

10/5/2026 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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2027 UCO BUDGET- On 10/2, at **UCO Delegate Assembly**, Delegates approved the **2027 UCO Budget** presented by **UCO Treasurer Mary Jane Gorges**. Each CV Association will now receive an **Apportionment Letter**, which informs the Associations of their quarterly obligation to UCO. ***UCO does not send quarterly invoices to CV associations.***

OCCUPIED UNIT WITH NO ELECTRIC OR WATER SERVICE- Last week, I received a report regarding an occupied unit at **Hastings I** that had no water or electric service. I inspected this unit and found that the water meter had been padlocked, and the unit's electric meter flashed "CLOSED". This presents a safety and sanitary hazard to the Community. I sent a report to PBC Code Compliance, **C-2026-09280009**. This is the third instance reported to me recently of CV associations allowing units to be occupied without electric or water service. In some cases, the occupants were using the association's hose bib and buckets for washing and toileting. In one case, human waste is being put into the association's dumpster. ***When cases like this are discovered, CV association boards should immediately direct their attorney to take legal action to stop this disgusting condition.*** I sent a letter to **PZB Code Compliance Director Whitney Carroll**, requesting the County's assistance with this problem. A copy of that letter is appended to this report. On **10/29**, the three units were inspected by PZB Code Compliance.

121 WELLINGTON G, UNPERMITTED CONSTRUCTION, UPDATE- Last month, I reported about unpermitted construction happening at **121 Wellington G**. On **9/29**, the interior of this unit was inspected by a **PZB Code Compliance Officer** and an **Investigator from PZB Contractor Certification Division**. Previously reported unpermitted work was documented: plumbing, electrical, installation of suspended ceilings and exterior doors, and alteration or removal of interior walls.

UNPERMITTED WINDOW INSTALLATION, 325 WINDSOR N- On **9/29**, I observed windows being installed at **355 Windsor N**. I checked the PZB Permit Tracking website and found that no permit had been applied for. **PZB Code Compliance Officer Jill Lovett** inspected the unit, and filed a violation against the unit owner, **C-2026-09290014**.

BOLLARD INSTALLATION, UCO OFFICE- On **10/1**, **Dos Santos Construction** began installing bollards at the front of the building. There have been several recent incidents regarding people tripping over the parking bumpers, which will now be removed.

NORTH CANAL- Land clearing and excavation work continues at North Canal. This work has been slowed somewhat by the recent heavy rains. The first page of our Engineer's weekly report is appended to this report. To see the full report, send an email request to UCOMAINTENANCE@GMAIL.COM.

IRRIGATION- On **9/30**, **Chabot Irrigation** replaced a faulty check valve at the **Stratford A** pump station. Currently, all irrigation pump stations are turned off due to heavy rains. On **10/1**, Chabot Irrigation read flowmeters at all 27 CV irrigation pump stations, reported usage to **South Florida Water Management District**, and performed preventative maintenance and repairs at **Norwich, Coventry, South Perimeter and North Perimeter pump stations**.

FLOODING, CENTURY BOULEVARD, SOUTHAMPTON SECTION- This week **UCO's Engineer, Derek Schenavar** and **Kolter Land's Engineer, Chris Holmes**, will meet and inspect the non-functional storm drain catch basins in Century Village that previously drained into the Reflection Bay property. UCO has formally retained Derek Schenavar to resolve these flooding issues.

END OF REPORT



144 HASTINGS I- WATER SERVICE HAS BEEN LOCKED OFF BY PBC WATER UTILITIES. HOW IS THIS PERSON CLEANING HIMSELF OR FLUSHING HIS TOILET?



144 HASTINGS I- ELECTRIC SERVICE TO THIS UNIT HAS BEEN TURNED OFF BY FPL. THERE ARE LIGHTS ON INSIDE THE UNIT, SO IT IS LIKELY THAT THE OCCUPANT HAS TAPPED INTO AN ALTERNATIVE SOURCE. THIS IS DANGEROUS AND UNFAIR TO THE UNIT OWNER WHO IS BEING ROBBED. I HAVE CONFIRMED THAT THE OCCUPANT IS NOT TAPPING INTO THE ASSOCIATION'S HOUSE METER.



United Civic Organization, Inc.

OF CENTURY VILLAGE

DATE: SEPTEMBER 28, 2026

TO: MS. WHITNEY CARROLL, ESQ.
EXECUTIVE DIRECTOR, PLANNING, ZONING AND BUILDING
DEPARTMENT, PALM BEACH COUNTY

COPY

SUBJECT: OCCUPIED UNITS WITH NO WATER OR ELECTRIC SERVICE

Hello Ms. Carroll. My name is Donald Foster. I am Community Manager at Century Village, West Palm Beach.

During the past few months, I have received a number of reports regarding occupied condominium units that do not have water or sewer service. In each case, I observed that the water meters had been padlocked and the electric meters had been turned off. The occupants of these units are using alternative means for washing and toileting, including putting human waste into the Community's dumpsters. In at least one case, I have confirmed that an occupant has tapped into the electric circuit of a neighboring unit. These conditions present safety and sanitary hazards to our Community. The three most recently reported units with no power/water/sewer are:

144 Hasting I, PZB #C-2026-09280009

47 Norwich B, #C-2026-09020008

73 Cambridge D, C-2026-08170010

We realize that addressing situations like this is a cooperative effort. The Directors of Hastings I, Norwich B, and Cambridge D have been advised to direct their Attorneys to take legal action against the owners of these units. Occupying units without water, sewer or electric service is a violation of Florida Statute 553.79 as well as corresponding County codes.

These units, at this time, are unfit for human habitation. We request that PZB take appropriate action to restrict occupancy at these units until electric, sewer and water services are restored.

Respectfully,

Donald Foster
Community Manager
United Civic Organization
561-221-5385

CC: F. FABBRO, G. WEISS, FILE
ATTACHMENTS

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73 CAMBRIDGE A- THIS UNIT WAS INSPECTED BY PZB CODE COMPLIANCE ON 9/29. THE FRONT DOOR WAS UNLOCKED, AND PBSO WAS CALLED TO CHECK THE UNIT FIRST. THE CONDITIONS INSIDE THE UNIT ARE DISGUSTING; A DISASTER MITIGATION COMPANY WILL BE HIRED FOR CLEAN UP. MARTY BUGS WAS CALLED IN AS WELL BECAUSE THE PLACE IS CRAWLING. THIS ASSOCIATION'S BOARD HAS DIRECTED THEIR ATTORNEY TO ADDRESS THIS PROBLEM.



**121 WELLINGTON G- ON 9/29, THIS UNIT WAS INSPECTED BY PZB
CODE COMPLIANCE AND PZB CONTRACTOR CERTIFICATION.**



325 WINDSOR N- THIS UNIT OWNER WAS ISSUED A NOTICE OF VIOLATION FOR INSTALLING HIS OWN WINDOWS. OWNERS OF CONDOMINIUM UNITS CANNOT PULL "DIY" PERMITS; ONLY LICENSED CONTRACTORS CAN PULL PERMITS FOR CONDOMINIUM UNITS.



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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:	09/24/2026	Log #:	007
Weather / Temp:	Cloudy, 82°F	Crew on Site (total):	1

GENERAL NOTES FOR CHECK-IN / WALKTHROUGH

The project inspector prepared this report based on the site inspection (walkthrough) conducted this week. Regarding the status of the active RFIs, the following is reported: RFI #2 (removal of palm trees and shrubs at Station 0+00.00) shows partial progress; the larger palm trees and trees have already been removed; however, some shrubs remain pending removal, so the condition on site remains, overall, similar to what was reported last week. RFI #3 and RFI #4 (north-side pipes at Stations 0+75.00 and 8+50.00, respectively) show no change from the previous week: both pipes remain exposed and in the same conditions previously reported. In addition, a continued pattern of delayed activities is observed relative to the schedule proposed by the contractor itself, Wilson Building & Development, Inc. The contractor has repeatedly advanced activities without following the sequence established in its own schedule, and without formally notifying any change to the planned sequence or timing of activities. This situation, combined with weather-related delays, increases the risk of missing the project's scheduled completion date. However, there is still sufficient time to make the corrective adjustments needed to bring the project back on track.

KEY PERFORMANCE INDICATORS

KPI	Unit	Total / Planned	Amount Used / Completed	Amount Remaining	Target	Variance	Status
Schedule	Days	90	38	67	47	-30%	Behind Schedule
Scope	Scope Items	98	14	84	78	-6	

1. FINISHED ACTIVITIES — Work completed today

#	Phase	Activity / Task Completed	Location / Area	Notes
1	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	N/A



NORTH CANAL- DRONE'S EYE VIEW OF THE EASTERNMOST SECTION OF CANAL.



NORTH CANAL- SOD INSTALLATION CONTINUES.



NORTH CANAL- ON 10/1, THE OWNERS OF 5214 HORSESHOE CIRCLE SHOVED A DRAINPIPE THROUGH OUR NEWLY REFURBISHED CANAL BANK AND WASHED IT OUT. ON 10/2, I SENT A REPORT TO PBSO AND DIRECTED UCO'S ATTORNEY TO SEND A LETTER TO THESE PROPERTY OWNERS.



UCO OFFICE- BOLLARDS WERE INSTALLED BY DOS SANTOS CONSTRUCTION ON 10/1 AND 10/2. THESE BOLLARDS WILL BE COVERED BY YELLOW COVERS AND THE PARKING BUMPERS WILL BE REMOVED.



STRATFORD A- NEW CHECK VALVE INSTALLED ON IRRIGATION INTAKE PIPE BY CHABOT IRRIGATION.



CENTURY BOULEVARD- LAST WEEK'S HEAVY RAINS CAUSED NEW FLOODING ON CENTURY BOULEVARD. UCO'S ENGINEER AND REFLECTION BAY'S ENGINEER ARE WORKING ON SOLVING THIS DRAINAGE PROBLEM.



EAST DRIVE- FIVE STREETLIGHTS WENT DARK AFTER LAST WEEK'S HEAVY RAINS. THIS WAS REPORTED TO FPL, TICKET #40139.



UCO OFFICE- EXTERIOR OF THE BUILDING WAS PRESSURE CLEANED ON 9/26.



UCO OFFICE- INTERIOR OF THE UCO OFFICE WAS DEEP CLEANED ON 9/26.



**NORTHAMPTON N- VAN WITH NO PLATE, REPORTED IN BY A CV
UNIT OWNER.**



NORTHAMPTON N- NO-PLATE VAN REMOVED BY SISTERS TOWING ON 9/30.



KINGSWOOD SECTION- FADED STOP SIGN REPLACED BY HANDYMAN JOSE.



CANTERBURY A- FADED STOP SIGN REPLACED BY HANDYMAN JOSE.



ANDOVER, WELLINGTON SECTIONS- JOSE INSTALLED ADDITIONAL REFLECTIVE STRIPS ON THESE NEW GUARDRAILS.