

9/21/2026 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

WWW.UNITEDCIVIC.ORG

INSURANCE- Now is the time that CV Association Boards begin preparing their draft 2027 budgets. Insurance is a big part of those budgets. To help with creating accurate association budgets, **Phil Masi, Agency President at Gallagher Insurance**, sends the following advice:

*"To All CV boards that are included in the UCO insurance program. Included here are my thoughts for the upcoming 2027 insurance renewal costs to help with your 2027 budgets. My outlook for the upcoming 2027 insurance program renewal is all POSITIVE. I believe strongly that almost every association will see reductions in insurance premiums while experiencing only improvements to coverages & deductibles. I believe it is prudent to budget close to flat for the insurance premiums vs. the actual figures for 2026. If it helps the association to budget down 5% year over year, I am fine with that, but I just want to be cautious not to be too aggressive this early. Storm season is quiet so far but still has time to play out. Budgeting conservatively also can help create room in pricing to aid associations that may want to achieve reductions in deductibles or may have roof ages or claim impacts that move the association into different rate ranges. As we get closer to the renewal and more of the storm season plays out, we will have an even better gauge on budgeting, so please do not hesitate to check in with us. We expect the association's option sheets to be ready by **Monday, December 7th**. Important note, if your association's roof is going from 15 to 16 yrs of age or from 20 to 21 years of age or if you have suffered new property or liability insurance losses in the last year, those are factors that can change premium outcomes for your specific associations. If you are unsure of your association's situation, feel free to email us at cvwpb@assuredpartners.com anytime. Thank You."*

UCO advises CV associations to schedule their annual budget meetings during the fourth quarter. Association property managers can help with this.

BROADBAND- On Thursday, September 24th, 12AM-6AM, Breezeline will be performing necessary fiber optic cable maintenance at various sections of Century Village. During this planned maintenance, CV residents may experience a disruption of all Breezeline services. Service is expected to be back up on Friday morning.

UNPERMITTED CONSTRUCTION WORK, 121 WELLINGTON G, UPDATE- On **9/11**, I discovered unpermitted construction work happening at **121 Wellington G**. I sent reports to the Wellington G Board and PBC Code Compliance. Last week, Wellington G's Manager sent a **Violation and Stop Work** letter to the unit owners, and I sent a **complaint to the PBC Division of Contractor Certification**. Copies of the Violation Letter and my complaint to the County are appended to this report. On **9/15**, I was informed that work had resumed at 121 Wellington G. I returned to the unit, met the Association's President, and informed the contractor, **Nicolas DeMaria, 3 Bridges High End Remodeling LLC**, that he must stop working in the unit and leave the property. The Contractor, eventually, complied and left the property. I checked the Florida State and Palm Beach County databases; the company and this person hold no County or State licenses. It is unknown if this company carries insurance. On **9/16**, this unit was visited by **PZB Code Compliance Officer Jill Lovett**, who was unable to get access to the unit.

UCO BUDGET WORKSHOP- On **9/14**, **UCO Treasurer Mary Jane Gorges** held a workshop for our **2027 draft UCO Budget**. With help from our **Bookkeeper, Chris Shepherd**, adjustments were made to the draft budget, which will be presented to UCO Delegates at the **10/2 Delegate Assembly**.

PLYMOUTH LAUNDRY- **American Services** completed post-construction cleaning and pressure cleaned the building's exterior. **Commercial Laundry Equipment** activated our new electronic payment system, **PAY RANGE**. **Handyman Jose** installed two benches at the front of the building and assembled three new laundry baskets. Jose also painted the floor at the front entrance of the laundry. ***Our laundry is now open.***

NORTH CANAL- Dredging and excavation work, by **JFB Construction**, continues. The first page of **DKK Consulting's** weekly progress report, along with an interesting bird's eye picture of the eastern section of North Canal, are appended to this report. To receive the full report, send a request to UCOMAINTENANCE@GMAIL.COM.

MOWING AT SHORELINES- Lately, I have been fielding questions from CV Directors about the grass along our waterways. For most waterfront associations, the ten to twenty feet back from the waterline is property of Benenson Capital Partners (owners of our Recreational Facility), managed by W.P.R.F. Some years ago, the eroded shorelines were restored with a material called Geotube, which is basically a miles-long plastic sock filled with dirt. The cost for this restoration was about 2.5 million dollars. In order to preserve this investment, the grass growing on top of the Geotube must not be mowed, only trimmed with hand tools. This "natural" look has another purpose, helping to keep our man-made waterways healthy. The key to healthy waterways is animals: fish, birds, insects and, yes, reptiles. There are also otters, which are here because there are now abundant fish to eat. The tall grass along the shorelines is where fish lay their eggs and baby fish (fry) hide from being eaten. In the past, it was necessary to have farmed fish added to our waterways, but now this is no longer needed because the fish are reproducing naturally. ***CV managers have all been told not to mow the grass along the shoreline.***

FLOODING, CENTURY BOULEVARD- Very heavy seasonal rains have resulted in flooding at Century Boulevard. The cause of this flooding is the excavation and construction work on the Reflection Bay project. UCO has been in contact with Reflection Bay's construction company, their Attorney, and the supervising engineering company for the project, **WGI**. Every effort is being made to alleviate this flooding permanently.

END OF REPORT

**121 Wellington G Condominium Association, Inc.
NOTICE OF VIOLATION**

Date: September 11, 2026

Owner: Herman & Devorah Katz

Unit: 121 Wellington G West Palm Beach FL 33417

Subject: Unauthorized Work Within Unit / Required Permits

Dear Herman & Devorah Katz,

This letter serves as formal notice that the Association has been made aware of and/or has observed work being performed within your unit that appears to have been completed without the required prior approval from the Association and/or without the proper permits required by the applicable governmental authorities.

Any construction, alteration, renovation, plumbing, electrical, structural, or other work that requires a permit must be properly permitted and completed in accordance with all applicable building codes, laws, and regulations. In addition, work within a condominium unit may require prior written approval from the Association or Board of Directors, depending on the nature of the work.

You are hereby requested to provide the Association with the following within ten (10) days of receipt of this notice:

1. A description of all work performed or currently being performed within the unit;
2. Copies of all applicable permits issued by the appropriate governmental authority;
3. Copies of any required Association/Board approvals; and
4. The name and contact information of the contractor(s) performing the work.

If the work was performed without the required permits or Association approval, you are required to cease any ongoing work and take the necessary steps to bring the unit and the work into compliance, including obtaining any required permits, inspections, approvals, or other documentation.

Please be advised that failure to provide the requested documentation or failure to correct any violation may result in further enforcement action by the Association in accordance with the condominium's governing documents and applicable Florida law. Such action may include the assessment of applicable enforcement costs, fines where legally permitted, and/or referral of the matter to the Association's attorney.

The Association appreciates your prompt attention to this matter and your cooperation in maintaining the property in compliance with the Association's rules and applicable requirements.

Sincerely,

Wellington G Condominium Association

C/O Curtisy Property Management

1710 E Tiffany Drive Suite 236

West Palm Beach FL 33407



CONSTRUCTION INDUSTRY LICENSING BOARD (CILB)

OF PALM BEACH COUNTY
CODE COMPLIANCE DIVISION
CONTRACTOR REGULATIONS SECTION
2300 N JOG ROAD, SUITE 2W-61
WEST PALM BEACH, FL 33411-2741
Telephone: (561) 233-5525

EMAIL: PZB-INVESTIGATIONS@pbc.gov WEBSITE: www.pbcgov.com/pzb/contractors

Complaint/Referral against a Contractor



All information provided is public record and is available for inspection by the public under the Florida Public Records Law. This includes all of the information you have included in this complaint and supporting documentation.

Contact Information			
Name DONALD FOSTER		Home Phone 561-221-5385	
Address 2102 WEST DRIVE		City WEST PALM BEACH	State Zip FL 33417
Mobile Phone 561-221-5385		Work Phone	
Email			
Contractor Information			
Name NICOLAS DE MARIA		Company Name UNKNOWN	
Address UNKNOWN		City UNKNOWN	State Zip FL UNKNOWN
Phone		Fax	
License # Used NONE		Contact Person	
Email			
Complaint/Referral Initiation			
☐ By Owner			
☐ By General Contractor Against Subcontractor			
☐ By Subcontractor Against General Contractor			
☐ By PBC Department/Division _____			
☐ Complaint by a Government Entity _____			
☒ Other			
Project Information			
Construction Site Owner Name NICOLAS DE MARIA		Construction Site Owner Phone	
Construction Site Owner Address		City	State Zip
Construction Site Physical Address 121 WELLINGTON G		City WEST PALM BEACH	State Zip FL 33417
Information on the work for which you contracted:			
Contract Date	Date Work Started	Date Work Ceased	
Amount \$	Amount Paid on Contract \$	☐ Check ☐ Cash ☐ Credit	
Why did you choose this contractor?			
☐ Regular Customer ☐ Door-to-Door Solicitation ☐ Referral ☐ Advertisement			
☒ Other Please explain: HIRED BY UNIT OWNER, KATZ			

Is this project a:	
☒ Residence	☐ New Construction ☐ Commercial Building ☐ Public Utility ☐ Other
Please explain: CONDOMINIUM UNIT	
☐ Repair ☐ Remodel ☐ Addition ☐ Other	
Please explain: UNPERMITTED CONSTRUCTION, SEE C-2026-09110006	
Was the contract:	
☐ Written ☐ Oral ☐ New Home Purchase Agreement ☐ Public Utility ☐ Other	
Please explain:	
Were there any change orders?	
☐ Yes ☐ No	
If yes, were they: ☐ Written ☐ Oral ☐ Both	
Is your complaint:	
☐ Abandonment ☐ Quality of Work ☒ No permits ☐ Other	
Please explain: FULL UNIT REMODELING, NO PERMITS APPLIED FOR OR ISSUED.	
Was a permit obtained?	
☐ Yes ☒ No ☐ Unknown	
If yes, permit pulled by: ☐ Contractor ☐ You ☐ Salesperson ☐ Public Utility ☐ Unknown	
Permit #	Department
Was a Notice of Commencement filed?	
☐ Yes ☒ No ☐ Unknown	
Who presented contract?	Who was the contract presented to?
☐ Contractor ☐ Salesperson ☐ Other	Name of person/Company:
Name:	
Does the contractor have employees or is a subcontractor?	
☐ Yes ☐ No ☐ Unknown	
If yes, how many:	
Did you dismiss the contractor, cease and desist the contractor or terminate?	
☐ Yes ☐ No ☐ Dismiss ☐ Cease and Desist ☐ Terminate	
Was any work performed?	
☒ Yes ☐ No ☐ Unknown	
Did you receive a "Notice to Owner?"	
☐ Yes ☒ No ☐ Unknown	
If yes, by whom:	
Were any liens filed on this job?	
☐ Yes ☐ No ☒ Unknown	

What attempts have you made to contact the contractor?		
☐ Personal Contact	☐ Phone	☐ Letter ☒ Unable to Locate
Have you obtained an estimate from another contractor to complete or correct the job?		
☐ Yes ☐ No		
If yes, please provide a copy with your complaint		
Contractor Name	Address	Phone
Complaint Information		
Please give a complete description of your complaint.		
MY NAME IS DONALD FOSTER. I AM COMMUNITY MANAGER AT CENTURY VILLAGE WEST PALM BEACH.		
ON 9/11, I RECIEVED A REPORT OF UNPERMITTED CONSTRUCTION AT 121 WELLINGTON G		
I CHECKED THE PZB PERMIT TRACKING APP; NO PERMITS ISSUED OR APPLIED FOR.		
I DROVE TO 121 WELLINGTON G; NO PERMIT DISPLAYED IN FRONT WINDOW.		
I KNOCKED ON THE DOOR AND WAS PERMITTED TO ENTER THE UNIT BY THE CONTRACTOR.		
I OBSERVED plumbing work, electrical work, installation of suspended ceilings.		
I OBSERVED 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 TOOK PICTURES OF THE CONTRACTOR'S TRUCK AND LICENSE PLATE.		
USING COMMUNITY ACCESS CONTROL DATABASE, I IDENTIFIED THE OWNER OF THE TRUCK.		
THE OWNER OF THE TRUCK IS NICOLAS DE MARIA.		
THE LICENSE PLATE FOR THE DE MARIA TRUCK IS FL Y25 XCA.		
THE TRUCK IS A TOYOTA PICKUP, GREY COLOR.		
DE MARIA IS LISTED AS A GUEST OF 3 BERKSHIRE A.		
THE OWNER OF 3 BERKSHIRE A IS STEPHANIE CARLES.		
PICTURES OF THE UNPERMITTED WORK ARE APPENDED TO THIS REPORT.		
I ADVISED THE WELLINGTON G BOARD AND MANAGER TO STOP THIS WORK.		
I ADVISED THE WELLINGTON G BOARD TO DEMAND PERMIT, LICENSE INFO, CERT OF INSURANCE.		
I ADVISED THE WELLINGTON G BOARD TO DEMAND PLANS, SCOPE, AND WINDOW/DOORS SPECS.		
END OF REPORT		



121 WELLINGTON G- THIS IS NICOLAS DE MARIA, 3 BRIDGES HIGH REMODELING LLC. THIS COMPANY HAS NO COUNTY OR STATE LICENCES. IT IS UNKNOWN IF THIS COMPANY HAS INSURANCE.

Case Number/Número de caso/ Nimewo Dosye:

C-2026-09110006

Regarding/Relacionado con/Konsènan:

- interior renovations without
a valid permit

• including: Plumbing
Electrical

Wall removal
Door installation

Contact/Contacto/Kontakte:

Ofc Lovett Skel 233-5516

at/al/nan:



Palm Beach County
Board of County Commissioners
Planning, Zoning & Building Dept.
Code Compliance Division

JILL LOVETT
Code Compliance Officer

2300 North Jog Road
West Palm Beach, FL 33411-2741
Cell: (561) 233-5516
Fax: (561) 233-5517
E-mail: jlovett@pbc.gov
Web: pbc.gov/codecompliance

121 WELLINGTON G- A PBC CODE COMPLIANCE OFFICER CAME TO THIS UNIT ON 9/15. SHE REQUESTED THAT SHE BE CONTACTED IMMEDIATELY IF WORK INSIDE THE UNIT RESUMES.



CV CLUBHOUSE- UCO TREASURER HELD A BUDGET WORKSHOP ON 9/14. THE PROPOSED 2027 UCO BUDGET WILL BE PRESENTED TO THE UCO DELEGATES ON 10/2.



PLYMOUTH LAUNDRY- THIS BUILDING WAS DEEP- CLEANED, INSIDE AND OUT. THANKS, ANDRES, FLORA, AND NERTELLIUS.



PLYMOUTH LAUNDRY- OUR NEW, SPOTLESS LAUNDRY IS READY TO OPEN.



PLYMOUTH LAUNDRY- THE FRONT ENTRANCE FLOOR WAS REPAINTED BY HANDYMAN JOSE.

**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:	09/10/2026	Log #:	005
Weather / Temp:	Cloudy, 88°F	Crew on Site (total):	1

GENERAL NOTES FOR CHECK-IN / WALKTHROUGH

Following this week's inspection with Brent Wilson (Wilson Building & Development), the project's first sprint, covering the segment between Station 0+00.00 and Station 5+00.00, is confirmed at 75% completion; the reported delay remains attributable to weather conditions. This delay corresponds to Activity #3, "Begin grading from 0 to 500 G/L," on the contractor's schedule, which was scheduled to be completed by 8/18/26 and, as of the date of this report (9/10/26), stands at 75% completion — a variance of 18 calendar days behind plan.

Per the contractor's update in the 8/27/26 report, the commitment was to fully complete the segment between Station 0+00.00 and Station 0+50.00 before continuing forward, delivering the final configured product every 50 linear feet as work progressed. To date, this commitment has not been met. Closing out this first 50-foot segment of the first sprint also requires executing part of Activity #6, "Install armor flex CB-1 & 2 Contingent on material delivery"; however, no armor flex materials have been received on site to date, which increases the risk of closing out this first segment.

Grading is expected to be fully completed by Monday, with SOD installation beginning Tuesday per the contractor's schedule, completing the project's first sprint. The inspector also agreed with the contractor on the submission of three additional RFIs to bring clarity to the following items: (1) removal of the palm trees and shrubs located at Station 0+00.00; (2) determination of what will be done with the pipe on the north side at Station 0+75.00; and (3) determination of what will be done with the pipe on the north side at Station 8+50.00. With these three RFIs, plus the one already identified regarding the size conflict between the duct and the existing pipe at Station 0+00.00, the project has four active RFIs to date. In addition, the team received materials on site: four (4) 15" MES units and one (1) 24" MES unit. Per the contractor's update, next Thursday's report is expected to confirm that the first sprint (Station 0+00.00 to Station 5+00.00) is complete, marking the start of the second work sprint (Station 5+00.01 to Station 10+00.00).

KEY PERFORMANCE INDICATORS

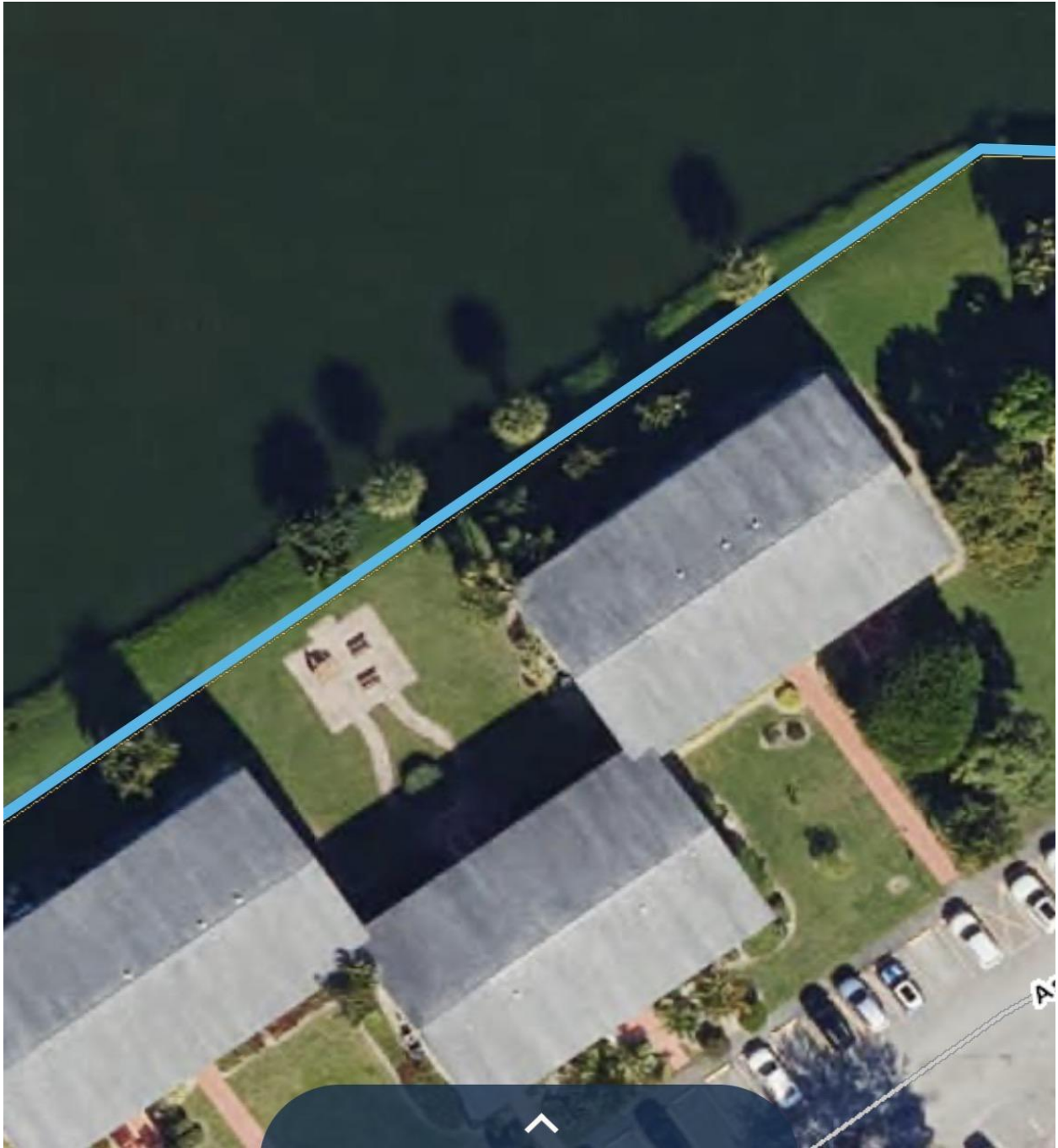
KPI	Unit	Total / Planned	Amount Used / Completed	Amount Remaining	Target	Variance	Status
Schedule	Days	90	33	75	57	-20%	Behind Schedule
Scope	Scope Items	98	9	89	85	-4	



NORTH CANAL- A DKK PROJECT MANAGER USED A DRONE TO GET BIRD'S EYE PICTURES OF THE ONGOING WORK.



NORTH CANAL- JFB CONSTRUCTION BEGAN LAYING DOWN SOD AT THE EASTERNMOST SECTION ON 9/16.



CHATHAM SECTION- THIS IS THE BACK OF MY HOUSE. THE HOUSE SIDE OF THE BLUE LINE BELONGS TO CHATHAM E. THE WATER SIDE OF THE BLUE LINE BELONGS TO BENENSON CAPITAL PARTNERS.



CHATHAM SECTION- KEEPING THE SHORELINE “NATURAL” PRESERVES OUR GEOTUBE AND HELPS KEEP OUR WATERWAYS HEALTHY AND NOT STINKY.



PLYMOUTH LAUNDRY- A NEW ELECTRIC UTILITY CART WAS RECENTLY PURCHASED BY UCO FOR HANDYMAN JOSE, WHO DOES DAILY PALM FROND AND LITTER PATROLS, PAINTS, INSTALLS SIGNS, MAKES REPAIRS AND DELIVERS OUR UCO REPORTER NEWSPAPER. THANKS JOSE, KEEP UP THE GOOD WORK!



CENTURY BOULEVARD- THE ENGINEERING AND CONSTRUCTION COMPANIES THAT ARE WORKING AT THE REFLECTION BAY PROJECT ARE WORKING TO ALLEVIATE THE HEAVY FLOODING THAT IS HAPPENING ON CENTURY BOULEVARD.



WALTHAM D- LARGE PIECES OF GLASS MUST BE PUT INTO THE DUMPSTER AND BUSTED UP. WASTE PRO WILL NOT PICK UP LARGE PIECES OF GLASS BY HAND.



SUSSEX SECTION- COASTAL WASTE IS INSTALLING RACCOON BARS FOR THE ASSOCIATIONS THAT ORDERED THEM. IT WILL TAKE THEM AWHILE TO CATCH UP WITH THEIR ORDERS. IF YOUR ASSOCIATION WOULD LIKE BARS TO BE INSTALLED ON YOUR DUMPSTERS, SEND AN EMAIL REQUEST TO UCOGARBAGE@GMAIL.COM. THE COST IS FIFTY-FIVE DOLLARS PER BAR.

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.

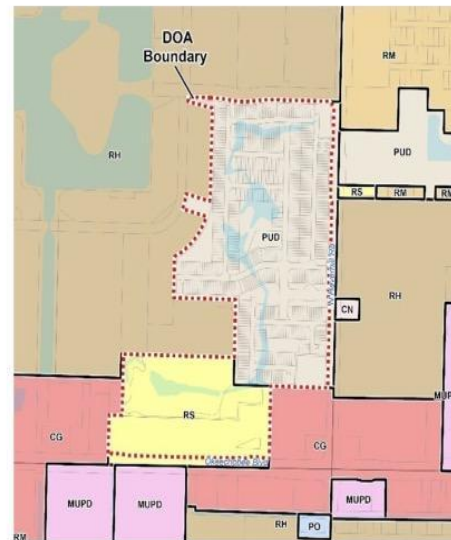
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

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



Zoning Application Summary

Application:	Southampton PUD, DOA-2026-01239
Control:	Century Village/Turtle Bay CC, 1973-00215
Location:	Northwest of the corner of Haverhill Road and Okeechobee Boulevard
District:	Commission District 2
Title/Request:	Title: a Development Order Amendment Request: to amend a previously approved Planned Unit Development Conditions of Approval on 80.98 acres

Summary:

The application is for Southampton PUD. The site was last approved by the Board of County Commissioners (BCC) on September 28, 2023, to modify the Master Plan; add land area, dwelling units, and access points; and amend Conditions of Approval on 80.98 acres. The Final Master Plan indicates two Residential Pods with 848 total dwelling units (Multifamily and Townhouses), a 1.62 acre Civic Pod, open space, and recreation areas.

This request is to modify a Condition of Approval, specifically Environmental Condition #7, which requires the preservation of a Live Oak and Strangler Fig in an open space area located west of Recreation Pod 2. No other changes are proposed to the development. Access to the property will remain from Haverhill Road.



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**