

5/11/2026 COMMUNITY MANAGERS REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

WWW.UNITEDCIVIC.ORG

IRRIGATION- On **5/1**, **Chabot Irrigation** replaced flowmeters at the Sheffield and North Drive irrigation pump stations. Also on 5/1, Chabot performed meter readings and preventive maintenance at all 27 CV irrigation stations, and sent a water usage report to South Florida Water Management District.

At the **Stratford E irrigation station**, a no-power condition was checked by FPL; it was determined that an underground power cable between a transformer and the irrigation station had failed. FPL will need to dig up this cable and replace it. Irrigation service to the Stratford section will be down until the repair, scheduled for tomorrow, is made.

This week, Chabot Irrigation will replace flowmeters at the Kent and Dorchester pump stations. This is a requirement of the South Florida Water Management District.

EMERGENCY GENERATORS- On **5/6**, **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.

AIR CONDITIONING AND ELECTRICAL REPAIRS, GUARDBOUSES-

Last week, **Florida Cooling Group** performed preventive maintenance of the air conditioning equipment at both of our guardhouses. At the Okeechobee Boulevard guardhouse, FCG repaired a refrigerant leak. Also last week **T.S.I. Electric** made repairs to electric outlets and light switches at both guardhouses.

SOUTH CANAL- Tomorrow, **Superior Fence & Rail** will begin repairing and replacing fencing along the south side of our South Canal.

NORTH CANAL- On **5/13, 12:00 PM**, **Engineer/Project Manager Derek Schenavar** will open sealed bids for refurbishment of the North Canal. This “ceremony” will happen at the UCO Conference Room with UCO Officers in attendance. CV unit owners are also welcome to attend. Once the bids are opened, they will be distributed to members of the **UCO Bids/Infrastructure Committee** for review. At the next meeting of this Committee, on **5/19**, the Committee members will meet with Derek and hear his recommendation for selecting a vendor.

PLYMOUTH LAUNDRY- Last week, the second coat for the new epoxy floor was applied. This will make the floor easy to clean and slip resistant.

SECURITY- Recently, there have been instances of security allowing unauthorized persons to enter Century Village. On **4/14**, I observed a pickup truck entering CV with three busted toilet bowls in the bed. I suspected that the driver was planning on dumping in CV dumpsters, so I followed him. When I asked him where he was headed, he responded in gibberish, then left the property. I went into the guardhouse and asked the guards which unit the truck was registered to; it was not registered to or called in by any resident or company. Using our **Flock Safety cameras**, I was able to determine that this truck was a regular visitor, who would say “laundry” to enter the Community. A report was sent to St. Moritz management; the gate guards were counseled on correct procedure.

On **5/6**, a Property Manager reported two unauthorized persons **harvesting coconuts at Salisbury I**. I drove over to that building and told the two harvesters to leave Century Village. Through an interpreter, I was told that these fellows were regularly entering CV by saying “coconuts” to the gate guards. Again, our Flock Safety and guardhouse cameras confirmed this, and the responsible gate guard was counseled by her manager. On **5/7**, I met with St. Moritz Security management to address these serious lapses in security procedures and contract compliance.

VICTORIA GARDENS, 3037 NORTH HAVERHILL ROAD- In March, 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.

On **6/5**, at a meeting of the **UCO Delegate Assembly**, **Josh Nicols**, planner for this proposed project, will make an informational presentation to CV unit owners. This will be a good opportunity to ask questions and voice concerns about this proposed project.

END OF REPORT



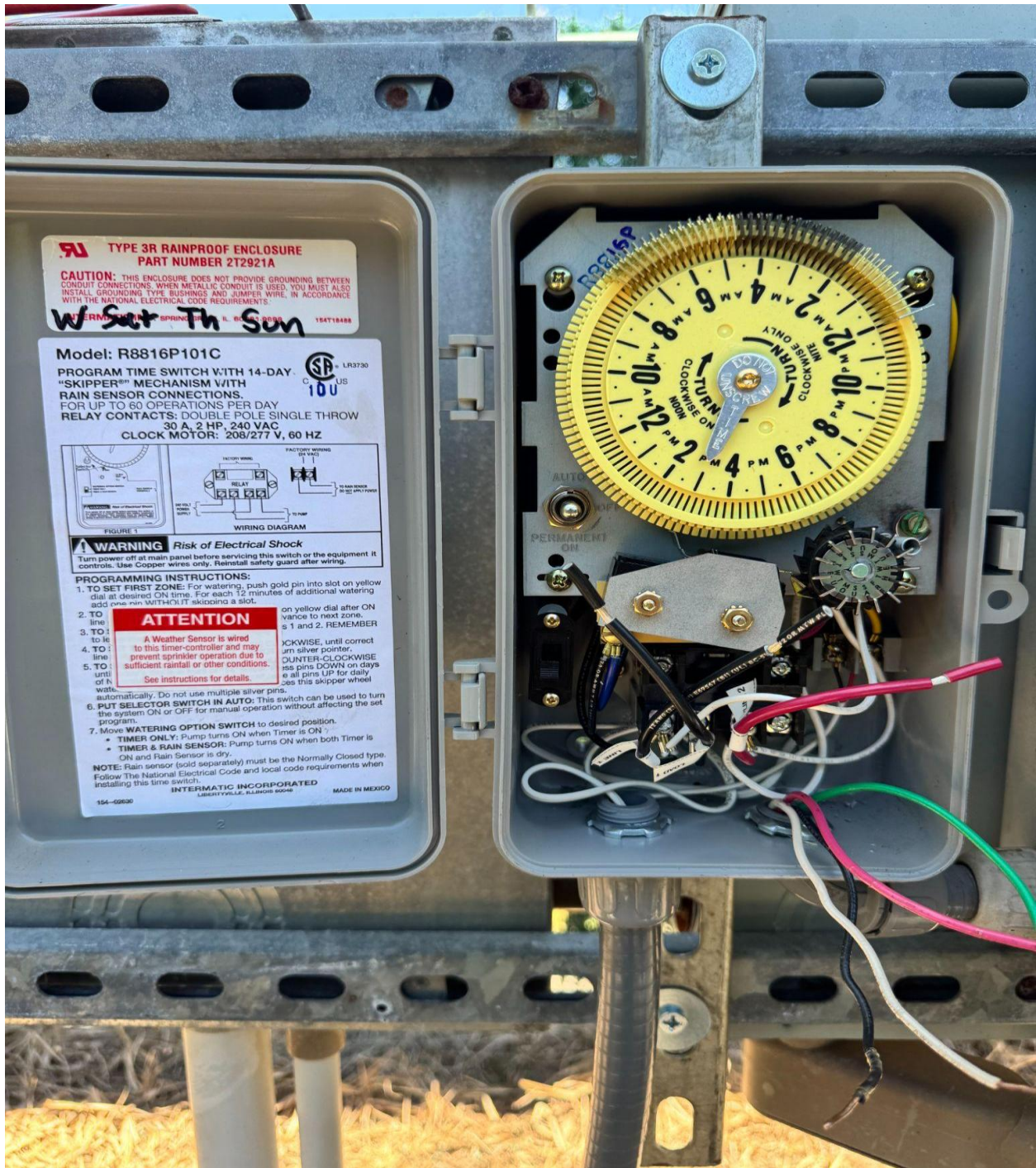
NORTH DRIVE- NEW IRRIGATION FLOWMETER INSTALLED BY CHABOT IRRIGATION.



SHEFFIELD B/C- NEW IRRIGATION FLOWMETER INSTALLED BY CHABOT IRRIGATION.



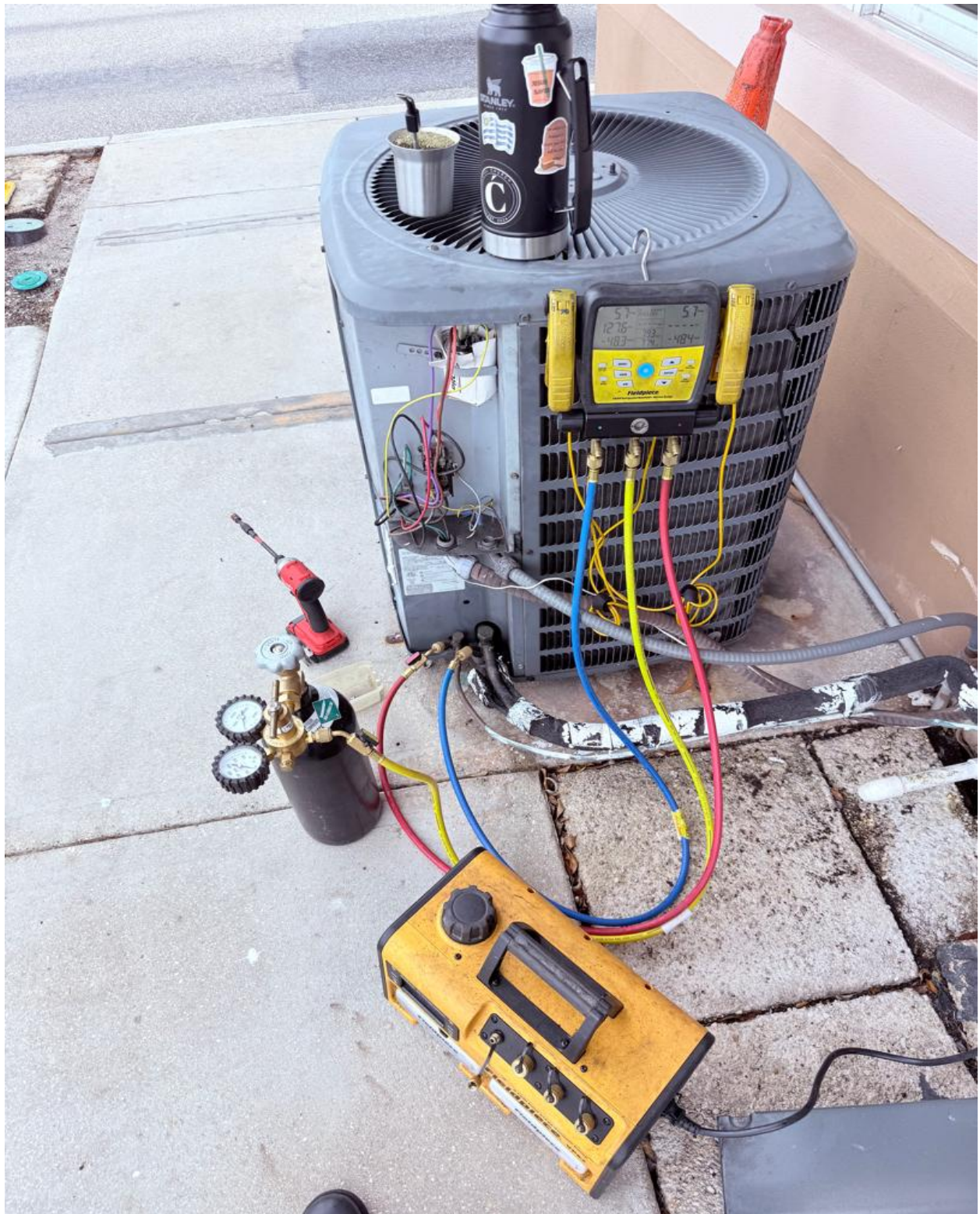
STRATFORD E- THIS FPL TRANSFORMER PROVIDES POWER TO THE STRATFORD E IRRIGATION STATION. UNDERGROUND POWER CABLES FROM THIS TRANSFORMER TO THE STRATFORD E IRRIGATION PUMP STATION HAS FAILED. REPAIR IS SCHEDULED FOR 5/12.



DORCHESTER IRRIGATION PUMP STATION- ON 5/7, CHABOT IRRIGATION INSTALLED A NEW INTERMATIC TIMER AND A NEW RAIN SENSOR THAT SHUTS DOWN THE PUMP WHEN IT IS RAINING. THIS IS A REQUIREMENT OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT.



SOUTH DRIVE IRRIGATION PUMP STATION- ON 5/7, CHABOT IRRIGATION REPLACED PVC FITTINGS WITH BRASS FITTINGS, THIS IS PREVENTATIVE MAINTENANCE.



OKEECHOBEE BOULEVARD GUARDHOUSE- THIS CONDENSER UNIT WAS LEAKING REFRIGERANT AND WAS REPAIRED.



OKEECHOBEE BOULEVARD- AIR HANDLER UNITS IN GUARDHOUSE ATTICS WERE SERVICED. NICE TO SEE THAT THE ATTICS ARE CLEAN AND DRY.



OKEE AND HAVERHILL GUARDHOUSES- LAST WEEK, TSI ELECTRIC CHECKED ALL OUTLETS AND SWITCHES AT THE GUARDHOUSES. SOME OF THE OUTLETS WERE FRIED AND WERE REPLACED.



PLYMOUTH LAUNDRY- SECOND COAT FOR NEW EPOXY FLOOR WAS PUT DOWN LAST WEEK. FINAL SEALING COAT IS NEXT.



PLYMOUTH LAUNDRY- SECOND COAT FOR NEW EPOXY FLOOR WAS PUT DOWN LAST WEEK. FINAL SEALING COAT IS NEXT.



SALISBURY SECTION- ON 4/6, I SPOTTED THIS TRUCK ENTERING CV LOADED WITH OLD TOILET BOWLS. THIS GUY WAS REGULARLY COMING HERE TO DUMP HIS JUNK.

Flock Safety



#03 Inbound 2 West

Century Village WPB (FL) Century Village WPB (FL)

4/14/2026 08:35:30 EDT

MCR59

I, Mary DeWolfe, under 28 U.S.C. § 1746, declare under penalty of perjury that the following is true and correct. This Certification is based on my personal knowledge. I am a Records Custodian for Flock Group, Inc. ("Flock"). I am familiar with how Flock records are made and maintained. These are true and accurate records that were made near the time of the events set forth therein by people with knowledge of those matters, kept in the course of Flock's regularly conducted business activity, and made as a regular practice of that activity. Dated May 7, 2026.

Mary DeWolfe
Mary DeWolfe
Custodian of Records

OKEECHOBEE ENTRANCE- OUR FLOCK SAFETY CAMERAS SHOWED THAT THIS FELLOW HAD ENTERED CV FIVE TIMES DURING APRIL. NO ENTRIES WERE DETECTED IN MAY.



SALISBURY I- ON 5/6, TWO MEN ENTERED CV WITHOUT BEING CALLED INTO OUR GATE ACCESS SYSTEM. THEY WERE HARVESTING COCONUTS, PRESUMABLY FOR HUMAN CONSUMPTION/SALE.

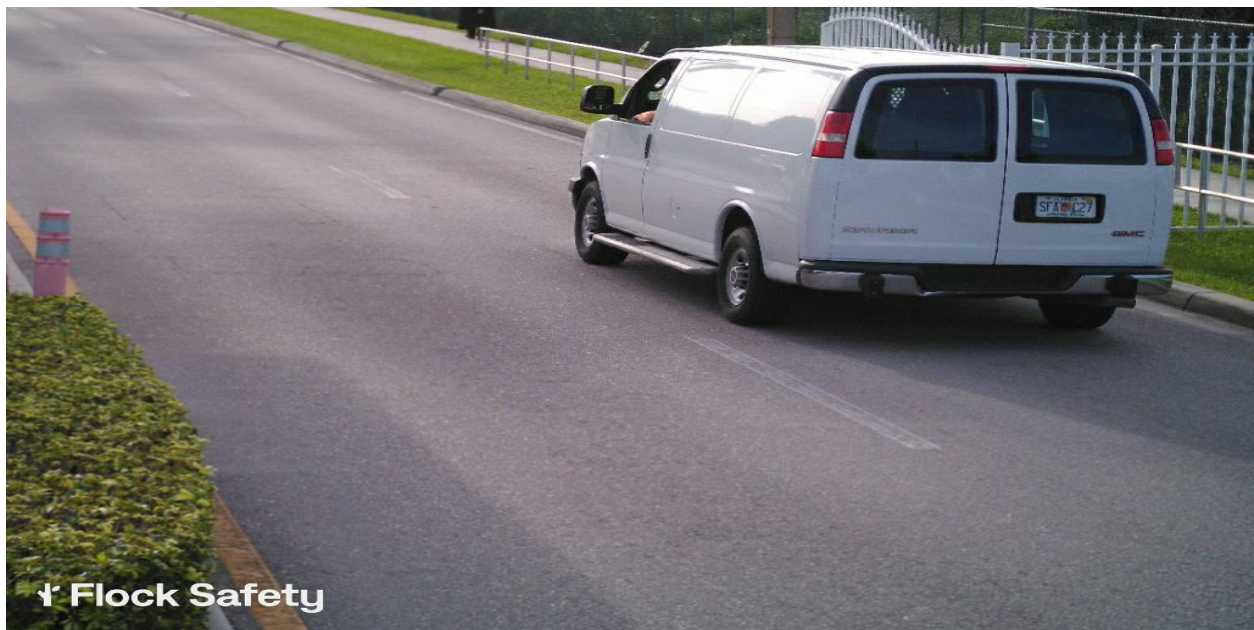


#03 Inbound 2 West
 Century Village WPB (FL) Century Village WPB (FL)

5/6/2026 08:02:03 EDT
 SFAC27

I, Mary DeWolfe, under 28 U.S.C. § 1746, declare under penalty of perjury that the following is true and correct. This Certification is based on my personal knowledge. I am a Records Custodian for Flock Group, Inc. ("Flock"). I am familiar with how Flock records are made and maintained. These are true and accurate records that were made near the time of the events set forth therein by people with knowledge of those matters, kept in the course of Flock's regularly conducted business activity, and made as a regular practice of that activity. Dated May 7, 2026.

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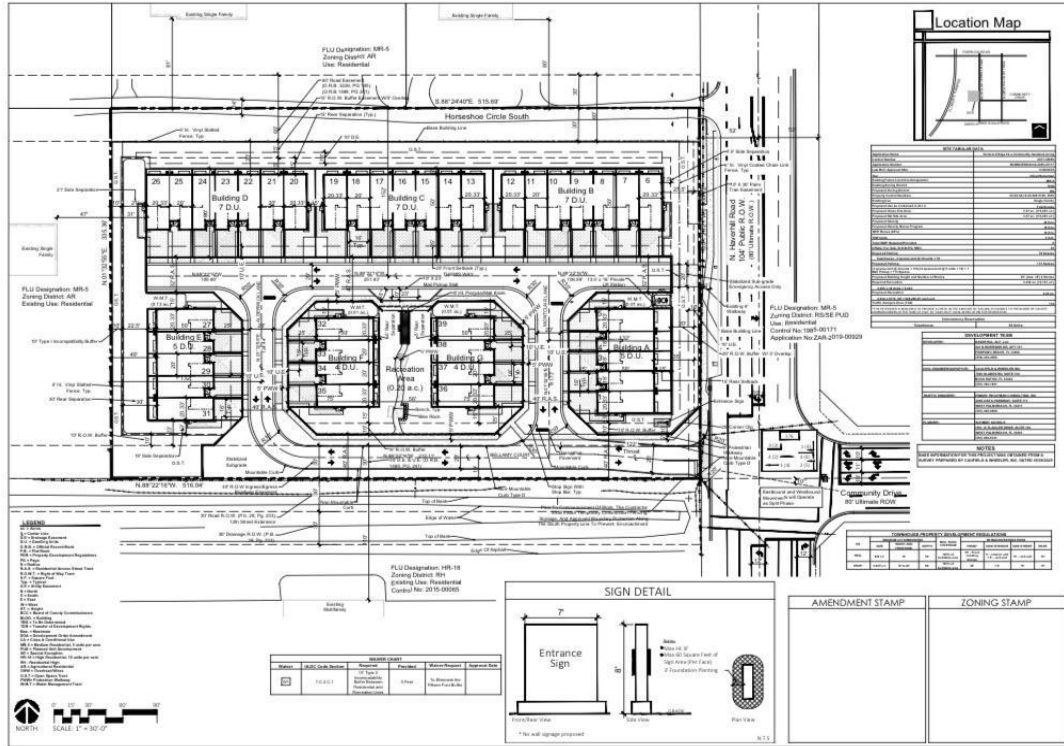
#04 Outbound 2 East
 Century Village WPB (FL) Century Village WPB (FL)

5/6/2026 08:24:04 EDT
 SFAC27

I, Mary DeWolfe, under 28 U.S.C. § 1746, declare under penalty of perjury that the following is true and correct. This Certification is based on my personal knowledge. I am a Records Custodian for Flock Group, Inc. ("Flock"). I am familiar with how Flock records are made and maintained. These are true and accurate records that were made near the time of the events set forth therein by people with knowledge of those matters, kept in the course of Flock's regularly conducted business activity, and made as a regular practice of that activity. Dated May 7, 2026.

Mary DeWolfe
 Mary DeWolfe
 Custodian of Records

OUR FLOCK SAFETY CAMERAS SHOW THIS VAN ENTERING CV ON 5/6, THEN EXITING TWENTY-TWO MINUTES LATER, WHICH IS WHEN I ORDERED THEM OFF PROPERTY. THIS VAN WILL NOT BE PERMITTED TO REENTER CV.



SCHMIDT NICHOLS
 LANDSCAPE ARCHITECTURE AND URBAN PLANNING
 1001 N. Haverhill Road, Suite 100
 Palm Beach, FL 33480
 Phone: 561.844.4111
 Email: info@schmidtnichols.com
 Website: www.schmidtnichols.com
 License No. LC20000027

Victoria Village

Palm Beach County, Florida

Future Land Use Atlas Amendment
 Haverhill Recovery Facility (SCA 2024-009)



Site Data

Site:	3.97 acres
Existing Use:	Residential and Vacant
Proposed Use:	Residential Treatment Facility
Current FLU:	MR-5
Proposed FLU:	INST

Future Land Use Designations

MR-5	Medium Residential, 5 units/acre
HR-8	High Residential, 8 units/acre
HR-12	High Residential, 12 units/acre
HR-18	High Residential, 18 units/acre
CH-18	Commercial High, underlying HR-8
INST	Institutional

Site

Date: 9/10/2024
 Prepared by: Planning, Zoning & Building
 2300 N. Jog Rd., Suite 111, Palm Beach, FL 33411
 Phone: 561.844.4111



3037 NORTH HAVERHILL ROAD- A NEW RESIDENTIAL DEVELOPMENT IS BEING PLANNED FOR THIS PARCEL ON HAVERHILL ROAD. HAVE QUESTIONS, COME TO OUR NEXT UCO DELEGATE ASSEMBLY ON 6/5



CANTERBURY H- THIS ASSOCIATION HAD THIS TREE TRIMMED LAST WEEK. THE TREE WAS PREVIOUSLY OVERGROWN TO THE POINT OF OBSTRUCTING VEHICLE TRAFFIC.



CAMDEN G- THIS CAR WAS LEAKING OIL. THE ASSOCIATION'S PRESIDENT ORDERED IT TO BE REMOVED.



CAMDEN G- THIS ASSOCIATION'S PRESIDENT ALSO ORDERED THIS SCOOTER TO BE REMOVED. THE OWNER IS PRESUMABLY THE SAME AS THE LEAKING CAR.



CAMDEN G- TOW NOTICES WERE PLACED ON THE CAR AND SCOOTER ON 5/6. TWO PHONE MESSAGES AND AND AN EMAIL MESSAGE WAS SENT TO THE OWNER. THE TOWS ARE SCHEDULED FOR TODAY.



SALISBURY F- THIS JUNK PILE EXCEEDED SWA LIMITS ON BULK TRASH. A SPECIAL PICKUP WAS ORDERED, AT ADDITIONAL COST. THIS COST CAN BE BACKCHARGED TO THE UNIT OWNER, IF KNOWN.



KENT H- HOLEY DUMPSTER. A REQUEST FOR REPLACEMENT HAS BEEN SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.