch basin that caused the washout was cleared.

DOCUMENT SHREDDING EVENT- For those who missed the 4/3 event at the CV Clubhouse, 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 Health.

END OF REPORT



CV CLUBHOUSE- OUR 4/3 SHREDDING EVENT WAS WELL ATTENDED. FOR THOSE WHO COULD NOT MAKE THIS EVENT, THERE WILL BE ANOTHER ONE ON 4/7 AT THE CV MEDICAL BUILDING.



EAST DRIVE/CENTURY BOULEVARD- LAST WEEK, PBSO ENFORCED TRAFFIC RULES INSIDE CENTURY VILLAGE. THIS DEPUTY ISSUED 17 WARNINGS OVER THE PAST TWO WEEKS. PLEASE DRIVE SLOWLY AND CAREFULLY AND MAKE FULL STOPS AT STOP SIGNS.



United Civic Organization, Inc.

OF CENTURY VILLAGE

DATE: MARCH 26, 2026

TO: MS. MICHELLE D. PAGAN, DIRECTOR, PBC DEPARTMENT OF
PLANNING, ZONING, AND BUILDING

SUBJECT: FIRE AT WALTHAM A CONDOMINIUM ASSOCIATION

Hello Ms. Pagan: On March 20, 2026, there was an electrical fire at Waltham A Condominium Association at Century Village West Palm Beach. Two units were destroyed, and several others damaged. The residents of those two units were rendered homeless and needed to be temporarily housed by the Red Cross.

This fire was investigated by Palm Beach County Fire Rescue Investigation Unit, **case number PBC 26035769**. The name of the Fire Investigator is John DeLariano. The cause of the fire was determined to be a faulty electrical junction box, connected to a recently installed hot water heater in unit number six. Several hours before the fire started, a hot water heater was installed into unit number six by an unlicensed handyman, **Rodcliffe E. Hart**. No permits were applied for. Mr. Hart's home address is **315 Norwich N**. I have confirmation of Hart's installation from the tenant at unit number six, a unit owner, and the Association's President. Today, I received a report from the resident at unit number six; Hart re-entered that unit and removed wiring from the kitchen wall.

Ms. Pagan, we have had previous instances of serious damage to property caused by Hart's unlicensed activity. Since he lives in Century Village, it is very difficult to track him or to keep him out of our Community. Now, he caused a fire in a wood framed building. We are very concerned that he will, eventually, cause people to be injured or killed. Any help that you can provide to stop this unlicensed activity will be greatly appreciated.

Respectfully,

Donald Foster
United Civic Organization

CC: G. Weiss, F. Fabbro, FILE

2102 West Drive • West Palm Beach, Florida 33417 • (561) 683-9189 • Fax: (561)-683-9904
unitedcivicorg@gmail.com



Palm Beach County Fire Rescue 405 Pike Road West Palm Beach, FL 33411

Incident Report

Incident Report

Incident Number
PBC26035769

Dispatch - Call Created Date/Time
03/20/2026 20:24:57

Captain in Charge
HARRIS, CODY J, Captain, Captain, E23

Dispatch - Call Answered Date/Time
03/20/2026 20:22:47

Command Established Date/Time
03/20/2026 20:30:23

Dispatch - Call Arrival Date/Time
03/20/2026 20:22:47

Incident Types
Fire - Structure Fire - Structural Involvement

Exposure Type

Exposure Item

Incident Address 6 Waltham A, West Palm Beach, FL, 33417	County --	Same as Dispatched? No
Dispatch Address 5 WALTHAM A, PALM BEACH COUNTY, FL, 33417	County --	
Response Zone 23		
Property Type Multifamily dwelling. Includes apartments, condos, townhouses, rowhouses, tenements.	Property Status In normal use	

Dispatch Information			
Dispatched Incident Type	APARTMENT STRUCTURE FIRE		
Neis Fd Id	FD12099702	Dispatched Number	PBC26035769
Alarm Date/Time	03/20/2026 20:24:57	Dispatch Notified Date/Time	03/20/2026 20:24:57

Narratives

IV3 / IV3

On the above date and time, PBCFR and PBSO units responded to the aforementioned address for an apartment fire. Upon crews arrival, smoke was observed coming from apartment 5 and 6. The fire was found inside the wall between two apartments. The fire was extinguished without incident. The American Red Cross was notified for HI

HIPAA 164.514

There was

HIPAA

HIPAA

I conducted an origin and cause investigation. I met with the tenant of apartment 6, HIPAA 164.514. He stated that the hot water heater was replaced earlier in the day by an unknown handyman. This evening, his neighbor, HIPAA 164.514 noticed smoke in his apartment. He called emergency services. HIPAA 164.514 noticed smoke in his apartment and the odor of something burning. He and a neighbor, HIPAA 164.514 pulled the stove out from the wall and observed fire coming from the wall. HIPAA 164.514 grabbed a nearby water hose and began applying water on the fire.

Apartment 6 was examined. Deposition of smoke was observed in the kitchen. The hot water heater was located under a countertop, next to the wall of apartment 5. Charred wood studs was observed around the hot water heater electrical junction box. The junction box was observed to have oxidation and heat-induced discoloration around the metal housing. A "V" shaped pattern was observed on the wood stud the junction box was attached too. The fire was classified as accidental. The cause of the fire was due to an electrical malfunction inside the junction box, spreading fire to the wood studs inside the wall.

This completes the fire investigation report for this incident.

Last update on 03/27/2026 at 10:34:55 by DE LA RIONDA, JONATHAN

INNOVATIVE HOME RESTORATION SERVICES, LLC

INVOICE

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PO Box 9274 737 Hawthorne Dr
Riverside Beach, FL 33410 LAKE PARK
Phone (888) 388-1724 FT 33403

78-794-7795

DATE: 12-28-25
INVOICE # 53

innovative.home@gmail.com

BILL TO: Choria Pearl
5 Watman Place
CENTRE
West Palm Beach

FOR:

DESCRIPTION	TOTAL COST
Remove and Replace one 30 Gallon Water Heater	\$674 71
Install one water heater pan drain	\$44 94
Install one of ball valve for water heater turn off valve	\$95 00
Install two of water heater supply line - one for master bath room	\$64 20
Replace one sag master bath room floor	\$95 00
Replace tile flooring in dining room. (Install new electrical panel wire from wall to water heater)	\$250 00
Install new door lock for front door	\$85 00
LABOR COST FOR INSTALLING WATER HEATER	\$75 00
	\$350 00
TOTAL COST	\$1,733.85
TOTAL DUE	\$1,733.85

THANK YOU FOR YOUR BUSINESS!



ACCORDING TO PZB INSPECTOR BARRACK, THE ONLY SERVICE LISTED ON THIS INVOICE THAT CAN BE LEGALLY PROVIDED BY HANDYMAN HART IS CROWN MOLDING INSTALLATION. ALL THE OTHER SERVICES (PLUMBING, FLOORING, IRRIGATION, ELECTRICAL, HOT WATER HEATERS, ENTRY DOORS, DOOR LOCKS, "HOME RESTORATION") REQUIRE LICENSURE. SAME FOR DRYWALL REPAIRS AND POPCORN CEILING REMOVALS.



**Planning, Zoning
& Building Department**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Compliance 233-5500
Contractor Regulations 233-5525
Administration Office 233-5005
Finance 233-5026
Executive Office 233-5228
www.pbc.gov/pzb

**Palm Beach County
Board of County
Commissioners**

Sara Baxter, Mayor
Marci Woodward, Vice Mayor
Maria G. Marino
Gregg K. Weiss
Joel G. Flores
Maria Sachs
Bobby Powell Jr.

County Administrator

Joseph Abruzzo

"An Equal Opportunity Employer"
Official Electronic Letterhead

March 31, 2026

Via Email: ucmaintenance@gmail.com

Mr. Donald Foster
2102 West Drive
West Palm Beach, FL 33417

**Re: Rodcliff E Hart d/b/a: Innovative Home Restoration Services, LLC
Case No. 2026-25163**

Hello Mr. Foster,

Following receipt of your complaint, an investigation was conducted with the following result:

X Five (5) \$500.00 Civil Citations issued, totaling \$2,500.00.

Your complaint contained sufficient evidence to substantiate violations of Palm Beach County Ordinance 97-56 unlicensed contracting in regulated trades of Plumbing, Electrical and Irrigation without being duly registered or certified. Further two citations were issued related to the water heater installation in 6 Waltham A.

Thank you for bringing this matter to our attention. This concludes our investigation and we consider the case closed at this time.

If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Robin Barrack".

Robin Barrack – Code Compliance Officer
Palm Beach County Planning Zoning & Building Department
Code Compliance Division/Contractors Regulation Section
2300 N. Jog Road
West Palm Beach, FL 33411
Telephone #: (561) 233-5536



WELLINGTON M- THE CANAL BANK WASHOUT AREA WAS CORDONED OFF BY ST. MORITZ SECURITY ON 3/29.



SOUTH CANAL- THE WASHED-OUT BANK NEAR WELLINGTON M WAS REPAIRED ON 3/30.



WELLINGTON M- THIS STORM DRAIN CATCH BASIN, WHICH WAS CLOGGED, WAS CLEARED BY SHENANDOAH CONSTRUCTION ON 3/20.



SOUTH CANAL- SOD INSTALLATION AT THIS SECTION IS COMPLETE.



CANTERBURY B/F- LARGE PIECES OF GLASS MUST BE PUT INTO THE DUMPSTER AND BUSTED UP. WASTE PRO WILL NOT PICK UP LARGE PIECES OF GLASS BY HAND.



CANTERBURY E/B- LARGE PIECES OF CARPET MUST BE CUT TO FOUR FOOT SQUARES, ROLLED AND TIED. THIS PIECE IS TOO HEAVY TO BE LIFTED BY HAND, ESPECIALLY AFTER IT HAS BEEN RAINED ON.



BEDFORD SECTION- THESE DOORS HAVE BEEN SITTING FOR WEEKS. PICKUP OF CONSTRUCTION MATERIALS REQUIRE SPECIAL SERVICE, AT ADDITIONAL CHARGE.



CAMDEN G- CRACKED YELLOW TOTE. REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



DORCHESTER D- YELLOW TOTER NO WHEELS. A REQUEST FOR REPAIR WAS SENT TO WASTE PRO.



**GOLFS EDGE BUILDING 6- YELLOW Toter WITH A BUSTED
WHEEL. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE
PRO.**



GOLFS EDGE BUILDING 6- RUSTED OUT DUMPSTER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



CHATHAM K- RUSTED OUT DUMPSTER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



NORWICH I/N- HOLEY DUMPSTER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



CAMBRIDGE D- 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.



Fraud Prevention

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AARP Fraud Watch Network™ can help you protect yourself against identity theft. Join us for a free document-shredding event in your community.

Reserve your spot for AARP Florida's shredding event. Your documents will be shredded on-site, free of charge.

Join us for a Shred Event:

April 7, 2026
10:30 AM-1:30 PM

Cano Health - Century Village West Palm
110 Century Boulevard
West Palm Beach, FL 33417



To Register, scan the QR code or visit www.aarp.org/fl



AARP Fraud Watch Network provides resources to help you spot and avoid scams to help you protect yourself and your family. To learn more visit aarp.org/fraudwatchnetwork

Call AARP's fraud helpline at **877-908-3360** to report a scam and talk to one of our trained specialists.