

5/4/2026 COMMUNITY MANAGER'S REPORT

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UCO VOLUNTEER APPRECIATION- UCO runs on volunteer power. On **5/3**, UCO held its annual **Volunteer Appreciation Luncheon** at the **Drive Shack**. **Canterbury B President Johanna Careccia** was honored as our **“Volunteer Of The Year”**, for her efforts in keeping our all-volunteer organization running. UCO always needs new volunteers; CV unit owners who would like to get involved with managing our Community can just **come to the UCO Office and see Fausto**.

UCO ANNUAL AUDIT- On **4/22**, the UCO Finance Committee, chaired by **UCO Treasurer Mary Jane Gorges**, approved a draft independent audit report by **Sturm, Gladstone, CPA**. An annual independent audit is a requirement of UCO's bylaws. The final version of the audit report was sent to UCO on **4/23**, and is now available to any CV unit owner who would like to review it. Paper copies of this report are available at the UCO Office, or send an email request to: UCOMAINTENANCE@GMAIL.COM.

NORTH CANAL- On **4/27**, our Engineer and Project Manager, **Derek Shenevar**, brought representatives from four construction companies to inspect our soon-to-be refurbished North Canal. Deadline for proposals is **5/6**, to be reviewed by the **UCO Bids/Infrastructure Committee** on **5/19**.

PLYMOUTH LAUNDRY- Last week, interior painting was completed. New interior lighting fixtures, ceiling fans and an **EXIT** sign were installed. A new epoxy floor was installed. Next work will be installation of new doors, including a new front entry roll up door.

DUMPSTER NEWS- Starting **5/1**, Waste Pro rolls back recycling pickups to once per week, on **Wednesdays**. Please send busted dumpster reports to UCOGARBAGE@GMAIL.COM. Pictures of the busted dumpsters are very helpful. Twice weekly recycling pickups will resume on **11/1**.

IRRIGATION- Last week, **Seacrest Services** performed their monthly “wet-check” of irrigation infrastructure along our main roads, and made the following repairs:

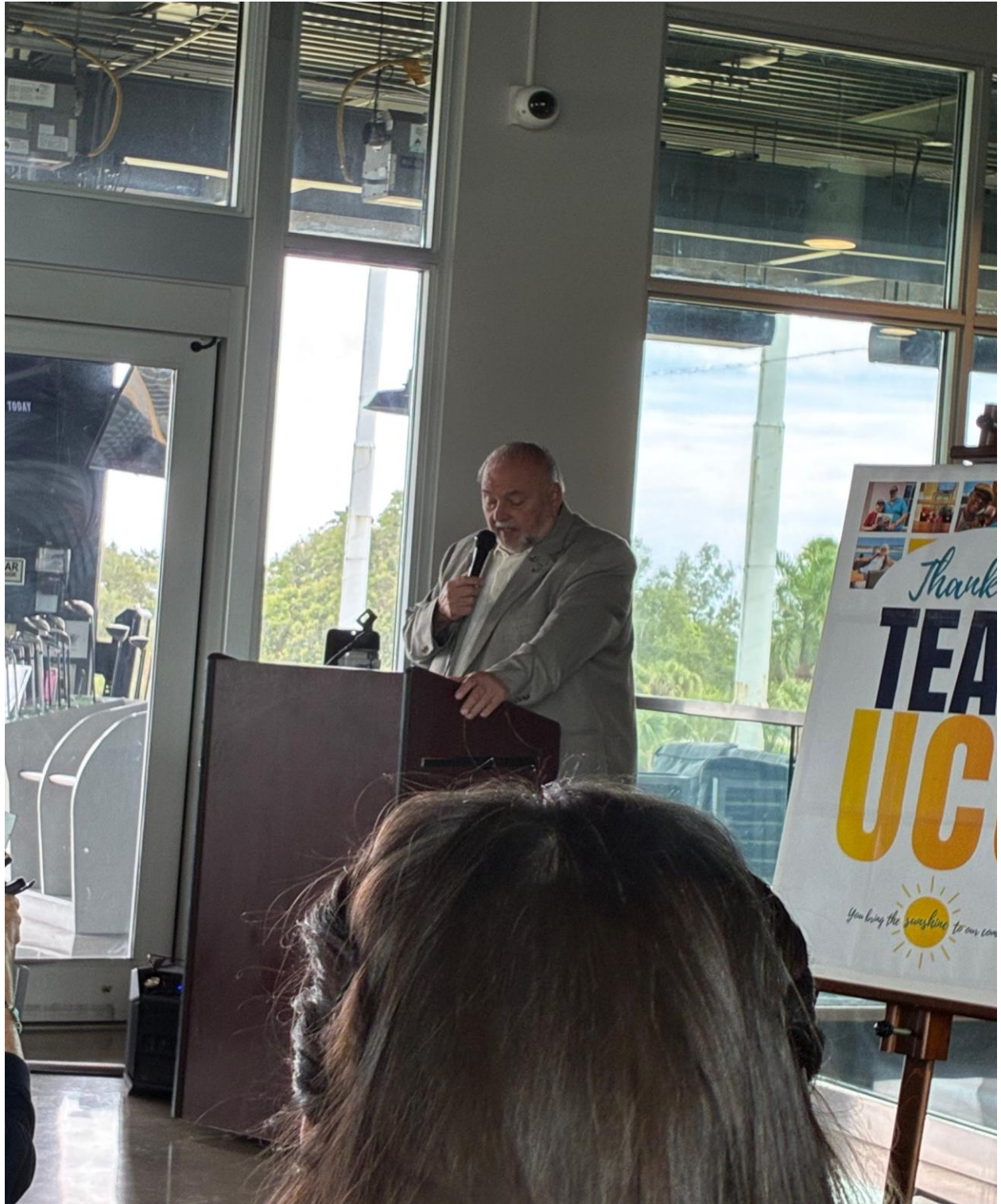
1. **Faulty Control Valve Replacement** – A faulty control valve was causing the zone at the guard house on the Haverhill side to remain on throughout the entire irrigation cycle. The valve has been replaced and is now operating correctly.
2. **Faulty Battery-Operated Controller Replacement** – The battery-operated controller for the zone located on the first island after entering through the Okeechobee gate was malfunctioning and disabling the zone. This has been repaired.
3. **Main Line Break** – There is a main line break at the corner of Canterbury G and Carleton St. This break will be repaired soon.
4. **Troubleshooting Zones Not Coming On** – Irrigation zones near Northampton R are not coming on. Troubleshooting is needed to locate the cause and determine the necessary repairs. It's looking like wiring is going to need repair/replacement. Seacrest installed battery-operated controllers on both zones to keep them operational while troubleshooting and repairs are completed.

ANNUAL TREE/PALM TRIMMING- Today, **Requelme Tree Service** will begin annual maintenance trimming of all trees and palms along our main roads and other areas owned or maintained by UCO. At this time of year, many CV associations are having their annual maintenance trimming of the trees and palms on their properties. For most of us, this service is performed as part of the contracts between the associations and their management companies. In many cases, these maintenance trim services are not sufficient to protect residential buildings from damage during hurricanes. ***Now, before hurricane season starts and while the arborists are on property, is a good time for association directors to meet on-site with their property managers and make decisions on trees and palms which could damage buildings during storms.***

END OF REPORT



UCO VOLUNTEER APPRECIATION LUNCHEON- ABOUT ONE HUNDRED VOLUNTEERS ATTENDED THIS LUNCHEON. UCO RUNS ON VOLUNTEER POWER!



UCO VOLUNTEER APPRECIATION LUNCHEON- UCO PRESIDENT FAUSTO FABBRO THANKED OUR VOLUNTEERS FOR THEIR SERVICE.



UCO VOLUNTEER APPRECIATION LUNCHEON- JOHANNA CARRECHIA WAS HONORED FOR HER LONG SERVICE AT UCO; SHE WORKS IN OUR INVESTIGATIONS DEPARTMENT.



CV CLUBHOUSE- BREEZELINE WILL NOW HAVE A TABLE AT EACH MONTHLY DELEGATE ASSEMBLY. BRING YOUR QUESTIONS AND COMPLAINTS, THEN COME TO OUR MONTHLY MEETING AT THE THEATER. ALL CV RESIDENTS ARE WELCOME TO ATTEND.



NORTH CANAL- LAST WEEK, REPRESENTATIVES FROM FOUR CONSTRUCTION COMPANIES INSPECTED NORTH CANAL, IN ORDER FOR THEM TO PREPARE PROPOSALS FOR CANAL REFURBISHMENT. IN ADDITION TO RE-DREDGING THE CANAL, MOST OF THE “JUNGLE” ON THE NORTH SIDE OF THE CANAL WILL BE REMOVED.



SOUTH CANAL- ON 4/30 and 5/1, SEACREST SERVICES PERFORMED QUARTERLY MOWING ALONG BOTH SIDES OF OUR NEWLY REFURBISHED SOUTH CANAL. THERE ARE A FEW MORE JOBS LEFT TO DO BEFORE THIS PROJECT IS CLOSED OUT: STORM DRAIN INSTALLATION, SOD INSTALLATION, FENCE INSTALLATION.



PLYMOUTH LAUNDRY- INTERIOR PAINTING IS COMPLETE. NEW LIGHTING FIXTURES AND CEILING FANS WERE INSTALLED.



PLYMOUTH LAUNDRY- A NEW EPOXY FLOOR IS BEING INSTALLED. THIS IS THE FIRST OF FOUR COATS.



DORCHESTER POOL- A RESIDENT ACCIDENTALLY CRASHED INTO THIS FENCE ON 5/28.



NORTHAMPTON R- LAST MONTH, I NOTICED THAT THIS SECTION OF GRASS ON THE WEST SIDE OF WEST DRIVE WAS DEAD. I REPORTED THIS TO SEACREST SERVICES. REPAIRS WILL BE MADE SOON. THE GRASS WILL RECOVER ONCE IT GETS SOME WATER.



HAVERHILL GUARDHOUSE- A FAULTY IRRIGATION CONTROL VALVE WAS REPLACED BY SEACREST SERVICES LAST WEEK.



OKEECHOBEE GUARDHOUSE- IRRIGATION REPAIRS MADE BY SEACREST SERVICES LAST WEEK.



LINCOLN STREET- A MAIN IRRIGATION SUPPLY LINE WAS FOUND TO BE BROKEN, REDUCING WATER PRESSURE TO THE PIPES THAT IRRIGATE NORTH AND WEST DRIVES. THIS PIPE WILL BE DUG UP AND REPAIRED BY SEACREST SERVICES THIS WEEK.



STRATFORD SECTION- DURING A 4/30 MONTHLY INSPECTION BY CHABOT IRRIGATION, THIS PUMP STATION'S ELECTRICAL SERVICE WAS FOUND TO BE DEAD. A REQUEST FOR REPAIR WAS SENT TO FPL, TICKET #539. IRRIGATION SERVICE AT STRATFORD WILL BE DOWN UNTIL THIS REPAIR IS MADE.



NORWICH L- THIS BROKEN UNDERGROUND IRRIGATION SUPPLY PIPE WAS DISCOVERED BY ME ON 5/1. SEACREST WILL DIG UP THE PIPE AND REPAIR IT THIS WEEK.



SUSSEX SECTION- THIS STREETLIGHT IS PARTIALLY LIT. ONE OF THE THREE ELEMENTS IS DARK. A REPORT WAS SENT TO FPL, TICKET #44180.



CAMBRIDGE H- THIS TREE, ON ASSOCIATION PROPERTY, HAS BEEN NOT BEEN TRIMMED IN YEARS AND IS NOW BLOCKING MOTORISTS MAKING TURNS. A NOTICE TO THIS ASSOCIATION AND THEIR MANAGER WAS SENT. A REPORT WAS SENT TO PZB CODE COMPLIANCE, #C-2026-04300009. A PBC CODE COMPLIANCE OFFICER INSPECTED THE TREE ON 4/30 AND ISSUED A NOTICE OF VIOLATION TO THE ASSOCIATION, WITH A 45 DAY COMPLIANCE DEADLINE.



NORWICH SECTION- THIS BOARD IS ARRANGING FOR THIS TREE AND PALM TO BE TRIMMED BACK OR REMOVED ENTIRELY BECAUSE THEY ARE TOO CLOSE TO THE BUILDING. NO PART OF ANY TREE OR PALM SHOULD BE WITHIN SIX FEET OF ANY PART OF THE BUILDING. BESIDES STORM DAMAGE, HAVING TREES AND PALMS UP AGAINST BUILDINGS ALLOWS ROOF RATS TO GET INTO THE ATTICS.



STRATFORD H- THIS JUNK PILE EXCEEDED SWA LIMITS FOR REGULAR BULK PICKUP. A SPECIAL SATURDAY PICKUP WAS ORDERED, AT ADDITIONAL COST (\$375). THE ASSOCIATION CAN CHARGE THIS BACK TO THE RESPONSIBLE UNIT OWNER, IF KNOWN.



SUSSEX K, CAMBRIDGE G- LARGE PIECES OF MIRROR GLASS MUST BE PUT INTO DUMPSTERS AND BUSTED UP. WASTE PRO WILL NOT PICK UP LARGE PIECES OF GLASS BY HAND.



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