

7/3/23 PROPERTY MANAGER'S REPORT

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CAR WASH, SUSSEX M- On 7/2, I received reports of a car wash operating at Sussex M. Non- residents had set up a van, pressure washer, generator, and a tent for detailing. When told to leave by Assistant Security Director Velasquez, the car washers told him to “f***k off”. PBSO was called, and the car washers were escorted off property. These entrepreneurs were called in as guests by a Sussex M tenant. The tenant's barcodes have been deactivated and his ability to call in guests has been turned off. Violation Letters will be sent to the Association and the Landlord. Needless to say, these people will not be permitted to return to CV.

CONDO BOARD CERTIFICATION CLASS, ONLINE- On 7/6, Becker Law will host an online board certification class. All condominium board members are required by State Statute to take this class within 90 days of joining a board. To register for this class, use the following link:

<https://online.beckerlawyers.com/77/1400/landing-pages/rsvp-blank.asp?sid=c80b808b-10e9-42b7-a178-1c12d9e8ef80>

FIRE, 69 CANTERBURY C- Last week, a kitchen fire destroyed a second floor unit at Canterbury C. The destroyed unit was occupied by a tenant, and the landlord has hired a general contractor to do clean out and restoration work. The Association had their own GC check the Association's common elements, especially the roof and adjacent units.

Fires inside CV units don't happen often, but when they do, an Association must act quickly to limit impact on adjacent units and hazard to residents. The Association's Property Manager can be very helpful with this. Restoration efforts are also much easier when everyone involved is insured, including unit owners and tenants. CV Boards should make every effort to make sure that all unit owners have insurance coverage for their

units, and tenants all have renter's insurance. This is tricky work; the Associations' Attorney should be consulted.

DUMPSTER NEWS- At a recent meeting of the Citizens Advisory Committee, Solid Waste Authority of Palm Beach County (SWA), the subject of lithium-ion batteries was discussed. These batteries are found in many devices (power tools, cellphones, flashlights, key fobs), and can catch fire if they are not properly disposed of. An informational flier is appended to this report, for posting to CV Association bulletin boards.

END OF REPORT



SUSSEX M- ON SUNDAY MORNING, THESE NON-RESIDENTS SET UP A CAR WASH STATION IN GUEST PARKING SPACES ON NORTHAMPTON DRIVE.



SUSSEX M- ALONG WITH A NOISY PRESSURE WASHER AND GENERATOR, A TENT WAS SET UP FOR AUTO DETAILING.



SUSSEX M- WHEN DIRECTED BY SECURITY TO LEAVE CENTURY VILLAGE, THESE PEOPLE RESPONDED RUDELY, AND CALLED THE TENANT THAT ALLOWED THEM ACCESS TO THE COMMUNITY. PBSO WAS CALLED.



SUSSEX M- THE CAR WASHERS WOULD NOT LEAVE UNTIL THE POLICE SHOWED UP AND ORDERED THEM OFF THE PROPERTY. THE TENANT THAT ALLOWED THIS MESS INTO OUR COMMUNITY WILL BE UNABLE TO CALL IN GUESTS UNTIL FURTHER NOTICE.



CANTERBURY C- A FIRE AT UNIT #69 STARTED IN THE KITCHEN.



CANTERBURY C- THE UNDERSIDE OF THE ROOF WAS INSPECTED FOR DAMAGE.



CANTERBURY C- SMOKE AND FIRE DAMAGE IN BATHROOM.



**NORTHAMPTON SECTION- CAR WITH NO LICENSE PLATE.
REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #
C-2023-06280010.**



SUSSEX G- WHOLE UNIT CLEANOUT. THIS PILE EXCEEDS SWA LIMITS FOR REGULAR BULK PICKUP. THIS ASSOCIATION AUTHORIZED THE ADDITIONAL CHARGE FOR SPECIAL PICKUP, AND WILL BACK CHARGE THE LANDLORD THAT OWNS UNIT #136.



NORTHAMPTON B- ANOTHER WHOLE UNIT CLEANOUT, SPECIAL PICKUP IS REQUIRED.

FIRE HAZARD

Lithium-ion Batteries



Drop at Home Chemical and Recycling Centers or retailer near you.

Battery Smart. Fire Smart.



The use of lithium-ion batteries is increasing. With expanded use comes increased fire risk. When lithium-ion batteries are improperly disposed of, they can start a fire. Lithium-ion batteries are easily damaged once they enter the waste stream. When they're dropped, scraped, crushed or punctured, the lithium inside becomes exposed. When lithium combines with water, it produces highly flammable hydrogen and lithium hydroxide. This combination alone produces a spark.

When this happens inside a garbage or recycling truck or solid waste facility, the resulting spark can start a fire that has devastating consequences. Because the battery is surrounded by solid waste materials, which serve as fuel, the fire quickly spreads. The fire can get out of control and burn for weeks. A fire of this type has the potential to critically disrupt the Authority's solid waste infrastructure.

How do I identify a lithium-ion battery?

Lithium-ion batteries can be found in the following products (not an exhaustive list):

- **Electronic devices, such as mobile phones, laptops, tablets, computer peripherals, Bluetooth devices and smart wearables**
- **Power tools**
- **Remote car keys**
- **Vaping devices**
- **Game controllers**
- **Digital cameras**
- **Portable power packs**
- **Greeting cards**
- **Electric toothbrushes**
- **Toys**
- **Medical equipment**
- **Smoke/Fire/Carbon monoxide detectors**
- **E-bikes and e-scooters**

The battery or device containing the battery may list its chemistry on the battery's case, instruction manuals or product markings. There may also be symbols that state the chemistry or the chasing arrow symbol (three arrows forming a triangle) with the words "Li-ion" below it.

Can lithium-ion batteries be recycled?

Some lithium-ion batteries have the chasing arrow symbol (three arrows forming a triangle) on them. This symbol means the battery can be recycled at specialized battery recyclers. But these batteries must never be placed into the recycling bin. If they end up in the bin, they can become damaged or crushed during processing and become a fire hazard.

Find one of seven [Home Chemical and Recycling Centers](#) near you to drop off your lithium-ion batteries to be recycled. Note: E-bikes, e-scooters and mobility items may have large watt-hour batteries (>300W-H) that are not accepted by the Authority. We recommend contacting the manufacturer or retailer for recycling of these batteries.

Do Your Part and a Fire Won't Start

So now that you understand the fire hazard associated with improper disposal of lithium-ion batteries, what can you do to be battery smart and fire smart? Take charge of your waste! Never place lithium-ion batteries inside garbage or recycling carts or bins. Instead, properly dispose of them by taping the terminals and then dropping them off at one of the Authority's Home Chemical and Recycling Centers to be recycled. We have seven convenient HCRC locations throughout the county. Most major retailers also accept batteries for free. Look for collection boxes inside the lobby or near the entrance or ask an associate for assistance.



Home Chemical and Recycling Center - West Palm Beach

**6161 N Jog Road
West Palm Beach, FL 33412**

Contact

561-697-2700

866-792-4636

Hours

M - F

7:00 AM — 5:00 PM

Sat

7:00 AM — 3:00 PM

Sun

Closed



