

4/20/2026 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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FALSE POLICE CALL, NORTHAMPTON S- On **4/16**, PBSO responded to a report of gunshots in the Northampton section. Many Deputies and SWAT Officers, along with a PBSO helicopter, responded to the report. After a little over an hour, it was determined that a false report was called in to PBSO. This incident is under investigation.

BROADBAND- At a **4/15** meeting of the **UCO Broadband Committee**, it was announced that starting **5/1**, our cable TV and Internet provider, **Breezeline**, will attend our monthly meetings of the **UCO Delegate Assembly**. A table will be set up in the lobby of the CV Clubhouse, where representatives of Breezeline will meet with CV residents to answer their questions about their TV and Internet service.

ANNUAL AUDIT- UCO has received a draft annual independent audit report from **Strum and Gladstone, CPA**. This report will be reviewed by the **UCO Finance Committee**, chaired by **UCO Treasurer Mary Jane Gorges**. The final version will be made available to all CV unit owners.

SOUTH CANAL- On **4/13**, the **UCO Officers Committee** approved a proposal from **Shenandoah Construction**, for installation of a Florida Department of Transportation compliant guardrail at the Andover section. The guardrail will be installed this week.

PLYMOUTH LAUNDRY- Last week, this project passed a number of inspections; work resumed on **4/14**.

PAVING REPAIRS- On **4/16**, **Federal Maintenance** made paving repairs at various sections of CV.

CV ASSOCIATIONS ANNUAL FILING- All Condominium Associations are required to make an Annual Filing with the Florida Department of State, Division of Corporations. The deadline for this filing is **May 1**. Associations that miss this deadline could be subject to additional fees, and, if several Annual Filings are missed, can be “**Administratively Dissolved**” which will require the dissolved corporation to re-incorporate. **This costs money.** These filings are typically made by the Association’s Manager, after the Annual and Organizational Meetings, but the Association can also self-file on the Florida Sunbiz website: <https://dos.fl.gov/sunbiz/>. The cost for this filing is \$61.25. **Need help with this? Stop by UCO.** In addition to the above Annual Filing, Florida Statute requires most condominiums to pay Florida Department of Business and Professional Regulation (DBPR) **an annual fee (\$4.00 per unit)**. This fee, which is **due on January 1** of each year, is typically paid by the Association’s accountant or manager, but Association Directors should check to make sure that this payment is made. **Need help with this? Stop by UCO.**

ASSOCIATION BOARD VACANCIES- CV Directors sometimes experience vacancies, due to resignations, sale of units, or deaths. The Association’s Manager or Attorney can help with filling a vacancy on the Board, and also with filing an **Amended Annual Report** with the Florida Department of Business and Professional Regulation. ***Timely filling of Board vacancies is not optional, it is a requirement.***

ASSOCIATION BOARD RESIGNATIONS- CV Directors sometimes resign from their positions before their terms are completed. When this happens, it is a good idea for the former board member to send a **Director/Officer Resignation Form** to DBPR, to make sure that the ex-Director is relieved of fiduciary duty to the Association and the Membership. The cost for filing a Director/Officer Resignation Form is \$35.00. To receive a blank copy of this form, please send an email request to:

UCOMAINTENANCE@GMAIL.COM.

END OF REPORT



NORTHAMPTON SECTION- ON 4/16, PBSO RESPONDED TO A REPORT OF GUN SHOTS.



NORTHAMPTON S- MANY PBSO DEPUTIES RESPONDED TO THE GUNSHOTS FALSE ALARM ON 4/16.



PLYMOUTH LAUNDRY- DRYWALL INSTALLATION. THIS IS WHERE THE REGULAR WASHERS WILL BE.



PLYMOUTH LAUNDRY- DRYWALL INSTALLATION. THIS IS WHERE THE DRYERS WILL BE.



PLYMOUTH LAUNDRY- DRYWALL INSTALLATION. THIS IS WHERE THE TWO NEW HIGH CAPACITY WASHERS WILL BE. THOSE NASTY FANS AND LIGHTING FIXTURES WILL BE REPLACED.



SHEFFIELD M, N, PAVING REPAIRS COMPLETE.



CHATHAM I- CATCH BASIN REPAIR COMPLETE.



SHEFFIELD O, NORTHAMPTON A- PAVING REPAIRS COMPLETE.



BERKSHIRE K, WINDSOR A- PAVING REPAIRS COMPLETE.



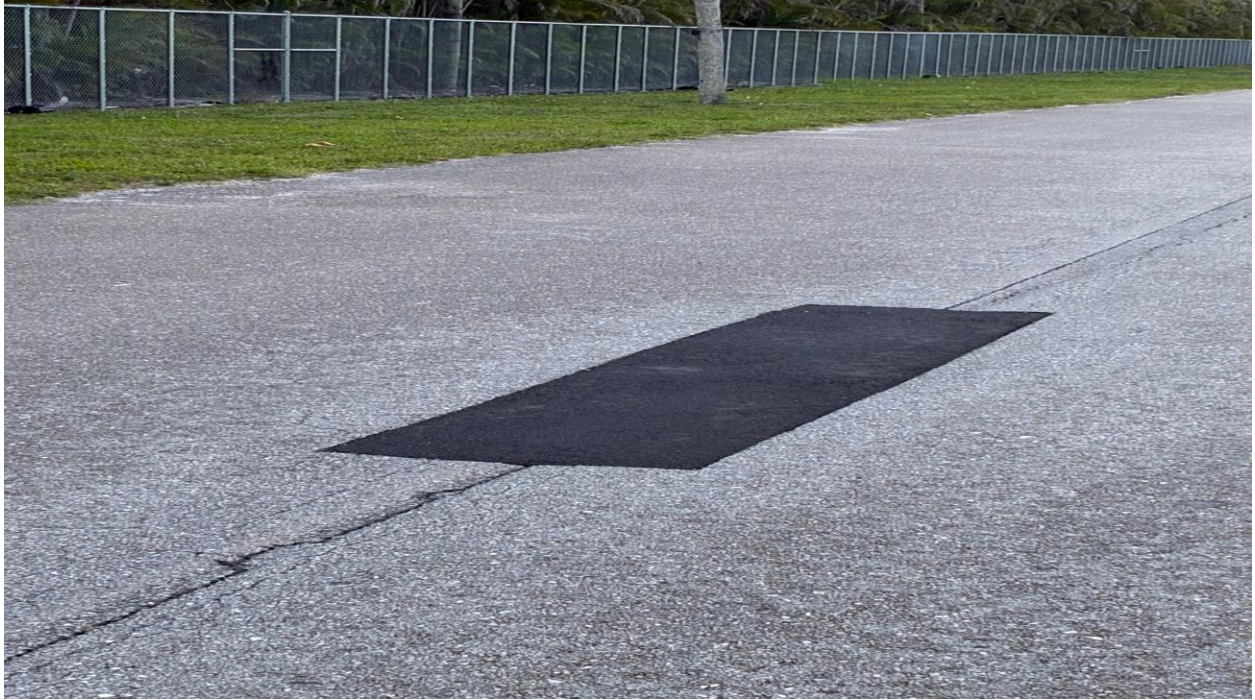
BEDFORD D, F- PAVING REPAIRS COMPLETE.



CENTURY BOULEVARD- PAVING REPAIRS COMPLETE.



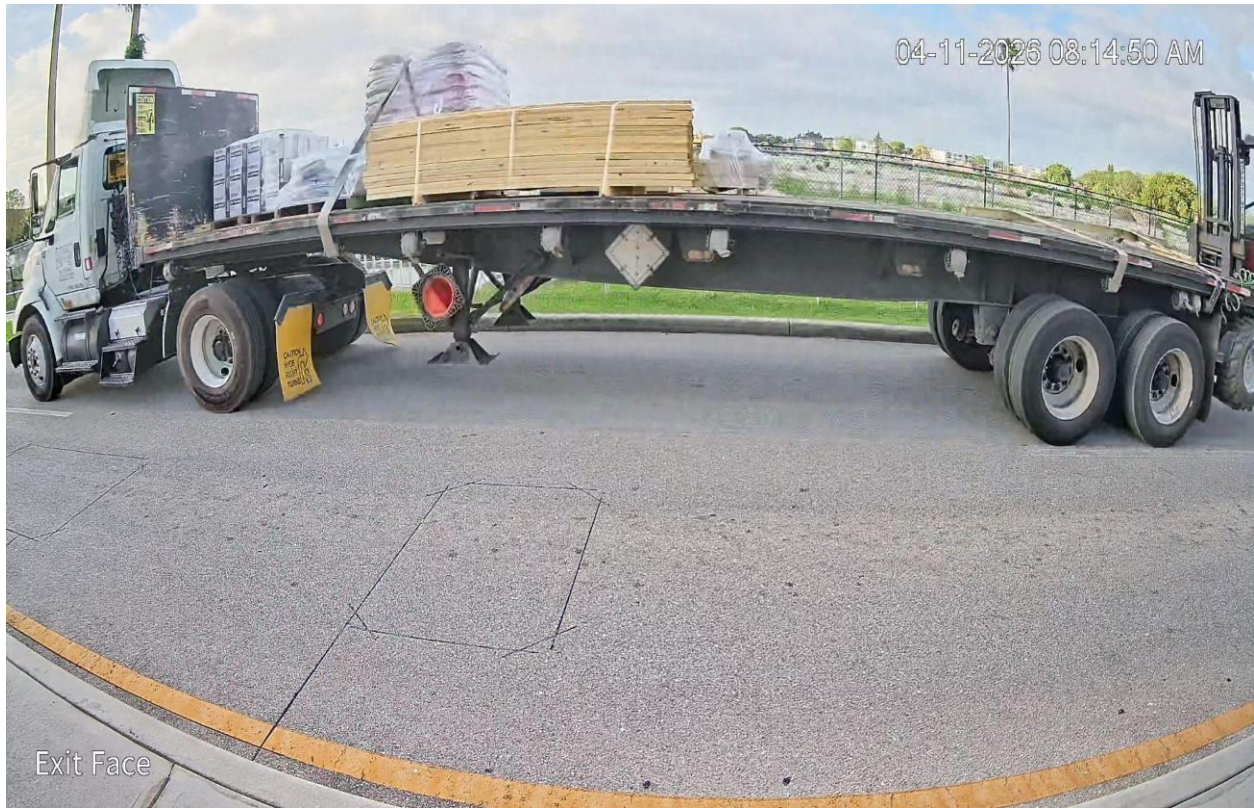
EASTHAMPTON A- CATCH BASIN REPAIR COMPLETE. THE DETERIORATED PAVEMENT TO THE LEFT OF THE CATCH BASIN WILL BE REPAIRED NEXT MONTH.



EASTHAMPTON F, COVENTRY L- PAVING REPAIRS COMPLETE.



COVENTRY I, WALTHAM F- PAVING REPAIRS COMPLETE.



Haverhill Road Entrance- This over forty foot long truck was denied entry to CV on 4/12. We keep these things out of CV because they tear up our roadway edges.



WALTHAM E- COMMERCIAL VAN REGISTERED TO A WALTHAM G UNIT, PARKED IN A WALTHAM E GUEST SPOT. A TOW NOTICE WAS PLACED ON THE VAN ON 4/14. THE VAN WAS REMOVED FOR WALTHAM E ON 4/17.'



SHEFFIELD L- LARGE PIECES OF GLASS MUST BE PUT INTO DUMPSTERS AND BUSTED. WASTE PRO WILL NOT PICK UP LARGE PIECES OF GLASS BY HAND.



SHEFFIELD P- THIS COUCH WAS PUT OUT AFTER THE FRIDAY BULK TRASH TRUCK PASSED BY.



NORWICH F- THIS SHELF UNIT WAS PUT OUT AFTER THE FRIDAY BULK TRASH TRUCK PASSED BY.



NORWICH C/I- DUMPSTER WITH BUSTED LID. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.