

9/7/2026 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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47 NORWICH B- NO WATER OR ELECTRIC SERVICE- Last week, I received a report that a **Norwich B** unit owner was occupying a unit without electric or water service. This presents a sanitary hazard to the Community. After inspecting the unit and confirming the report, I sent a report to PBC Code Compliance, **#C-2026-09020008**.

STRATFORD A, OPEN CRATER- On **8/31**, the **Stratford A Board** met to discuss resolving the growing crater on their property, which was left by a plumber who walked off the job. The Board approved a proposal from **Federal Maintenance** to backfill, compact and repave the damaged area. This work will begin soon.

VICTORIA VILLAGE- On **9/3**, the **PBC Zoning Commission** approved an application from the owners of **Victoria Village**, the property just **north of the Norwich section of Century Village**. This application involves abandoning the previous plan for a congregate living facility (the drug rehab center), returning to the original single family residential zoning district, and allowing **34 townhouses to be built**. According to the plan, at least **7 units** will be designated for **“Workforce Housing”**. This plan will now be sent to the PBC Commissioners for consideration on **9/24**.

NEW FENCES, CENTURY BOULEVARD- On **9/2 and 9/3**, **Budget Fence and Gate Systems** installed new fences on both sides of West Drive, near the pedestrian entrances. The new fences match in height and are connected to the recently installed fences along the south side of North Canal.

BROADBAND- On **9/3**, UCO Officers met with **Leo Delgado, Converged Services**, a consulting firm that specializes in Cable and Internet services for large residential communities. CSI will prepare a **Request for Proposal** for our next cable/Internet contract. The contract expires in 2028.

PLYMOUTH LAUNDRY- On **8/31**, **Commercial Laundry Equipment** installed new Speed Queen washers and dryers at the Plymouth Laundry. The new machines will be card payment only; no coins or bills will be accepted. Instructions for the use of the new machines are posted in the Laundry. Two large capacity machines, washer and dryer, are on backorder and are not expected to be delivered until after **11/1**. This week, **Boucher Gas** will connect the new gas dryers to the building's propane tanks and check for leaks. Also this week, **American Services Group**, our new janitorial services company, will perform a post construction cleaning for this building. We are working to have this laundry "open for business" by **9/15**.

NORTH CANAL- Land clearing work, by **JFB Construction**, continues. Last week, our Engineer/Project Manager, **Derek Schenavar**, approved the first progress payment to this company, per our contract with the vendor.

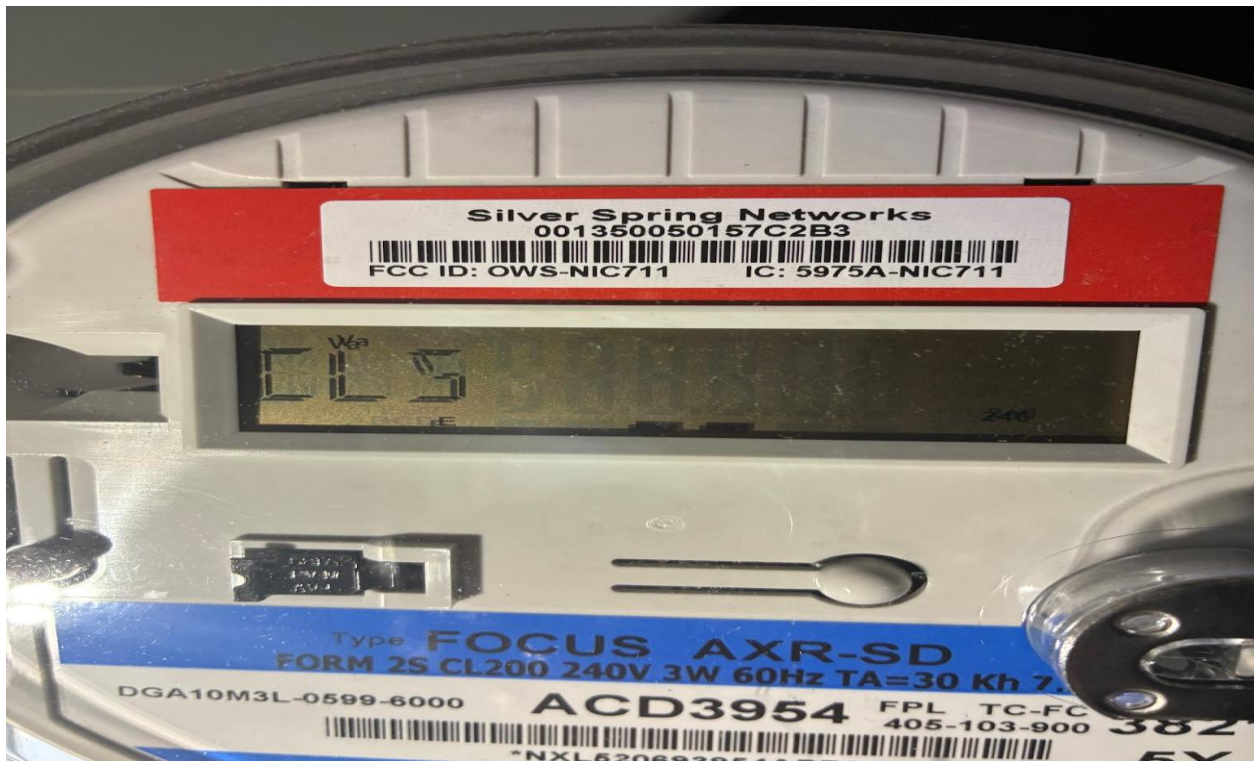
On **9/2**, construction workers accidentally cracked a large water main near **Norwich O**. PBC Water Utilities workers responded immediately and made repairs. Most of the northeast quadrant of CV experienced low or no water pressure until early evening.

DUMPSTER NEWS- Deliveries of new dumpsters, by **Coastal**, have resumed. 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



**WEST DRIVE- PBSO IS ENFORCING TRAFFIC LAWS INSIDE CV.
PLEASE, DRIVE SLOWLY AND MAKE FULL STOPS AT STOP SIGNS.
TRAFFIC TICKETS ARE EXPENSIVE.**



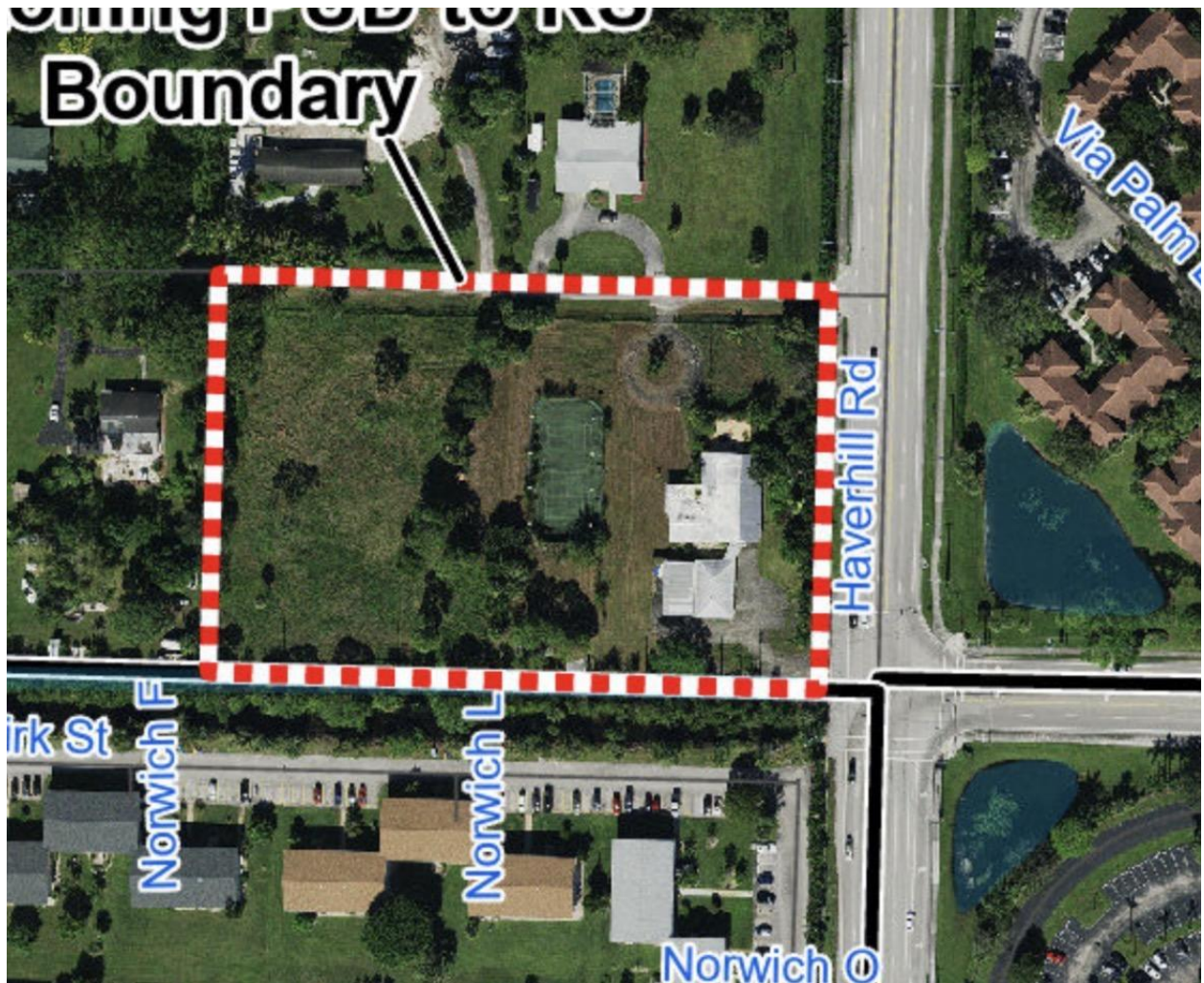
47 NORWICH B- THIS OCCUPIED UNIT HAS NO WATER OR ELECTRIC SERVICE. I SENT A REPORT TO PZB CODE COMPLIANCE, #C-2026-09020008.



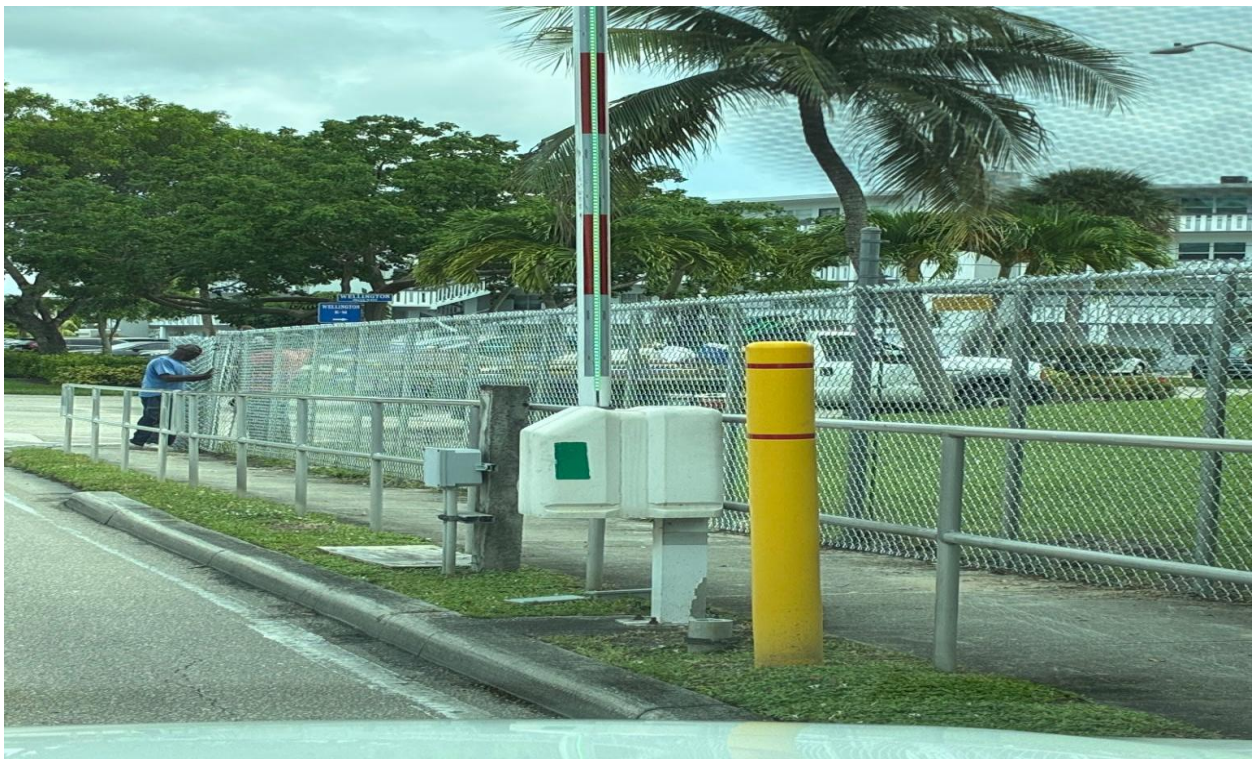
47 NORWICH B- THIS UNIT OWNER WAS USING THE ASSOCIATION'S HOSE BIB TO BRING BUCKETS OF WATER INTO HIS UNIT TO FLUSH HIS TOILET. NOW THE HOSE BIB IS LOCKED OFF.



STRATFORD A- THIS CRATER CONTINUES TO WIDEN. SECTIONS OF UNDERMINED ASPHALT ROAD HAVE COLLAPSED. REPAIR WORK WILL HAPPEN SOON.



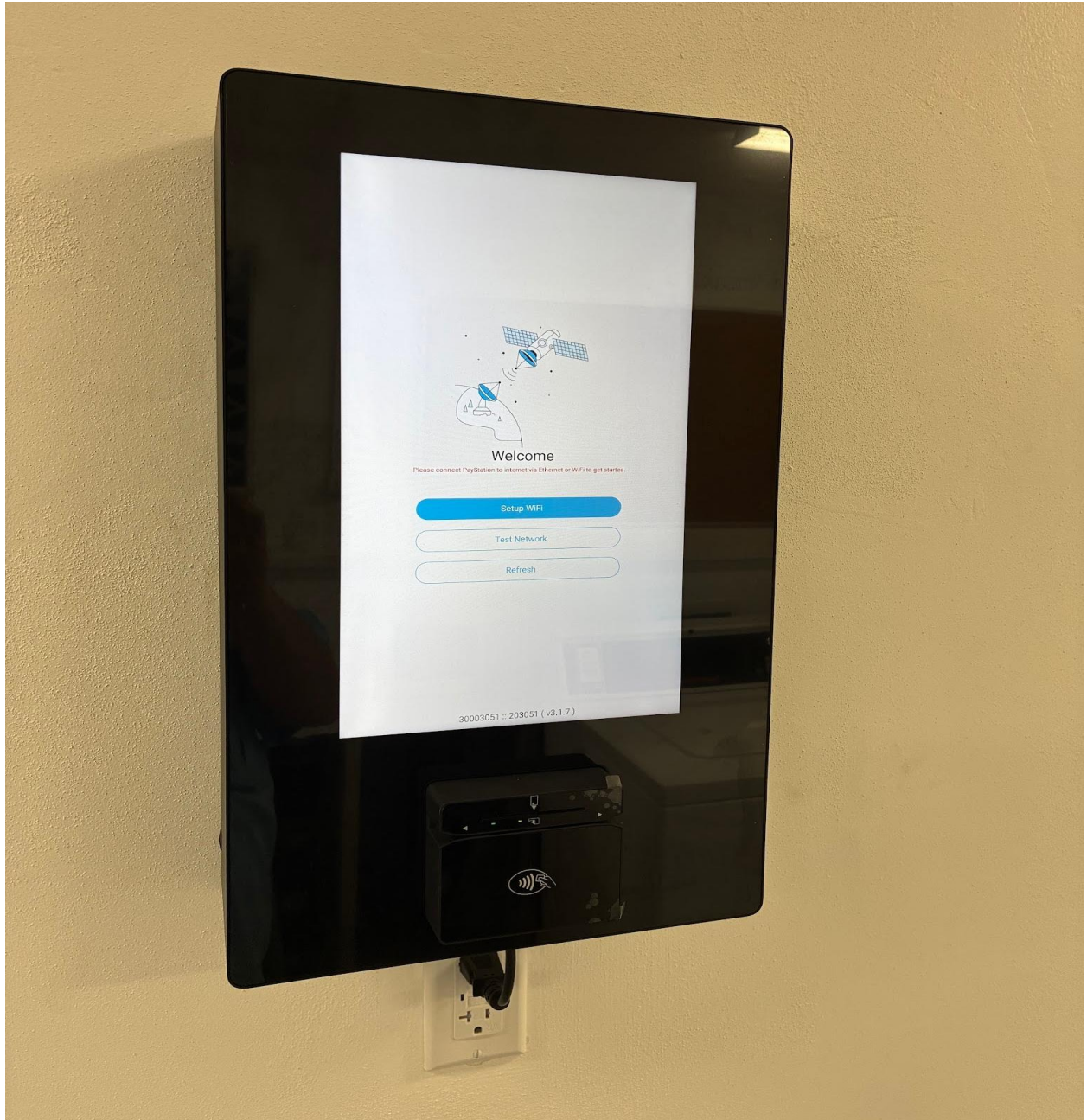
VICTORIA VILLAGE- THESE TWO PARCELS HAVE BEEN APPROVED BY PBC ZONING FOR BUILDING 34 TOWNHOMES. NEXT STOP IS THE PBC COMMISSIONERS ON 9/24.



WEST DRIVE- NEW FENCES INSTALLED BY BUDGET FENCE AND GATE SYSTEMS ON 9/1 AND 9/2.



**PLYMOUTH LAUNDRY- NEW WASHERS AND DRYERS WERE
INSTALLED ON 8/31. BOUCHER GAS WILL CONNECT AND TEST
THESE MACHINES THIS WEEK.**



PLYMOUTH LAUNDRY- THIS IS THE NEW PAYMENT “KIOSK” THAT WILL ALLOW USERS TO ACTIVATE WASHERS AND DRYERS WITH THEIR CREDIT OR DEBIT CARD. THE MACHINES CAN ALSO BE ACTIVATED WITH A SMARTPHONE APP.



PLYMOUTH LAUNDRY- USERS WILL ALSO BE ABLE TO ACTIVATE WASHERS AND DRYERS WITH THEIR SMARTPHONES, AFTER DOWNLOADING THE PAYRANGE APP.



NORTH CANAL- LAND CLEARING WORK AT NORTH CANAL CONTINUES.



NORTH CANAL- LAND CLEARING WORK, BY JFB CONSTRUCTION, CONTINUES.



NORWICH SECTION- CONSTRUCTION WORKERS ACCIDENTALLY BROKE A WATER MAIN ON 9/1. PBC WATER MADE REPAIRS LATER THAT DAY. MOST OF THE NORTHEAST QUADRANT OF CV EXPERIENCED LOW OR NO WATER PRESSURE UNIT REPAIRS WERE DONE.



NORWICH SECTION- PBC WATER ARRIVED WITHIN THE HOUR.



**NORWICH SECTION- PERMANENT REPAIR TO THE WATER MAIN
WAS COMPLETED ON 9/2.**



UCO OFFICE- THESE TWO TREES WERE VERY CLOSE TO OUR NEW FENCE. EVENTUALLY THEY WOULD HAVE GROWN INTO THE FENCE. THE TREES WERE REMOVED BY SEACREST SERVICES ON 8/29.



NORTHAMPTON F- THIS CAR, WITH A FLAT TIRE, HAS NOT MOVED IN OVER THREE MONTHS. THERE IS NO RECORD FOR THIS CAR IN THE UCO ACCESS CONTROL DATABASE (ABDI). THE ASSOCIATION'S PRESIDENT ORDERED IT TO BE REMOVED FROM THE PROPERTY. A TOW NOTICE WAS PLACED ON THIS CAR ON 9/1.



NORTHAMPTON F- THIS CAR WAS REMOVED BY SISTERS TOWING ON 9/3.



CENTURY BOULEVARD- DARK STREETLIGHT, DISCOVERED 8/30. A REQUEST FOR REPAIR WAS SENT TO FPL, TICKET #48548.



ANDOVER SECTION- NEW SIGN INSTALLED BY HANDYMAN JOSE.



SALISBURY SECTION- NEW STOP SIGN INSTALLED BY HANDYMAN JOSE.

UCO Budget Town Hall

**Monday, September 14
1:00 pm
Main Clubhouse, Meeting Room C**

All CV Unit Owners are welcome to attend.

The draft 2027 UCO Budget will be brought to the October Delegate Assembly (10/2) for review and approval.



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