11/14/2022 PROPERTY MANAGER'S REPORT
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PBC ZONING COMMISSION HEARING- On **11/3**, many CV unit owners attended a hearing of the Palm Beach County Zoning Commission, which considered an application from **Khal Chassidm of WPB** to convert part of the **CV Medical Building into a Religious Place of Worship**, reduce existing parking, and to construct **two swimming pools** at the rear and side of this building. There were five requests for variances associated with this application. Three of these variance requests were withdrawn before the hearing date. The remaining two variance requests were approved by the Zoning Commission, with modifications that include moving the northern edge of one swimming pool back to thirty feet from the Stratford A property line.The original application called for a twenty-four foot distance between the swimming pool and Stratford A.

A YouTube recording of this hearing is available; use this link:

Zoning Commission Hearing: November 3rd, 2022 | Palm Beach County

The Board of County Commissioners will meet to decide on this application on **November 28, 2022 at 9:30 A.M. at the Governmental Center, located at 301 N Olive Ave in West Palm Beach.** The applicant, Khal Chassidm of WPB, has requested a Development Order Amendment to:

- **Amend conditions of approval and reconfigure the Site Plan.**

- **Approve revisions which will include allowing the uses to be reconfigured within the same building footprint to eliminate the Adult Day Care and allow a Religious Place of Worship.**

UCO will provide bus service to and from this meeting for interested CV unit owners. Advance registration for this bus is required. Please send an email to UCOMAINTENANCE@GMAIL.COM to get on the bus list.

BULK TRASH- Last Friday, Waste Pro missed a number of bulk trash pickups at CV associations. I have sent a complaint to Waste Pro and PBC Solid Waste Authority, and will follow up until these pickups are made.

POST STORM UPDATE- CV was not affected by Hurricane Nicole. Overall, the property was very well squared away in the days preceding the non-storm. Thanks to all who helped with preparing for this non-event.

CERT- In the aftermath of storms and other emergency events, our volunteer CERT (Community Emergency Response Team) is trained to survey Century Village, assess and report on damage, and to assist CV residents and Associations. We encourage all CV residents to consider joining this group, which meets monthly at the Clubhouse. The next meeting of CV CERT will be on 12/9, at 1:00 PM.

COCONUTS- On 11/7, as preparation for the oncoming storm, D.R. Landscaping Services trimmed 118 coconut palms along the main roads of Century Village. As usual, some residents competed for the falling coconuts, ignoring and defying warnings from the workers, security guards, and me. Coconut palms at CV are treated with pesticides that accumulate inside the coconuts, and they are irrigated with recycled toilet bowl water. CV residents should not collect or consume coconuts anywhere inside CV.

BEES- On November 1, beekeeper Len Khan removed a beehive from inside an FPL pole near Bedford K, and another hive at Oxford 700. Capturing bees alive is preferable to killing them with insecticides.

GATOR- A large alligator has been reported in the Wellington section. A trapper has been assigned to remove it. In the meantime, please don't feed the gators. Please send gator reports to: ucomaintenance@gmail.com.

TRANSPORTATION- The UCO Transportation Committee has scheduled excursions for 12/8 and 1/18. Flyers for these trips can be seen at the CV BLOG: www.village-blog-and-chat.blogspot.com.

PAVING REPAIRS- On 11/8, Atlantic Southern Paving made repairs to roadways at various sections of Century Village. Roadway repairs are an ongoing effort.

RVS, TRAILERS, CAR CARRIERS, ETC.- As we come into peak occupancy season at Century Village, we are, as usual, seeing an increase of non-passenger vehicles and other equipment entering CV, which violate County ordinances, Association rules, and generally cause complaints and arguments between neighbors. To keep all of this to a minimum, and to limit damage to our roads, please be aware of the following:

- **Vehicles that are over forty feet in length are not permitted through the gates. This includes moving vans, and vehicle/trailer combinations that exceed forty feet in length. Associations that are expecting material or equipment deliveries by over-length trucks should notify UCO in advance.**

- **Parking of recreational vehicles, boats, boat trailers, box trailers, jet skis, and portable storage units (PODs) inside Century Village for more than one hour is a violation of PBC Ordinance, and will be reported to PBC Code Enforcement without warning. The Associations that allow these vehicles to park on their property will receive the Notices Of Violation from PBC Code Enforcement, not the owner of the offending vehicle.**

- **Car carriers are not permitted to enter Century Village.**

- **All vehicles parked at Association parking areas must have license plates with current registration tags, should be in operable condition, and should not be used to store junk.**

END OF REPORT

CV UNIT OWNERS TRAVELED TO THE 11/3 PBC ZONING COMMISSION HEARING ON A BUS SUPPLIED BY UCO. OTHERS DROVE THERE THEMSELVES.

2300 JOG ROAD- OUR ACADEMY BUS DRIVER AND UCO VP FAUSTO FABBRO ASSISTED CV UNIT OWNERS WITH EXITING THE BUS. FOR A SEAT ON THE 11/28 BUS TO THE COUNTY COMMISSION MEETING, SEND AN EMAIL TO: UCOMAINTENANCE@GMAIL.COM.

2300 JOG ROAD- THE 11/3 ZONING COMMISSION HEARING WAS VERY WELL ATTENDED BY CV UNIT OWNERS. A SECOND ROOM NEEDED TO BE OPENED FOR THE OVERFLOW CROWD.

TO WATCH THE 11/3 PBC ZONING COMMISSION HEARING ON YOUTUBE, USE THE FOLLOWING LINK:

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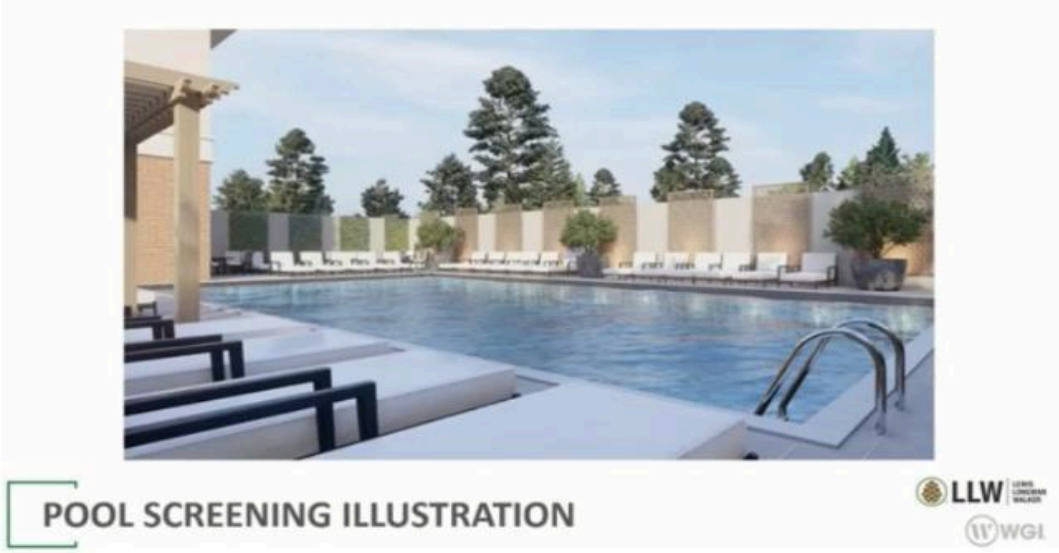
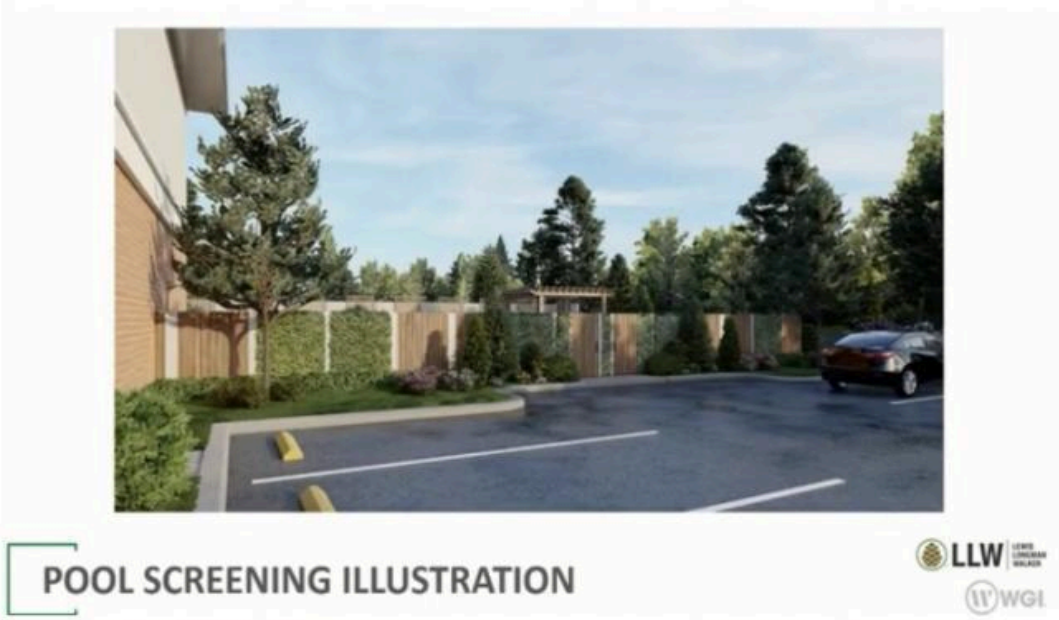
CENTURY BOULEVARD, CV MEDICAL BUILDING- THIS IS THE PROPERTY WHERE THE PROPOSED RELIGIOUS HOUSE OF WORSHIP AND SWIMMING POOLS ARE TO BE LOCATED.





CV MEDICAL BUILDING- THESE ARE ARTIST RENDERINGS OF THE PROPOSED SWIMMING POOLS. THE TOP PICTURE IS INTERIOR. BOTTOM PICTURE IS HOW THE POOLS WOULD LOOK FROM THE STREET. ELEVEN PARKING SPACES WILL NEED TO BE REMOVED TO BUILD THESE POOLS.

NORTHAMPTON R- THESE SOFAS WERE MISSED BY WASTE PRO THREE WEEKS IN A ROW. I HAVE SENT COMPLAINTS TO WASTE PRO AND PBC SOLID WASTE AUTHORITY.

SOUTH DRIVE- ONE STREET SIGN BLEW DOWN. HURRICANE NICOLE DID NOT MUCH AFFECT CENTURY VILLAGE.

EASTHAMPTON C- ASSOCIATION BARN LIGHT BLEW DOWN. SEACREST WILL MAKE THE REPAIR.

MANY CAR COVERS BLEW OFF DURING THE STORM. THIS CAR HAD AN EXPIRED REGISTRATION TAG, SO I REPORTED IT TO PBC CODE ENFORCEMENT.

SOUTH DRIVE- D.R. LANDSCAPING TRIMMED COCONUT PALMS ON 11/8.

SOUTH DRIVE- THIS LADY FILLED HER CAR WITH DOZENS OF COCONUTS, IGNORED REQUESTS TO LEAVE THE WORK AREAS, AND SCOFFED AT WARNINGS ABOUT CONSUMING THE COCONUTS.

BEDFORD SECTION- ON 11/1, BEEKEEPER LEN KHAN REMOVED HONEYBEES THAT HAD CREATED A HIVE INSIDE THIS CONCRETE POLE. THOSE BEES ARE NOW WORKING FOR HIM AT HIS APIARY IN LOXAHATCHEE.

WELLINGTON SECTION- A LARGE GATOR WAS SPOTTED BEHIND WELLINGTON M. A TRAPPER WILL REMOVE IT. IN THE MEANTIME, PLEASE DON'T FEED THE GATORS. SEND GATOR REPORTS TO UCOMAINTENANCE@GMAIL.COM.

CHATHAM/KENT SECTION- PAVING REPAIR COMPLETE.

BERKSHIRE SECTION- PAVING REPAIR COMPLETE.

BERKSHIRE D- THIS PILE OF LUMBER WAS “GREEN TAGGED” BY SWA INSPECTORS. CONSTRUCTION MATERIAL IS NOT PICKED UP BY WASTE PRO FOR FREE- THE ASSOCIATION WILL NEED TO AUTHORIZE THE CHARGE FOR SPECIAL PICKUP.

ANDOVER G- CAR WITH NO LICENSE PLATE. REPORTED TO PBC CODE ENFORCEMENT.

ANDOVER K- CAR WITH NO LICENSE PLATE- REPORTED TO PBC CODE ENFORCEMENT.

ANDOVER I- CAR WITH EXPIRED REGISTRATION TAG. REPORTED TO PBC CODE ENFORCEMENT.