

1/15/2023 PROPERTY MANAGER'S REPORT

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RESERVE STUDIES- There have been a number of inquiries at UCO about **Florida Senate Bill 4-D**, and the new requirements for buildings over two stories. Two of these requirements are for these Associations to have a **“Structural Integrity Reserve Study”**, and to fully fund certain reserves. The deadline for meeting these new requirements is **December 31, 2024**. CV Associations should consult with their Property Managers and Attorneys for advice on engaging qualified Reserve Study Firms and plans to meet these new reserve funding requirements.

CONDOMINIUM BOARD CERTIFICATION CLASS- On Wednesday, January 25, Attorney Mark Friedman of the Becker Law Firm will host a Condominium Board Certification class at the Century Village Clubhouse Theatre. To register for this course, please use the following Internet link:

<https://online.beckerlawyers.com/77/1233/landing-pages/rsvp-blank.asp>

All CV unit owners are encouraged to attend this informative class, and **board members are required to complete a certification course within 90 days of being elected or appointed**. This class can also be taken up to one year prior to being seated on the Board.

EYE EXAMS, CV MEDICAL BUILDING- On **Friday, 1/20, 10:00 AM**, Cano Health, located at the CV Medical Building, will host an free eye exam event for the CV Community. A Optix Mobile van will be set up at the parking lot across the street from the Medical Building for eye care exams, and there will be music and other entertainment as well.

PBC PROPERTY APPRAISER- CV unit owners who have questions about their property tax assessment can meet with Mike Pratt, PBC Property Appraiser, every **first Tuesday of each month at 1:30 PM, at the CV Clubhouse**.

BULK TRASH- We continue to have issues with bulk trash piles being left out all week, junk piles that exceed SWA limits for regular bulk pickup service, and dumping of construction and demolition debris. These piles are violations of PBC Property Maintenance Code:

“Sec. 14-35. - Rubbish and garbage. (a) Accumulation of rubbish or garbage. It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, appliances, glass, building material, construction debris, automotive parts, tires, vegetative debris, garbage, trash or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such property clean and to remove from the premises all such items as listed above.”

Bulk trash may only be put out on Thursdays. Junk that is put out on other days will be reported to PBC Code Enforcement. Junk piles that exceed SWA limits (3 large pieces, or 2 cubic yards) require an additional charge. This cost can be back charged to the responsible unit owner, if known.

END OF REPORT



EYE EXAM EVENT- FRIDAY, 1/20, 10:00 AM, ACROSS THE STREET FROM THE CV MEDICAL BUILDING ON CENTURY BOULEVARD.



BERKSHIRE H- THIS JUNK PILE WAS PUT OUT ON SUNDAY, 1/8, AND STOOD OUT ALL WEEK. THE ASSOCIATION AGREED TO AUTHORIZE ADDITIONAL CHARGE FOR SPECIAL PICKUP, AND WILL BACK CHARGE THE RESPONSIBLE UNIT OWNER.



NORWICH F- THIS JUNK PILE ALSO STOOD OUT ALL WEEK, AND EXCEEDS SWA LIMITS FOR REGULAR BULK TRASH PICKUP SERVICE.



WELLINGTON K- THIS PILE WAS PUT OUT ON THURSDAY, BUT IT EXCEEDED SWA LIMITS FOR REGULAR BULK TRASH SERVICE. THE ASSOCIATION'S PRESIDENT AUTHORIZED ADDITIONAL CHARGE FOR SPECIAL PICKUP (\$150), AND WILL BACK CHARGE THE RESPONSIBLE UNIT OWNER. THANK YOU!



PLYMOUTH SECTION- THESE COUCHES WERE PUT OUT ON FRIDAY, 1/13, AFTER THE BULK TRASH TRUCK HAD PASSED BY. THEY WILL SIT OUT ALL WEEK, UNLESS THE ASSOCIATION AUTHORIZES THE ADDITIONAL CHARGE FOR SPECIAL PICKUP. SEACREST SERVICES HAS BEEN NOTIFIED.



NORWICH J- THIS DUMPSTER WILL NOT BE SERVICED UNTIL THE DEMOLITION MATERIAL IS REMOVED AND PROPERLY DISPOSED OF. CONSTRUCTION AND DEMOLITION DEBRIS IS NOT PICKED UP BY WASTE PRO FOR FREE, AND IT DOES NOT BELONG IN DUMPSTERS. THE PROPERTY MANAGER HAS BEEN NOTIFIED.



KENT C- BUSTED WHEEL, YELLOW RECYCLE BIN, CALLED IN BY A CV UNIT OWNER. A REQUEST FOR REPAIR WAS SENT IN TO WASTE PRO.



NORWICH M- RUSTED OUT DUMPSTER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM.



BEDFORD A- PICKUP TRUCK WITH DEFACED REGISTRATION TAG (MAGIC MARKER). REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT NUMBER C-2023-01090024.



CAMDEN M- CAR WITH EXPIRED REGISTRATION TAG, FLAT TIRES, AND A FADED FOR SALE SIGN IN THE REAR WINDOW. THIS WAS REPORTED IN BY A CV UNIT OWNER. COMPLAINT WAS SENT TO PBC CODE ENFORCEMENT, # C-2023-01110001.



KENT SECTION- FPL FINALLY GOT TO REPAIRING THESE TWO STREETLIGHTS. UNDERGROUND POWER LINES HAD BEEN SEVERED.



KENT POOL- THESE TWO STREETLIGHTS ARE NOW OPERATIONAL.



WEST/NORTH DRIVE- DARK STREETLIGHT. REPORTED TO FPL FOR REPAIR.



MOST FPL STREETLIGHT POLES HAVE AN ID TAG- THIS IS VERY HELPFUL WHEN REPORTING A DARK STREETLIGHT. PLEASE SEND DARK STREETLIGHT REPORTS TO UCOMAINTENANCE@GMAIL.COM.



ANDOVER C- THIS HEDGE, AT THE SOUTH SIDE OF ANDOVER C, IS MAKING IT DIFFICULT FOR DRIVERS TO MAKE TURNS FROM HAMPSHIRE STREET INTO CARLYLE STREET. A REQUEST WAS SENT TO THIS ASSOCIATION'S PROPERTY MANAGER TO TRIM THE HEDGE DOWN TO 36 INCHES.



COVENTRY A- THIS HEDGE, ON NORTH DRIVE EXTENSION, IS MAKING IT DIFFICULT FOR DRIVERS TO MAKE TURNS ONTO CARDIFF STREET. THE PROPERTY MANAGER AGREED TO TRIM THIS HEDGE DOWN TO 36 INCHES.