

8/3/2026 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTEANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

WWW.UNITEDCIVIC.ORG

NORTH CANAL- On **7/27**, there was a pre-construction meeting at the canal, attended by myself, **Engineer Derek Schenevar**, project managers from **DKK Consulting** and managers from **JFB Construction**. Heavy equipment was brought into CV on **7/28**. Land clearing and excavation work at the **Norwich, Coventry and Sheffield sections** began on **7/29**.

PLYMOUTH LAUNDRY- On **7/28**, **UCO President Fausto Fabbro** signed proposals from **Commercial Laundry Equipment** for new washers and dryers. The machines will be installed soon and will be non-coin operated; users will use their debit or credit card to activate the machines.

IRRIGATION- Last week, **Chabot Irrigation** repaired irrigation stations at **Sheffield** and **Dorchester sections**, replacing mechanical and electrical components. Irrigation service has been restored to these sections.

UNPERMITTED CONSTRUCTION/DEMOLITION, 226 DORCHESTER J-
On **7/24**, a CV unit owner reported unpermitted demolition and construction work at **226 Dorchester J**. I inspected this unit, and discovered that interior kitchen walls had been removed, and there was electrical wiring work that was obviously non-code compliant. After confirming that no permits had been applied for or issued, I sent a report to PZB Code Compliance, complaint **#C-2026-07280013**.

UNPERMITTED CONSTRUCTION/DEMOLITION, 4 NORTHAMPTON A-
On **7/29**, a CV Association President reported unpermitted demolition and construction at **4 Northampton A**. After reviewing pictures taken by the President and confirming that no permits had been applied for or issued, I sent a report to PZB Code Compliance, **#C-2026-07290012**.

UNPERMITTED CONSTRUCTION/DEMOLITION, 142 SALISBURY F- In June, the President of **Salisbury F** reported that an unlicensed contractor was preparing to renovate **unit #142**. I checked for a license for this contractor and found none. ***Since this contractor is a CV unit owner, I called him and advised him not to work at this unit.*** The contractor proceeded with the work, and the Association's President sent a report to **PZB Code Compliance, #2026-25281**. After investigation, the County issued ***seven citations to the unlicensed contractor, with thirty-five hundred dollars in fines assessed.*** A Closing Letter from PZB Code Compliance is appended to this report.

PZB SPECIAL MAGISTRATE- When a PBC Code Enforcement Officer determines that violations exist at a CV unit or building, a **Notice of Violation** is sent to the unit owner or association, which describes the violations and methods to bring the unit or association into compliance with County code. When a unit owner or association fails to come into compliance, the violation is placed on the PZB Special Magistrate's docket; violators are liable for fines retroactive to the date the NOV was issued. On the **8/5** and **9/2** Special Magistrate's dockets, two unit owners are listed: **438 Southampton B** and **178 Somerset I**. These unit owners should make sure that they or their representatives attend these hearings, or contact PZB beforehand to clear up the violations and avoid fines, which can be up to one thousand dollars per day from the date of the first Notice.

DUMPSTER NEWS- Deliveries of new dumpsters, by **Coastal**, continue. These dumpsters are brand new, and do not have raccoon bars installed. If a CV association wants to have raccoon bars installed on their dumpsters, the charge for this is **fifty-five dollars**. Please send raccoon bars requests to UCOGARBAGE@GMAIL.COM.

END OF REPORT

HURRICANE PREPAREDNESS — EVENT FOR SENIORS —

FREE EMERGENCY HURRICANE MEALS & PREPAREDNESS INFORMATION



Are You Ready for Hurricane Season?

Join us for a special hurricane preparedness event designed to help older adults stay safe before, during, and after a storm.

EVENT DETAILS



DATE: August 7, 2026



TIME: 11:00 AM – 2:00 PM,
or while supplies last



LOCATION: Century Village WPB –
Main Clubhouse



**FREE FOR
ADULTS AGE 60+**



**OR WHILE
SUPPLIES LAST!**

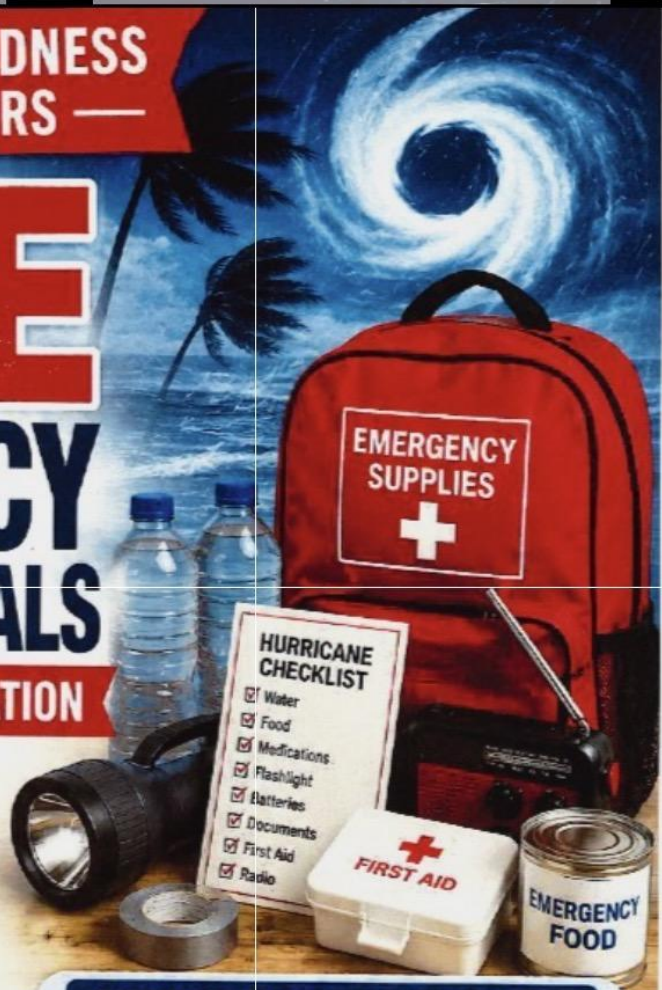
LIMITED SUPPLIES AVAILABLE.
FIRST COME, FIRST SERVED.



SPONSORED BY
**PALM BEACH COUNTY
COMMUNITY SERVICES**



*Prepare today.
Stay safe tomorrow.*





NORTH CANAL- LAND CLEARING AND EXCAVATION WORK BEGAN ON 7/29.



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NORTH CANAL- SIXTY YEARS OF OVERGROWN JUNGLE IS BEING REMOVED ON BOTH SIDES OF THE CANAL.



NORTH CANAL- SIXTY YEARS OF OVERGROWN JUNGLE IS BEING REMOVED FROM BOTH SIDES OF THE CANAL.



NORTH CANAL- ALL TREES AND PALMS AT BOTH SIDES OF THE CANAL ARE BEING REMOVED.



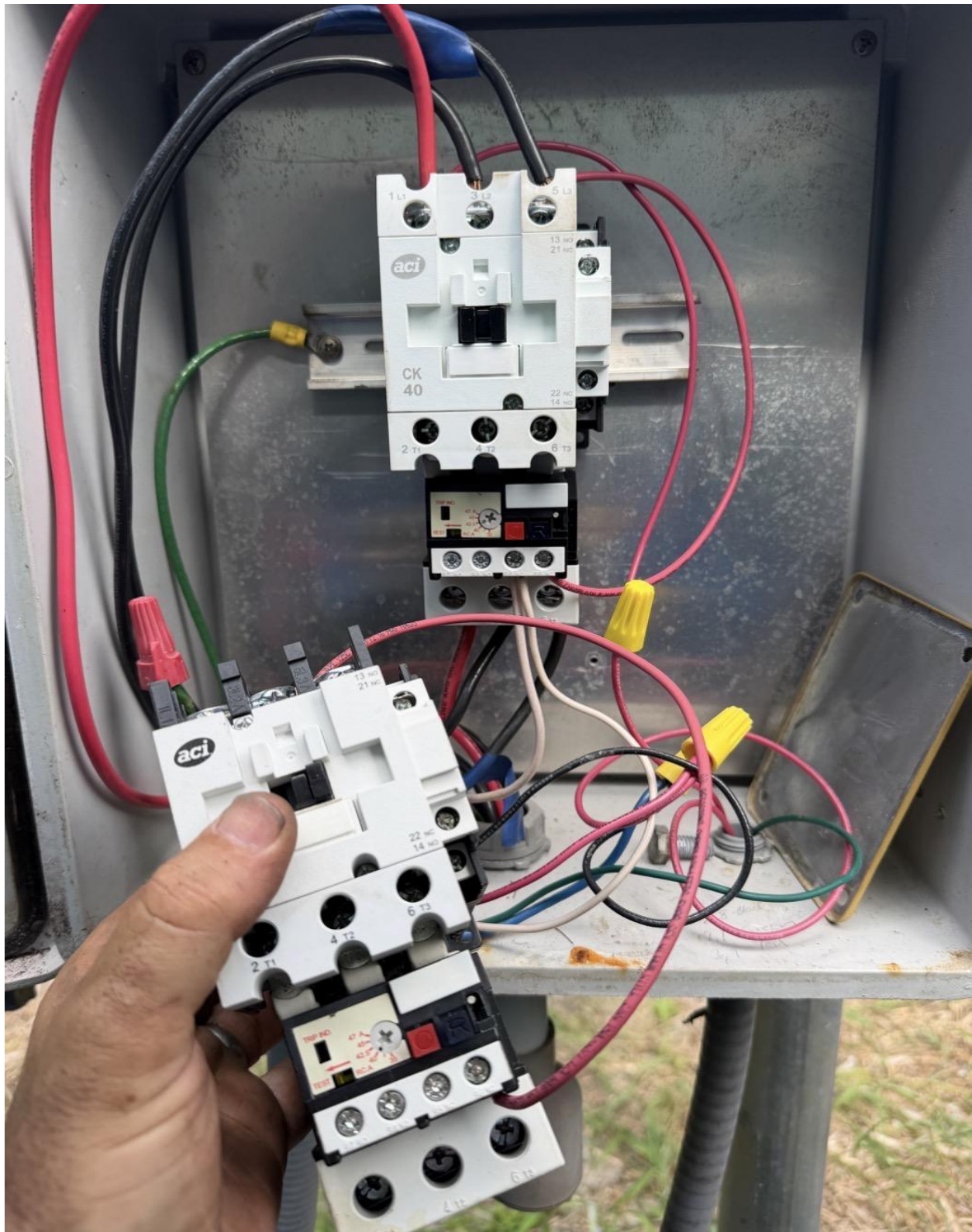
NORTH CANAL- ALL TREES AND PALMS AT BOTH SIDES OF THE CANAL ARE BEING REMOVED.



**NORTH CANAL- OUR CONTRACTOR CRACKED A WATER MAIN
FIRST DAY. PBC WATER MADE THE REPAIR.**



DORCHESTER POOL- CHABOT IRRIGATION INSTALLED A NEW PUMP, PUMP MOTOR, “HOT STOP” SWITCH, PIPES, VALVES, AND ELECTRICAL COMPONENTS.



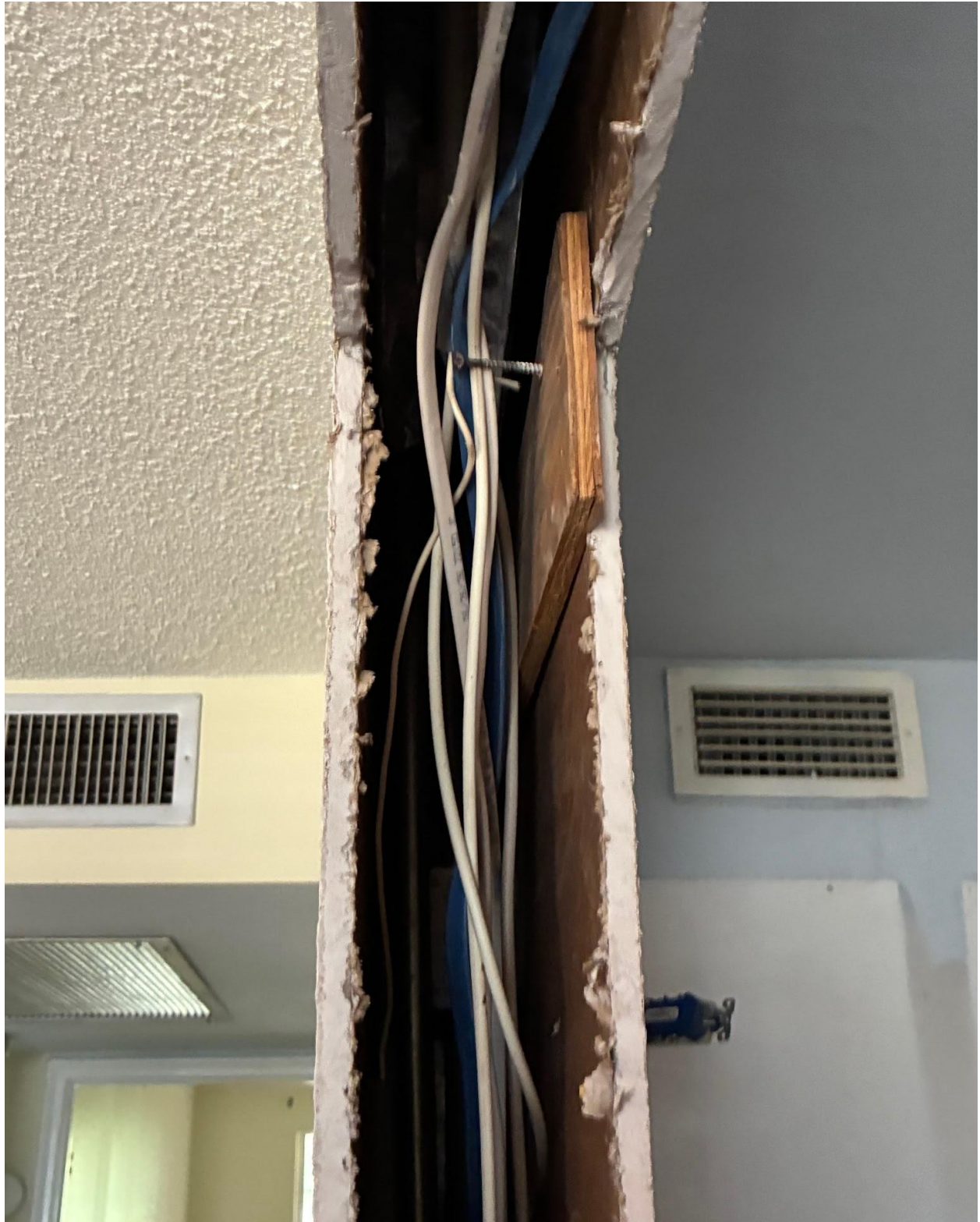
DORCHESTER POOL- ELECTRICAL COMPONENTS WERE FRIED, POSSIBLY BY LIGHTNING STRIKE.



226 DORCHESTER J- INTERIOR WALLS REMOVED. NO PERMIT. NO PRIOR PERMISSION FROM THE BOARD. NO GOOD.



226 DORCHESTER J- UNPERMITTED, NON-CODE COMPLIANT ELECTRICAL WORK.



226 DORCHESTER J- UNPERMITTED AND NON-CODE COMPLIANT ELECTRICAL WIRING. ANOTHER FIRE WAITING TO HAPPEN.



4 NORTHAMPTON A- THIS FIRST FLOOR UNIT WAS DAMAGED BY A FLOOD. RESTORATION OF THE DAMAGED DRYWALL IS ASSOCIATION RESPONSIBILITY. THE WORK WILL NEED TO BE DONE BY A LICENSED GENERAL CONTRACTOR AND PERMITS WILL NEED TO BE APPLIED FOR.

Charles Gruff L.L.C
62 Sussex C
West Palm Beach Beach Fl

Charles
Gruff Jr.

CUSTOMER ORDER NO.

NAME Anna Chase

ADDRESS 142 Salisbury F

(Leaving May 2
518

305-360-5688

charliegruffjr@gmail.com

State License #
L200000248955

PAYMENT METHOD

☐ CREDIT CARD ☐ CHECK
☐ MONEY ORDER ☐ CASH

PURPOSE OF PAYMENT

☐ RENT ☐ GOODS
☐ DEPOSIT ☐

SOLD BY

CASH

C.O.D.

CITY

DESCRIPTION

Elec'd Plumber paid separate and private LABOR ONLY - materials bought and paid for by owner

ANNA CHASE Scope of work:

Langi:

- Tile/paints/ceiling fan

Remodel Bathroom TOTAL

- to a walk in shower/tile shower
- new toilet
- new vanity/sink
- new exhaust
- crown and bead board in Bathroom

Replace door casings

- Bedroom
- Bathroom

New Hot Water Heater

Bedroom ceiling

- Bead board
- crown

Kitchen cabinets:

- New door fronts
- Butcher Block countertop
- new sink
- tore wall to open concept/leaving support post (Base top) on knee wall.
- tile Kitchen Floor (remove existing tile)

Step up Hallway Header/closet scuttle hole

Living Room ceiling:

- Bead board
- crown molding
- install ceiling fans = Bed/kitchen/main area

Living Room Floor hall thru Bedroom:

- Laminates
- clamshell Base/quarter round?

TOTAL

142 SALISBURY F- THIS UNLICENSED CONTRACTOR MADE IT EASY FOR THE INVESTIGATOR. HE PUT IT ALL ON PAPER, INCLUDING A LICENSE NUMBER THAT DID NOT BELONG TO HIM.



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
Contractors Regulations 233-5525
Administration Office 233-5005
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

July 7, 2026

Marcia Barbacki, President
Salisbury "F" Condominium Association, Inc
714 Upland Road
West Palm Beach, FL 33401

Email: msmarciab@earthlink.net

**Re: Charles Gruff Jr. L.L.C. / Charles Gruff Jr.
Case No. 2026-25281**

Dear Marcia Barbacki:

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

X Seven (7) Citations Issued

The total fine for the issued citations is \$3,500.00

Your complaint contained sufficient information to substantiate the issuance of the citations as governed by the Palm Beach County Ordinance 97-56.

At this time, your complaint will now be closed with our office. If I can be of any further assistance, please feel free to contact me directly.

Sincerely,

Ronny Cabrera, Code Compliance Officer
Code Compliance Division
Contractor Regulations Section

2300 N. Jog Road, West Palm Beach, FL 33411-2741

Office: (561) 233-5525, Direct: (561) 233-5519.

Email: RCabrera@pbc.gov Website: www.pbcgov.com/pzb/contractors

Agenda No.: 031 **Complexity Level:** 1 **Status:** Active
Respondent: Werberger, Abraham; Werberger, Benny **CEO:** Jill L Lovett
1622 51st St, Brooklyn, NY 11204-1416
Situs Address: 178 Somerset I, West Palm Beach, FL **Case No:** C-2026-02100022
PCN: 00-42-43-23-34-009-1780 **Zoned:** RH

- Violations:**
- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, storm shutters have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/11/2026 **Status:** CCH
 - 2** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, windows have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 02/11/2026 **Status:** CCH

cc: Resident

Agenda No.: 019 **Complexity Level:** 1 **Status:** Active
Respondent: Simon, Mihai; Keller, Eva **CEO:** John Gannotti
438 Southampton B, West Palm Beach, FL 33417-7812
Situs Address: 438 Southampton B, West Palm Beach, FL **Case No:** C-2026-04080011
PCN: 00-42-43-23-41-002-4380 **Zoned:** RS

- Violations:**
- 1** **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior alterations have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/08/2026 **Status:** CCH

178 SOMERSET I, 438 SOUTHAMPTON B- THESE UNIT OWNERS SHOULD PLAN ON ATTENDING THESE HEARINGS, OR CLEAR UP THEIR VIOLATIONS BEFOREHAND, TO AVOID FINES.



WELLINGTON CIRCLE- THIS STORM DRAIN CATCH BASIN GRATE CRACKED IN HALF WHEN A GARBAGE TRUCK ROLLED OVER IT ON 7/30. REPAIR WILL BE MADE SOON.



CHATHAM J- THIS PILE OF CONSTRUCTION/DEMOLITION MATERIAL REQUIRES ADDITIONAL CHARGE FOR PICKUP. THIS CAN BE BACK CHARGED TO THE RESPONSIBLE UNIT OWNER, IF KNOWN.



CANTERBURY E- THIS PILE OF BULK TRASH EXCEEDS LIMITS FOR REGULAR PICKUP. SPECIAL PICKUP WILL BE REQUIRED, AT ADDITIONAL COST. THIS CAN BE BACKCHARGED TO THE RESPONSIBLE UNIT OWNER, IF KNOWN.



NORWICH SECTION- COASTAL CONTINUES DELIVERIES OF NEW DUMPSTERS.



Coastal Waste & Recycling will be your new waste collection service provider, effective **October 1, 2026.**

Your current provider will continue to collect your waste using this dumpster until **October 1, 2026.**

If you have any questions, please call **954.947.4000**