

6/12/2023 PROPERTY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

VANDALISM AT KENT POOL- On Sunday morning, 6/11, a walking CV unit owner reported to me that there was an altercation happening at the Kent Pool. Subsequent investigation showed evidence of overnight occupancy by two persons and also vandalism (a damaged pool chair and a smashed emergency telephone. I called PBSO, made a report, and a guest at 359 Northampton R was later arrested for criminal mischief.

GROCERY STORE, 101 PLYMOUTH M- Last week, I received a report of a grocery store operating out of a residential unit in the Plymouth section of Century Village. I visited this unit, and observed large amounts of grocery items, commercial shelving and appliances, and an open cash box near the entrance. Wine was also being sold from the unit. I told the unit owner that the grocery store must be closed and sent notices to the Plymouth No. 4 Board of Directors, their Property Manager, and the UCO Insurance Department. I also sent complaints to PBC Code Enforcement (case **#C-2023-06060013**) and the Division of Alcoholic Beverages and Tobacco.

STOP WORK ORDER, STRATFORD H- Last week, I received a report of unpermitted construction work at 97 Stratford H. I inspected the unit and found that unreinforced concrete slabs were being poured on the outside of the corner unit, on Association common property, without Board or Membership approval. The Association's Property Manager sent a Violation Letter to the unit owner, advising that the unit owner would be responsible for the cost of removing the unapproved concrete and restoring the Association's shrubs that were destroyed. A PBC Code Enforcement issued a **STOP WORK** order for the unit until the issues are sorted out.

TRANSPORTATION- The UCO Transportation Committee, responding to CV unit owner requests, has worked with Academy Bus and adjusted the exterior bus routes to accommodate riders who want to travel to Holy Name

of Jesus Catholic Church on Military Trail. The bus will continue to serve Mary Immaculate Catholic Church on Spencer Drive as well.

WATER VALVE PROJECT- J&D Construction, working for PBC Water Utilities, continued with water valve installations at the Berkshire section of CV. This project, which has been ongoing for years, is intended to reduce water service interruptions after water main breaks.

PAVING REPAIRS- Last week, Atlantic Southern Paving made repairs to roads at various sections of Century Village. Work will continue this week.

UCO INVESTIGATIONS- Effective immediately, the UCO Investigations Office will be closed on Tuesdays. This office will return to Monday to Friday service after Labor Day.

DOOR TO DOOR SOLICITATIONS- On 6/7, I received a report that a General Contractor, Murphy Builders, was soliciting door to door inside Century Village. I sent a letter to this contractor, informing that this activity is prohibited inside our Community. A representative of that company contacted me and indicated that the solicitations would stop.

STORM DRAIN CLEANING- Next week, Anchor Marine will be cleaning storm drain catch basins around the main roads of Century Village. This maintenance work will reduce ponding at intersections during heavy rains.

END OF REPORT



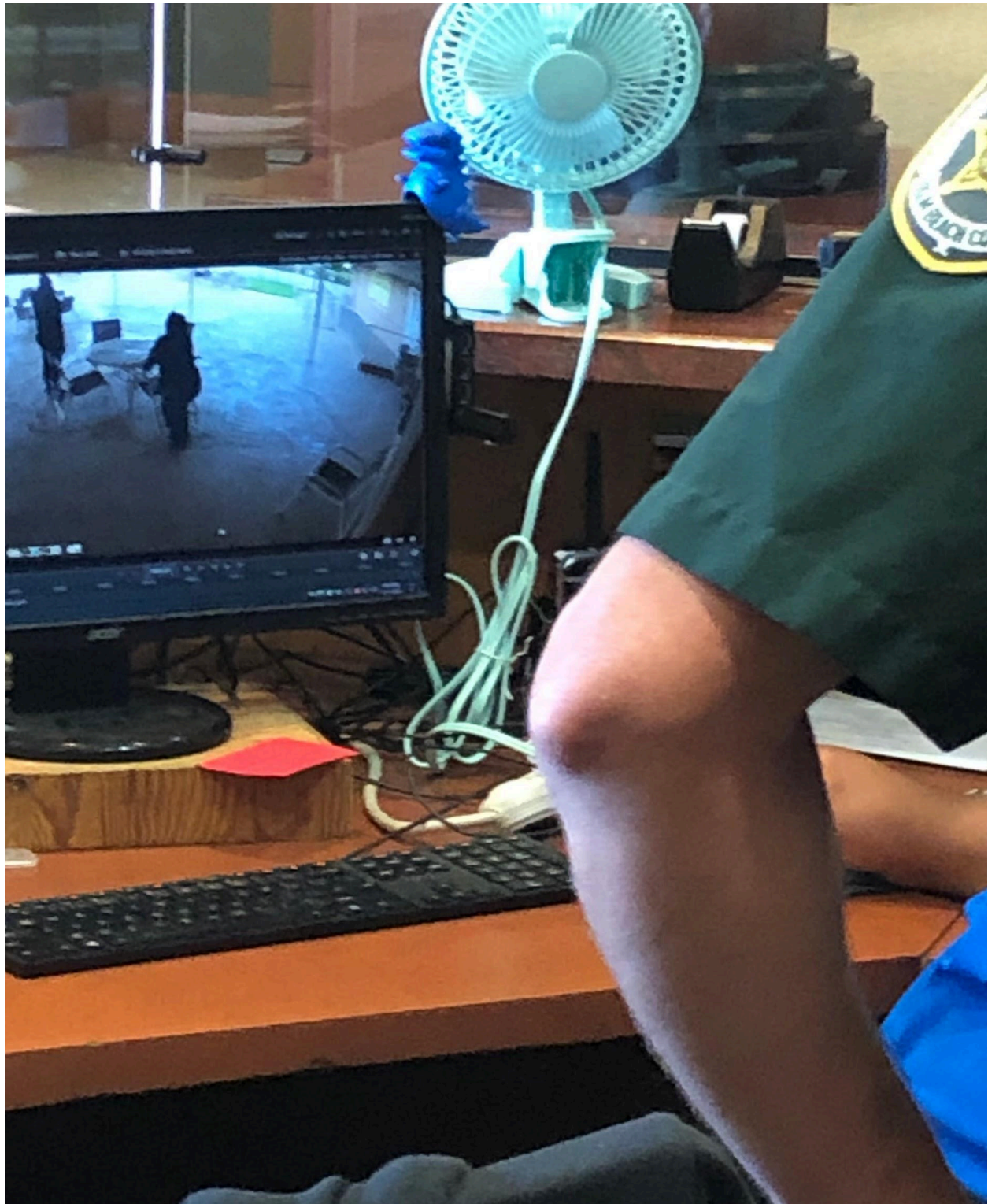
KENT POOL- EARLY SUNDAY MORNING, TWO PERSONS WERE OBSERVED EXITING THE POOL AREA, LOADED DOWN WITH BAGGAGE AND BEDDING.



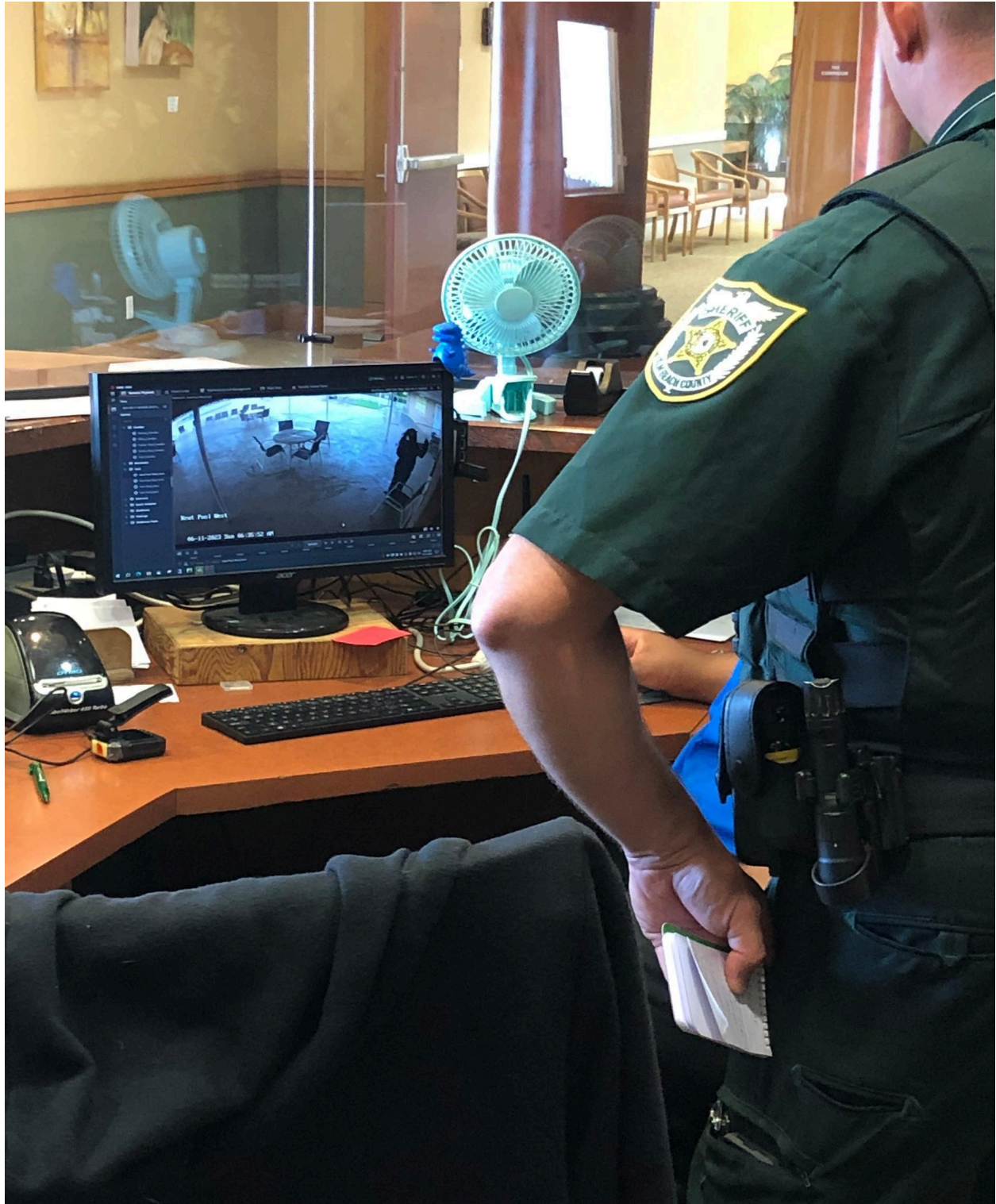
KENT POOL- THE TWO PERSONS WHO WERE FIGHTING INSIDE THE LOCKED KENT POOL AREA MOVED ACROSS THE STREET TO 359 NORTHAMPTON R.



KENT POOL- EVIDENCE OF OVERNIGHT OCCUPANCY, AND VANDALISM, WERE DISCOVERED.



CV CLUBHOUSE- A PBSO DEPUTY SHERIFF REVIEWED VIDEO FOOTAGE OF THE EARLY MORNING ALTERCATION AT THE KENT POOL.



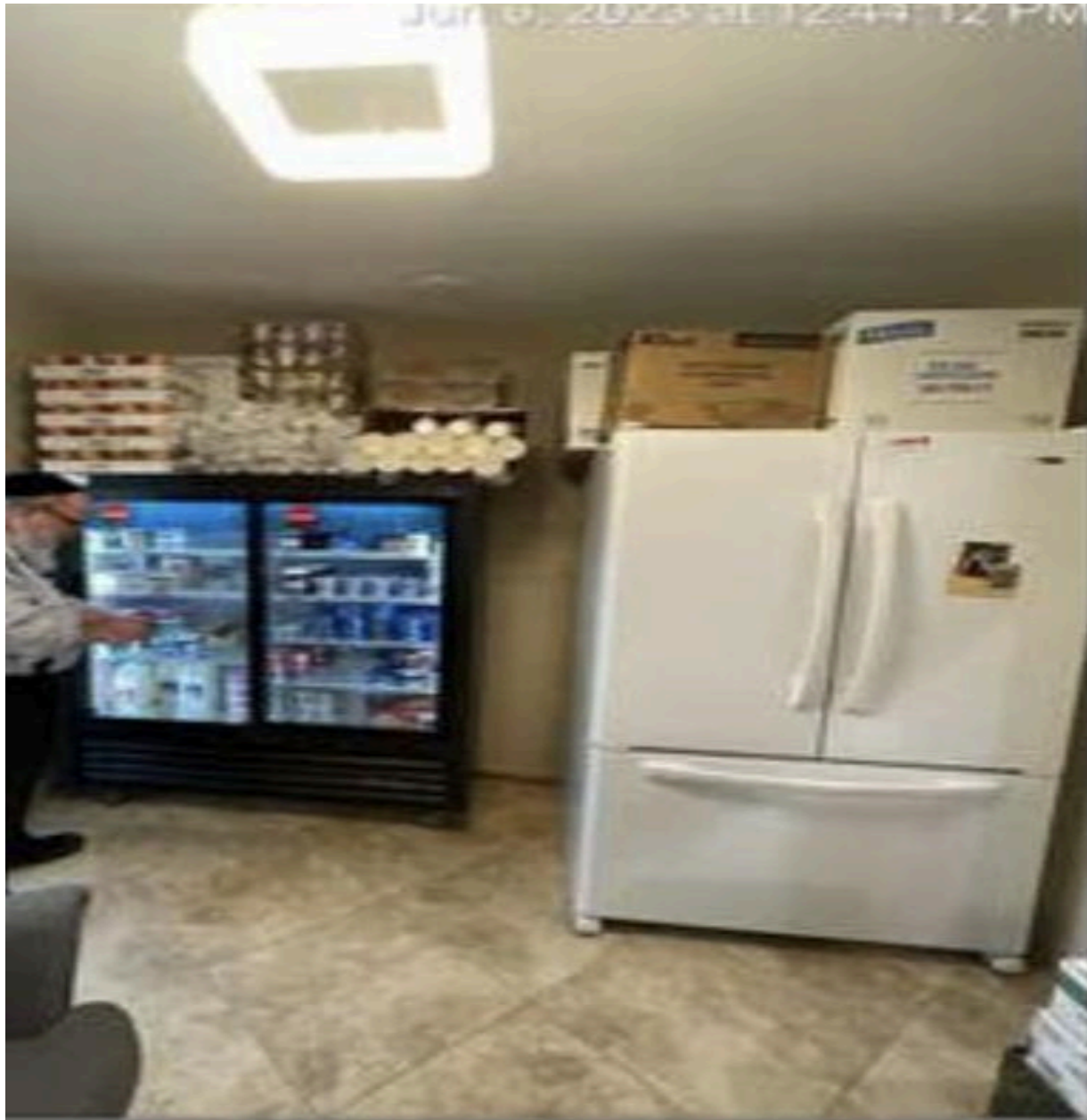
CV CLUBHOUSE- VIDEO FOOTAGE SHOWED THE FEMALE SMASHING THE EMERGENCY PHONE. THIS IS PROBABLE CAUSE FOR ARREST.



CV CLUBHOUSE- THE FEMALE ALSO THREW A POOL CHAIR TO THE GROUND.



359 NORTHAMPTON R- THE KENT POOL VANDAL WAS ARRESTED AND CHARGED WITH CRIMINAL MISCHIEF.



101 PLYMOUTH M- THIS UNIT WAS CONVERTED TO A GROCERY STORE, WITH COMMERCIAL SHELVING AND APPLIANCES. THE APPLIANCE ON THE LEFT IS A DAIRY CASE.



**101 PLYMOUTH R- A WIDE RANGE OF GROCERY ITEMS ARE
ARRANGED FOR SALE.**



101 PLYMOUTH R- THIS IS THE WINE SECTION.



STRATFORD H- THE OWNER OF UNIT #97 HAD UNREINFORCED CONCRETE SLABS POURED AROUND THE OUTSIDE OF THE CORNER UNIT.

Palm Beach County
Planning Zoning & Building Department

STOP WORK

THE WORK NOW IN PROGRESS IS IN VIOLATION OF THE FOLLOWING PALM BEACH COUNTY CODE, SPECIFICALLY:

- ☒ BUILDING 105.1 PBCAFBC20
- ☐ ELECTRIC _____
- ☐ PLUMBING _____
- ☐ _____

THIS NOTICE POSTED AT 97 STRATFORD 'H'
SHALL REMAIN ON
THIS JOB UNTIL SUCH TIME AS THE FOLLOWING CONDITION(S)
ARE MET AND VERIFIED BY THIS DEPARTMENT

REVISION TO APPROVED PUGH REQUIREMENT,
FOR EXTERIOR CONCRETE WORK.

C-2623-06020022

INSPECTOR J. GARNETT DATE _____ PHONE 561-233-5439
ON BEHALF OF BUILDING DIVISION JOHN CLARK
2300 NORTH JOG ROAD
WEST PALM BEACH, FLORIDA 33411-2741

STRATFORD H- PBC CODE ENFORCEMENT POSTED A STOP WORK ORDER ON UNIT #97



BERKSHIRE SECTION- J&D CONSTRUCTION EXCAVATED POTABLE WATER LINES LAST WEEK.



BERKSHIRE SECTION- THIS WATER MAIN PIPE SUPPLIES POTABLE WATER TO ALL OF BERKSHIRE SECTION. ADDITIONAL SHUT OFF VALVES WERE INSTALLED TO BETTER ISOLATE LEAKS.



BERKSHIRE SECTION- A SHUT OFF VALVE HAS BEEN INSTALLED AT THE BRANCH LINE THAT CONNECTS THE MAIN WITH BERKSHIRE J AND K.



**BERKSHIRE SECTION- SHUT OFF VALVE INSTALLATION COMPLETE.
PAVEMENT WILL BE RESTORED THIS WEEK.**



CAMDEN SECTION- ATLANTIC SOUTHERN PAVING MARKS OFF A DETERIORATED SECTION OF ROAD.



CAMDEN SECTION- A DETERIORATED SECTION OF ROAD IS SAW CUT AND REMOVED.



CAMDEN SECTION- PAVING REPAIR COMPLETE.



DORCHESTER D- ATLANTIC SOUTHERN PAVING REPAIRED A ROOT-DAMAGED SECTION OF THE ASSOCIATION'S PARKING AREA. THE COST FOR THIS REPAIR IS PAID FOR BY THE ASSOCIATION, BUT THE ASSOCIATION SAVED ON THE CONTRACTOR MOBILIZATION CHARGE BY PIGGY BACKING ON TO SCHEDULED UCO REPAIRS. CV ASSOCIATIONS THAT WOULD LIKE TO GET PAVING REPAIRS DONE CONCURRENT WITH UCO WORK CAN CONTACT ME AT UCOMAINTENANCE@GMAIL.COM.



SOUTH DRIVE- ANCHOR MARINE WILL BE CLEANING OUT STORM DRAINS ALONG THE CV MAIN ROADS, TO REDUCE PONDING DURING HEAVY RAINS.



NORTH DRIVE- THIS IS A “FRENCH” DRAIN, WHICH IS NOT CONNECTED TO THE CV STORM DRAIN SYSTEM. CLEANING THESE DRAINS OUT WILL ALLOW MORE WATER TO BE STORED UNDERGROUND, AND REDUCE PONDING.