

9/14/2026 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

WWW.UNITEDCIVIC.ORG

UNLICENSED HANDYMAN, UPDATE- In March, there was a fire at **Waltham A**, caused by an unlicensed and uninsured handyman who installed an electric water heater at a unit. I reported this handyman to **PZB Code Compliance** and **Florida Department of Business and Professional Regulation**. Palm Beach County issued five violations to this handyman, with **2500 dollars of fines levied**. Last week, I received a letter from **DBPR**, informing that:

“After a thorough investigation and legal review, the Department of Business and Professional Regulation filed charges in the form of an Administrative Complaint against the...Respondent. Subsequent prosecution for the unlicensed practice of a regulated profession resulted in the issuance of a final order, imposing administrative fines and investigative costs on the Respondent.”

A copy of the DBPR letter is appended to this report. CV Association Directors should make every effort to stop unlicensed or uninsured tradesmen from working in residential units or on Association common elements. ***These people cause damage that costs all of us money***; all CV associations are part of a Community-wide insurance claims history. ***Property Managers can be a big help with this, but Directors and unit owners are our Community’s “eyes and ears”***. UCO can also help, by checking for permits, licenses, and Certificates of Insurance.

PBSO ENFORCEMENT- At UCO's request, PBSO Deputies have increased traffic enforcement inside Century Village. Citations have been issued for rolling through stop signs and speeding. Deputies are also enforcing traffic rules regarding bicycles, scooters, e-bikes, pedestrian crossings (jaywalking) and walking in traffic lanes. Please, drive carefully, observe speed limits and stop signs, and observe pedestrian safety rules.

UNPERMITTED CONSTRUCTION WORK, 121 WELLINGTON G- Last week, I received reports that unpermitted construction work was taking place at **121 Wellington G**. I checked the PZB Permit Tracking webpage and found that no permits had been applied for or issued since 2017. On **9/11**, I drove over to that unit and found that no permit was displayed in the front window of the unit. I knocked on the front door and was permitted by the contractor to enter the unit. Inside the unit, I observed plumbing work, electrical work, installation of suspended ceilings, installation of exterior doors (rear), redesign of kitchen and bathrooms, and alteration or removal of interior walls. I took pictures of this work and sent a report to PZB Code Compliance, complaint **#C-2026-09110006**. I informed this Association's President of the unpermitted work, and advised the Association's Property Manager to order the work to stop and to send a Violation Letter to the unit owners, informing them that:

- *The Association needs the name and license number of the contractor.*
- *The Association needs to see the contractor's Certificate of Insurance, showing Wellington G Condominium Association as additional insured, and the Worker's Comp box checked "NO".*
- *The Association needs to have plans and scope of work.*
- *The Association needs to have specifications for new doors and windows.*
- *Permit needs to be applied for, and that permit needs to be displayed in the front window.*
- *Work must stop immediately and not resume until there is a permit issued and the Board gives express written permission to proceed.*

Pictures of the unpermitted and unauthorized construction work are appended to this report. CV Directors and unit owners need to keep an eye out for construction work happening inside residential units. When work starts, Directors and their Managers need to enter the unit, document the work being performed, and respond appropriately, with legal guidance when necessary. **CV Association Directors must make every effort to stop unlicensed or uninsured tradesmen from working in residential units or on Association common elements, to reduce liability risk and real damage to the Community.**

NORTH CANAL- Land clearing work, by **JFB Construction**, continues. Our Engineering/Project Management Company, **DKK Consulting**, submits weekly progress reports to UCO. I appended the first page of last week's report; any CV unit owner who would like to read the full report can send a request to UCOMAINTENANCE@GMAIL.COM.

SOUTH CANAL- On **9/8**, **Complete Highway Improvement** installed guardrails at the **Andover and Wellington section**.

PLYMOUTH LAUNDRY- **Boucher Gas** connected our new dryers to their propane fuel source and checked for leaks. **American Cleaning Group** performed post construction cleaning.

IRRIGATION- On **9/9**, all 27 irrigation pump stations at CV were temporarily turned off. This is due to the recent heavy rains.

END OF REPORT



dbpr

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

SEPTEMBER 2, 2026

Donald Joseph Foster
2102 West Drive
West Palm Beach, FL 33417

RE: DBPR V. RODCLIFFE E. HART
DBPR Case No. 2026-023277

Dear Mr. Donald Joseph Foster:

Our prosecution of the above referenced matter has come to a conclusion. After a thorough investigation and legal review, the Department of Business and Professional Regulation filed charges in the form of an Administrative Complaint against the above-named Respondent. Subsequent prosecution for the unlicensed practice of a regulated profession resulted in the issuance of a final order, imposing administrative fines and investigative costs on the Respondent.

We take unlicensed activity seriously. Unlicensed activity occurs when an individual either offers to perform or performs services that require a state license and the individual does not hold the required license. To protect the health, safety and welfare of the public, licensees are held to very high standards.

Fairly regulating licensees and prosecuting unlicensed activity is of paramount importance to the Department.

Thank you for bringing this matter to our attention.

Sincerely,

/s/Annie L. Livingston

Annie L. Livingston
Assistant General Counsel, Unlicensed Activity Enforcement
Annie.Livingston@myfloridalicense.com.
850.717.1920



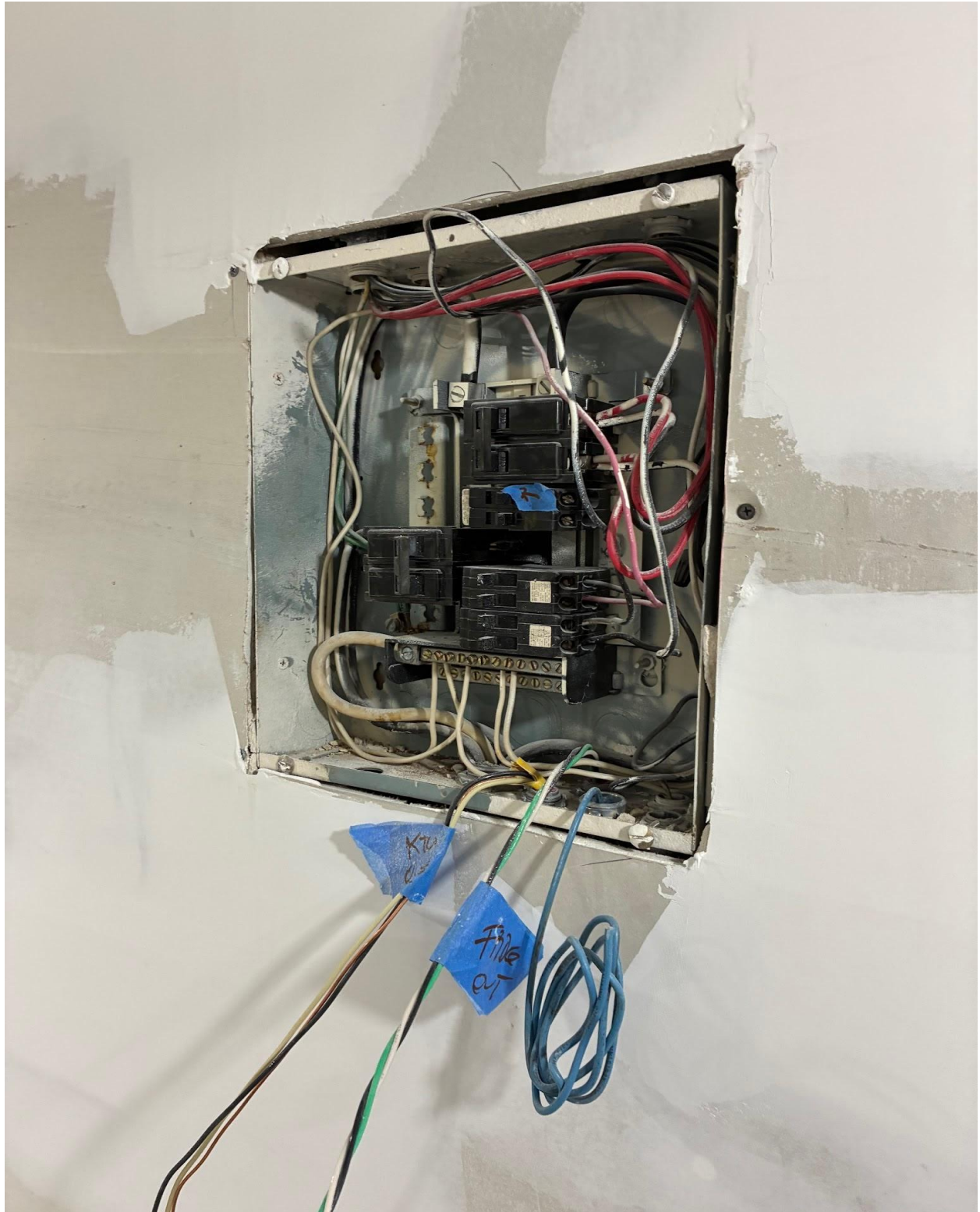
121 WELLINGTON G- NO PERMIT ON DISPLAY IN FRONT WINDOW.



121 WELLINGTON G- KITCHEN REDESIGN, ELECTRICAL WORK, SUSPENDED CEILING AND RECESSED LIGHTING INSTALLED. THE ORIGINAL KITCHEN WALL WAS REMOVED.



121 WELLINGTON G- INSTALLATION OF OUTLETS, DAMAGE TO COMMON ELEMENT WALL.



121 WELLINGTON G- CIRCUIT BREAKER PANEL WORKED ON. NO PERMIT, NO GOOD.



121 WELLINGTON G- NEW EXTERIOR DOORS INSTALLED. THIS REQUIRES PERMIT, AND SPECIFICATIONS FOR THE DOORS MUST BE SENT TO THE ASSOCIATION PRIOR TO INSTALLATION.



121 WELLINGTON G- KITCHEN REDESIGN. THIS REQUIRES PERMIT AND WRITTEN PERMISSION FROM THE BOARD BEFORE WORK STARTS.

**DKK CONSULTING, INC.**

Civil Engineering · Resource Management · Agent Representation · Turnkey Services

PROJECT LOG

Project Name:	Century Village WPB – North Canal	Project #:	25-02041.02
Location:	Haverhill Road, Century Village, West Palm Beach, FL	Client:	United Civic Organization
Engineer of Record:	Derek H. Schenavar, P.E. #63858	Prepared By:	Jorge Rojas
Date:	09/03/2026	Log #:	004
Weather / Temp:	Mostly Cloudy, 92°F	Crew on Site (total):	1

GENERAL NOTES FOR CHECK-IN / WALKTHROUGH

During this week's site visit at Century Village, the inspector and the installation crew conducted a joint review of existing conditions against the demolition plans, identifying items that need clarification before proceeding with the installation of the outfall structures (MES). At Station 0+00.00, the existing pipe was shown on the plans as 36", but once it was removed, its actual diameter was field confirmed to be 24"; to resolve this, the Engineer of Record, Derek Schenavar, P.E., confirmed an adjustment to the invert elevation from 10' to 8.5' to address the conflict between the pipe diameter shown on the plans and the diameter found in the field. In addition, the MES at Station 4+50.00 was installed in accordance with the proposed plan. Furthermore, two additional pipes exist on the north bank of the canal — at Stations 0+75.00 and 8+50.00, previously flagged in Report No. 002 — for which it must be determined as soon as possible whether they fall within the project's scope or outside of it, as they may conflict with this week's scheduled activities. Likewise, Station 23+00.00 is the location of the pipe with the headwall, which remains submerged below the canal's current flow; its diameter must be confirmed by field personnel as soon as possible to determine the materials — pipe and MES — that will need to be considered for this location. Regarding the schedule, two additional equipment operators are confirmed to join the crew starting Monday to accelerate earthwork. The team acknowledged that recent delays have been weather-related — a factor outside their direct control — but these will be factored into planning over the next two weeks, during which visible progress on canal shaping is expected.

KEY PERFORMANCE INDICATORS

KPI	Unit	Total / Planned	Amount Used / Completed	Amount Remaining	Target	Variance	Status
Schedule	Days	90	39	55	51	-7%	Behind Schedule
Scope	Scope Items	98	7	91	89	-2	

1. FINISHED ACTIVITIES — Work completed today

#	Phase	Activity / Task Completed	Location / Area	Notes
1	N/A	Clear and grub of canal from 0 to 2,300 G/L	East side	N/A
2	N/A	Install Pipe & Mitered ends from cb 1 & 2 into new bank	East side	N/A

DKK Consulting, Inc. · 951 Sansbury's Way, Suite 206, Royal Palm Beach, FL 33411 · 561-612-7312 · DKKCINC.com | Page 1 of 7

2. RUNNING ACTIVITIES — Work currently in progress

#	Phase	Activity / Task In Progress	% Complete	Est. Completion	Notes
1	N/A	Begin grading from 0 to 500 G/L	0%	08/18/26	N/A
2	N/A	Sod From 0 to 500 G/L	0%	09/02/26	N/A
3	N/A	Install armor flex CB-1 & 2 Contingent on material delivery	0%	09/08/26	N/A

3. DECISIONS TO MAKE / RISKS — Open items needing a decision, and risks being tracked

#	Type	Description	Priority	Owner	Needed By	Status
	Decision	Remove or maintain pipe (NS. 0+75.00)	High	Derek/DKK	Brent/Wilson	Notified



NORWICH SECTION- ON 9/7, CV UNIT OWNERS REPORTED FLOODING ON ELGIN AND CARDIFF STREETS. JFB CONSTRUCTION REMOVED A “PLUG” FROM A STORM DRAINPIPE AT NORTH CANAL TO DRAIN OFF THOSE STREETS.



NORWICH SECTION- THIS NEW STORM DRAIN CATCH BASIN IS CLOSE TO THE OUTFALL SECTION OF THE PIPE THAT DRAINS OFF NORWICH INTO NORTH CANAL. THE CONSTRUCTION COMPANY PLUGS THE PIPE SO THAT THEY CAN WORK ON THE CANAL. WHEN THE PLUG IS PULLED, NORWICH STREETS DRAIN OFF.



SHEFFIELD SECTION- DREDGING AND REGRADING WORK BY JFB CONSTRUCTION CONTINUES.



COVENTRY SECTION- DREDGING AND REGRADING WORK BY JFB CONSTRUCTION CONTINUES.



NORWICH SECTION- DREDGING AND REGRADING WORK BY JFB CONSTRUCTION CONTINUES.



SOUTH CANAL- GUARDRAILS WERE INSTALLED NEAR ANDOVER H AND WELLINGTON E.



CENTURY BOULEVARD- THIS FLOODING IS CAUSED BY CONSTRUCTION AT THE REFLECTION BAY PROJECT. THE PROJECT'S MANAGER IS AWARE OF OUR FLOODING AND IS WORKING TO ALLEVIATE.



CV CLUBHOUSE- OUR CABLE COMPANY, BREEZELINE, SETS UP A TABLE AT THE CLUBHOUSE LOBBY ON THE FIRST FRIDAY OF EACH MONTH. THIS IS THE SAME TIME AS OUR UCO DELEGATE ASSEMBLY MEETINGS.



CENTURY BOULEVARD- ON 9/10, I NOTICED THAT ALL STREETLIGHTS ALONG THE SOUTH SIDE OF CENTURY BOULEVARD WERE OUT. I SENT A REPAIR REQUEST TO FPL: TICKET #49015.



**PLYMOUTH SECTION- FADED STOP SIGN REPLACED BY
HANDYMAN JOSE.**



**PLYMOUTH SECTION- MISSING STOP SIGN REPLACED BY
HANDYMAN JOSE.**



OKEECHOBEE GATE- DAMAGED AMERICAN FLAG REPLACED BY SEACREST SERVICES. THANK YOU!

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse.

www.pbc.gov/pzb/notices

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: Southampton PUD, DOA-2026-01239
Location: Northwest of the corner of Haverhill Road and Okeechobee Boulevard
Zoning Commission Hearing: **October 1, 2026** at 9:00 a.m.
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411
Board of County Commissioners Hearing: **October 22, 2026** at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401
Zoning Staff Contact: Cynthia Diaz, Site Planner I
(561) 233-5383 or CDiaz@pbc.gov
Notice Date: September 8, 2026

