

1/8/2023 PROPERTY MANAGER'S REPORT

By Donald Foster, LCAM

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STRUCTURAL DAMAGE, STRATFORD H- On 1/6, Stratford H was inspected by the Palm Beach County Building Department, after the owner of unit #104 discovered cracks in this unit's walls, floors, and ceilings. The Inspectors determined that construction work at a first floor unit, #97, had **"compromised the integrity (structural) of the building and the condo unit above"**. A **"STOP WORK"** notice was posted at unit #97. This Association will need to engage a structural Engineer to address these very serious conditions that may make this building unsafe for occupancy and may also affect this Association's future insurability.

All interior renovations, and ***especially alterations to common element interior walls must be approved in advance by the Board***. This is in addition to obtaining building permits from the Palm Beach County Building Department. Before approving any unit alterations, the Board should see engineering plans, permits, contractor licenses and insurances, and should also consult their Attorney because, in many cases, a **membership vote is required** before the Board can approve alterations of any Association common elements. **CV unit owners should keep a sharp eye out for ANY work going on at their buildings, and send reports to their Board and to PBC Code Enforcement (561-233-5500)**. Being on top of unauthorized renovations will save all of us money and aggravation, and most importantly, keep the people who live in our buildings safe.

TOWING CONTRACTS- Last week, Sisters Towing sent me a list of 38 CV Associations with expired annual towing contracts. I have appended this list to this report, along with a blank copy of the towing contract. Blank towing contracts are also available at UCO, or can be sent via email by sending a request to UCOMAINTENANCE@GMAIL.COM. Renewing these contracts is easy and free- just fill out a blank contract, sign it, affix the Association seal, and return the new contract to Sisters Towing at **6907 Southern Boulevard**.

DAMAGE TO RAILING, OKEECHOBEE BOULEVARD ENTRANCE- On 1/6, a tractor trailer driver headed for the La Quinta hotel made a wrong turn into the Okeechobee Boulevard entrance to CV and destroyed a railing along the pedestrian walkway on the west side of the guardhouse. A new railing has been ordered, but this is a custom fabricated item, and it will take some time to be installed. Driver and truck owner information was sent to the UCO Insurance Department for subrogation to our insurance carrier.

DEAD FISH- The recent cold weather has caused many fish, iguanas, turtles, and frogs to die. Some of these animals, like the iguanas and peacock bass, are invasive tropical species, and don't survive the cold snaps that sometimes happen in semi-tropical Florida. CV waterways are tested monthly (all readings normal), and there has not been any signs of algae blooms, which can deplete oxygen levels and kill fish. The buzzards are doing their job by eating the dead fish and animals.

DUMPSTER NEWS- On Saturday, 1/7, I discovered several bulk trash items at various CV Associations. Some of these items were missed by Waste Pro on Friday, but others were put out after the bulk trash truck had passed by. At my request, Waste Pro sent out an additional truck on Saturday morning and most of these items were picked up. Bulk trash pickup day is Friday, and bulk trash pickup begins in the early morning. There is a limit on how many or how much bulk trash can be put out for free- three large pieces or two cubic yards. For reference, two cubic yards is the size of a regular green dumpster. There is an additional charge for larger amounts of bulk trash, like whole unit cleanouts. Also, construction and demolition debris (lumber, drywall, ceramic tile, etc.) require additional charge for special pickup.

END OF REPORT

Planning Zoning & Building Department

STOP WORK

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

- ☒ BUILDING FBC 2020 110.9 Impact of
- ☐ ELECTRIC construction.
- ☐ PLUMBING _____
- ☐ _____

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

Construction work has compromised
the integrity (structural) of the
building and condo unit above.

CONTACT DEPUTY B.O. JOHN BLAKE
561-681-3925

INSPECTOR T. B. [signature] DATE 01/06/2023 PHONE _____

FOR THE BUILDING OFFICIAL

2300 NORTH JOG ROAD
WEST PALM BEACH, FLORIDA 33411-2741



97 STRATFORD H- GUT RENOVATION OF THIS UNIT, WHICH INCLUDED REMOVAL OF INTERIOR WALLS, RESULTED IN STRUCTURAL DAMAGE TO THE BUILDING.



104 STRATFORD H- CRACKS AT CONCRETE WALLS, FLOORS, AND CEILINGS WERE REPORTED TO PBC BUILDING DEPARTMENT, WHICH SENT INSPECTORS TO THIS BUILDING.



OKEECHOBEE BOULEVARD ENTRANCE- THIS TRUCK MADE A WRONG TURN INTO CV AND DAMAGED A RAILING ALONG THE WEST SIDE PEDESTRIAN ENTRANCE.



OKEECHOBEE BOULEVARD EXIT LANE- THIS RAILING IS A CUSTOM FABRICATED ITEM. IT WILL BE SOME TIME BEFORE A NEW RAILING IS INSTALLED.



CHATHAM SECTION- MANY CV UNITS OWNERS SENT IN REPORTS OF DEAD FISH IN THE WATERWAYS. THE CAUSE FOR THIS DIE OFF IS THE RECENT COLD WEATHER, AND NOT ANY CHANGE IN WATER QUALITY.



SHEFFIELD SECTION- SOME OF THE FISH IN OUR WATERWAYS ARE INVASIVE TROPICAL SPECIES, AND DO NOT SURVIVE EXTENDED COLD WEATHER. SAME FOR IGUANAS.



CANTERBURY SECTION- THIS SOFA WAS MISSED BY WASTE PRO ON FRIDAY AND WAS PICKED UP ON SATURDAY. REMEMBER, BULK PICKUP DAY IS FRIDAY. BULK ITEMS SHOULD BE PUT OUT ON THURSDAY.



CAMDEN E- ROTTED OUT DUMPSTER, REPORTED IN BY A CV UNIT OWNER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM.



**SHEFFIELD B- CAR WITH NO LICENSE PLATE. REPORTED TO PBC
CODE ENFORCEMENT.**



WELLINGTON L- JUNK CAR WITH FLAT TIRES AND NO LICENSE PLATE. REPORTED TO PBC CODE ENFORCEMENT.

CONTRACT	LAST UPDATED	EXPIRES	DEVELOPMENT NAME	NUM#	TOWING ADDRESS
EXPIRED	9/1/21	9/1/22	ANDOVER K	270	ANDOVER K
RENEW	12/6/21	12/6/22	ANDOVER M	320	ANDOVER M
EXPIRED	3/4/21	3/4/22	CAMBRIDGE E	117	CAMBRIDGE E
EXPIRED	8/18/21	8/18/22	CAMDEN B	29	CAMDEN B
EXPIRED	11/10/21	11/10/22	CAMDEN H	167	CAMDEN H
EXPIRED	4/29/21	4/29/22	CAMDEN L	288	CAMDEN L
EXPIRED	1/5/21	1/5/22	CAMDEN N	311-336	CAMDEN N
RENEW	12/30/21	12/30/22	CAMDEN O	352	CAMDEN O
EXPIRED	2/26/21	2/26/22	CANTERBURY H	187	CANTERBURY H
EXPIRED	1/12/21	1/12/22	CHATHAM B	35	CHATHAM B
RENEW	12/21/21	12/21/22	CHATHAM F	129	CHATHAM F
EXPIRED	2/24/21	2/24/22	CHATHAM J	190	CHATHAM J
EXPIRED	5/2/21	5/2/22	CHATHAM O	304	CHATHAM O
EXPIRED	3/15/21	3/15/22	COVENTRY D	77	COVENTRY D
RENEW	12/8/21	12/8/22	DORCHESTER B	44	DORCHESTER B
EXPIRED	4/7/21	4/7/22	DORCHESTER F	121	DORCHESTER F
EXPIRED	3/16/21	3/16/22	DORCHESTER K		DORCHESTER
EXPIRED	4/21/21	4/21/22	KINGSWOOD D	71	KINGSWOOD D
EXPIRED	3/29/21	3/29/22	KINGSWOOD E	85	KINGSWOOD E
EXPIRED	3/25/21	3/25/22	NORTH HAMPTON J	197	NORTH HAMPTON J
EXPIRED	7/29/21	7/29/22	NORTH HAMPTON R	200	NORTH HAMPTON R
EXPIRED	3/1/21	3/1/22	NORWICH D		NORWICH D
EXPIRED	11/20/21	11/20/22	NORWICH J	225	NORWICH J
EXPIRED	9/10/21	9/10/22	NORWICH K	249	NORWICH K
EXPIRED	5/3/21	5/3/22	NORWICH O	340	NORWICH O
EXPIRED	3/16/21	3/16/22	SALISBURY D	76	SALISBURY D
EXPIRED	9/12/21	9/12/22	SALISBURY F	121	SALISBURY F
EXPIRED	1/27/21	1/27/22	SALISBURY G	151	SALISBURY G
EXPIRED	11/21/21	11/21/22	SHEFFIELD C	69	SHEFFIELD C
EXPIRED	9/8/21	9/8/22	SHEFFIELD H	190	SHEFFIELD H
EXPIRED	12/6/21	12/6/22	SHEFFIELD L	273	SHEFFIELD L
EXPIRED	2/27/21	2/27/22	SOMERSET A	7	SOMERSET A
EXPIRED	5/2/21	5/2/22	SOMERSET D	72	SOMERSET D
EXPIRED	3/1/21	3/1/22	STRATFORD A	6	STRATFORD A
EXPIRED	1/18/21	1/18/22	STRATFORD D	47	STRATFORD D
EXPIRED	2/24/21	2/24/22	STRATFORD K	139	STRATFORD K
EXPIRED	2/14/21	2/14/22	SUSSEX L	219	SUSSEX L
EXPIRED	4/15/21	4/15/22	WALTHAM B	28*29	WALTHAM B
EXPIRED	10/25/21	10/25/22	WALTHAM D		WALTHAM D
EXPIRED	1/1/21	1/1/22	WALTHAM I	209	WALTHAM I
EXPIRED	5/26/21	5/26/22	WELLINGTON G	227	WELLINGTON G
EXPIRED	4/2/21	4/2/22	WELLINGTON H	142	WELLINGTON H
EXPIRED	1/6/21	1/6/22	WINDSOR J	226	WINDSOR J

EXPIRED TOWING CONTRACTS- IF YOUR ASSOCIATION IS ON THIS LIST, PLEASE SEND A NEW CONTRACT TO SISTERS TOWING.



TOWING & TRANSPORTATION, INC.

Illegal Park Contract

This Contract made and entered into this _____ day of _____ by and between _____ of the City of _____, Palm Beach County, 33 _____ State of Florida. Party of the First part, and Sisters Towing and Transportation, Inc. of 6907 Southern Boulevard, West Palm Beach, FL 33413.

WITNESSETH: Both parties agree as follows:

1. Sisters Towing and Transportation, Inc. will tow away all unauthorized or illegally parked vehicles from the above posted property at the request of the owner, lessee, or the designated representative of the above referenced real property. All towing charges will be the responsibility of the vehicle owner. Specifically vehicles with expired tags, vehicles with no tags, vehicles that have not been moved for a period of time (abandoned), vehicles in fire lanes, vehicles in front of trash bins, driveways, in front of entrances to buildings, on lawns or in someone else's assigned parking space, or any other place that is not a clearly marked parking space are subject to being towed.

2. Tows can be done at any time and on any day of the week, however, all tows must be authorized and correlated with a designated employee or with the management or their agent or signatory to the contract. If the non-consent tow is authorized in accordance with the code, Sisters Towing and Transportation, Inc. will assume liability in the event of damage to the vehicle or vessel that was created solely by Sisters Towing and Transportation.

3. This contract may be cancelled by either party with 30 days written notice to the other party.

4. It is also acknowledged that per s.715.07(4) F.S. "When a person improperly causes a vehicle or vessel to be removed, such person shall be liable to the owner or lessee of the vehicle or vessel for the cost of removal, transportation, and storage; and damages resulting from removal, transportation, or storage of the vehicle or vessel; attorney's fees; and court costs." Sister's Towing & Transportation, Inc does not assume the liability for improperly towed vehicles or vessels, contrary to s.715.07(4), 713.78 F.S.

The necessary signs that comply with Florida Statutes 715.07, 713.78, Palm Beach County Tow Truck Ordinance 2010-001 have been posted.



TOWING & TRANSPORTATION, INC.

Illegal Park Contract - Page 2

This contract runs for 1 year beginning the _____ day of _____, 20____ and ending the _____ day of _____, 20____.

Prices for towing these vehicles are the highest allowable prices set by Palm Beach County Commissioners or by Florida State Law.

Print Name

Print Name

Signature

Signature

Contract Property: _____
Phone: _____

Sisters Towing and Transportation, Inc.
(561) 687-0820



TOWING & TRANSPORTATION, INC.

Illegal Park Agreement

Property Management / Association Name: _____

Property Management/ Association Address: _____

Community/ Sub Division Name: _____

Sub Division Address: _____

City, State, Zip Code: _____ **Gate Code:** _____

Phone: _____ **Fax:** _____

Please list the agents authorized to sign for vehicle removal

1. _____ **Phone:** _____

2. _____ **Phone:** _____

3. _____ **Phone:** _____

4. _____ **Phone:** _____

5. _____ **Phone:** _____

By signing this agreement I acknowledge that I am the owner, lessee, or the designated representative of the above referenced real property. I hereby certify that Sisters Towing & Transportation, Inc. illegal park signs will be posted in accordance with Florida State Statute 715.07, 713.78 of which I have been provided a copy. I understand that one of the above listed persons must be present at the time of tow in order to sign the driver's tow invoice. I have been provided with a copy of the illegal park towing rates and understand that it must be kept on file for examination by any vehicle owner. This agreement must be updated once a year or if there are any changes in Agents/Representatives.

Printed Name: _____

Signature: _____

Title: _____ **Date:** _____

