5/22/2023 PROPERTY MANAGER'S REPORT
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UNPERMITTED DEMOLITION, WELLINGTON L- Last week, I received a report of unpermitted demolition at a third floor unit at Wellington L. A unit owner had jackhammered holes in the concrete floor in a bathroom, and busted through to the unit below. At most CV buildings, concrete floor/ceilings are "prestressed, precast concrete structural elements", which means that the floors/ceilings are holding up the building, and that any cutting or jack hammering of these surfaces weakens the structural integrity of the building. Also, these floor/ceiling slabs are Association common elements; altering them requires prior board approval and, in many cases, requires a membership vote before work can start.

The new Board wasted no time in taking action. A report was sent to the PBC Building Department, a County inspector documented the damage, and the unit owner will be cited for the unpermitted demolition. A Structural Engineer was engaged by the Association, who inspected the damage and will prepare a plan for repairs. Once the repair plans are complete, the Association will hire a General Contractor to apply for permits and make the repairs, which will be inspected by the County before the unit is recertified for occupancy. The Association's Attorney will take legal action to recover the costs associated with this damage. ***This is exactly how all CV Associations should respond to all instances of unpermitted and unauthorized additions or alterations to Association common or structural elements.***

TREE SPRAYING- On 5/11, all black olive trees along the main roads of Century Village were sprayed by Seacrest Services. This treatment is intended to control black olive caterpillars (*characoma nilotica*), which infest black olive trees and cause staining of pavement.

TREE TRIMMING- On 5/17, Requelme Landscaping trimmed trees at properties owned or maintained by UCO. This additional work is intended to reduce damage to trees and cleanup in case of a hurricane.

PBC HVAC PROGRAM- Niels Heimeriks, Chief of Staff to PBC Commissioner Gregg Weiss, has requested that the CV Community be advised of an upcoming grant program to assist unit owners who need help in maintaining or replacing their central air conditioning systems. Grants can range up to $15,000 for qualified applicants. In order to qualify for this program, unit owners must meet income requirements, reside full-time in Palm Beach County, and demonstrate that they are in a crisis situation. For more information about this program, or for assistance in applying, please visit: https://www.utilityassistancepbc.org/ or call **833-CSD-WILL (833-273-9455)**.

WATER VALVE INSTALLATIONS- Last week, J&D Construction, working for PBC Water Utilities, resumed work on the long-running potable water valve replacement project. New valves were installed in the Berkshire and Camden sections. This project is intended to reduce interruptions in water supply service, and to limit the amount of units that are affected by water main leaks and repairs.

HOPA CERTIFICATION FOR CV ASSOCIATIONS- At last month's UCO Delegate Assembly, I reminded CV Association Directors about an important piece of Association housekeeping, the biennial residency census that must be performed and put into Association records. This chore is required in order to maintain the Association's status as a HOPA (Housing For Older Persons Act) Community. At my request, Attorney Mark Friedman has submitted an article for the June edition of the *UCO Reporter* that provides relevant guidance for CV Association Boards.

END OF REPORT



WELLINGTON L- THE OWNER OF UNIT 305 GUTTED THE UNIT, REMOVED INTERIOR WALLS, AND JACKHAMMERED THROUGH THE FLOOR. NO PERMITS, NO BOARD PERMISSION. IT LOOKS LIKE THE HOLE WAS FILLED IN WITH SPRAY FOAM INSULATION.



WELLINGTON L- THE OWNER OF UNIT 305 JACKHAMMERED STRAIGHT THROUGH THE FLOOR TO THE UNIT BELOW.



WELLINGTON L- A CONTRACTOR WORKING FOR THE OWNER OF UNIT #305 ALSO CUT AND REMOVED REBAR- THESE IRON BARS, WHICH ARE EMBEDDED IN THE CONCRETE SLABS, IS WHAT MAKES THE SLABS DURABLE, FLEXIBLE, AND ABLE TO BEAR WEIGHT. THE WEIGHT OF AN APARTMENT BUILDING.



WELLINGTON L- THE OWNER OF UNIT #305 REMOVED INTERIOR WALLS AND REROUTED ELECTRICAL LINES WITH NO PERMITS OR BOARD PERMISSION.



BERKSHIRE SECTION- JOHNSON & DAVIS CONSTRUCTION HAS RESUMED INSTALLATION OF POTABLE WATER VALVES AT VARIOUS SECTIONS OF CV.



ANDOVER E- THE OWNER OF UNIT #111 PUT OUT BULK TRASH ITEMS OVER THE WEEKEND. THE ASSOCIATION PRESIDENT AUTHORIZED THE SPECIAL PICKUP CHARGE, WHICH WILL BE BACK CHARGED TO THE UNIT OWNER.



ANDOVER E- BULK TRASH PICKUP DAY IS FRIDAY. BULK TRASH PUT OUT ON OTHER DAYS REQUIRE ADDITIONAL CHARGE FOR SPECIAL PICKUP. ALLOWING JUNK PILES TO STAY OUT ALL WEEK IS A CODE VIOLATION.



BEDFORD H/I- RUSTED OUT DUMPSTER. REQUEST FOR REPLACEMENT SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM.