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 Report**
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REPORTER

**Legal - Condo 4.0
 is here**
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VOL. 44 ISSUE 8 • OFFICIAL PUBLICATION OF UNITED CIVIC ORGANIZATION OF CENTURY VILLAGE, WEST PALM BEACH, FLORIDA • AUGUST 2025



summer vibes

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REMINDER
DELEGATE MEETING
 Friday 8/1/25
 9:30AM in the Theater

Email articles & comments:
 ucoreporterwpb@gmail.com



The President's Report

BY FAUSTO FABBRO

In appreciation of our volunteers' hard work

Our Village is a complex working machine. We start with 309 associations, all having their own Bylaws and Rules and Regulations, making them responsible to self-govern. Then we have a UCO team that is responsible for overseeing five major contracts (Transportation, Security, Cable, Roads and Insurance).

We also assist the associations with investigations for sales and rentals once the paperwork is returned. For the association, the association board proceeds with the approval process. It is important that the board take part in this process.

UCO has many committees to help them make decisions. Unit owners populate these committees. The volunteers of these committees are the unsung heroes of CV. They spend

many hours every month ensuring that the Village is run with no issues. Some of these are Transportation, Security, Cable, Insurance, Budget and Bids. When called on, they review RFP's, contracts and proposals. Once satisfied, they send them to the officers. The officers review the paperwork and, if approved, they go to the Executive Board for their review and approval. All major contracts and projects are then presented to the delegates for their approval.

This complex process is done by Volunteers. (WOW) great job to all who make this happen on a daily basis. Keep up the GREAT JOB and don't let anyone deter you.

Please remember UCO is here to help all unit owners. Thank you to all who attend my monthly presentations on the 2nd and 3rd Friday of the month.

The State of Florida Requires all Contractors to be Registered or Certified.

Be advised to Check License Numbers
with the State by Calling

1-850-487-1395 or on the Web at myfloridalicense.com

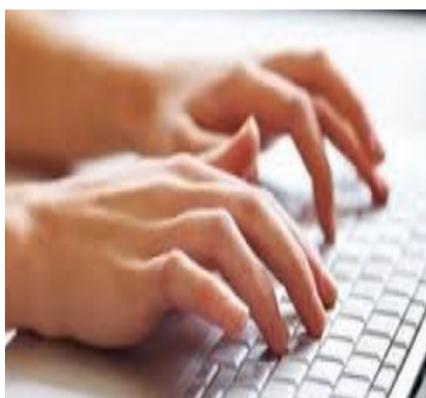


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*By providing my email address, I hereby request that I be added to your email list and acknowledge that you will be sending me emails on a regular periodic basis.

Please fill out this form and return to the Ticket Office or you can go online at www.centuryvillagetheater.com/join-our-newsletter-wpb if you prefer to do it on your own.

U.C.O. REPORTER

The Official Newspaper of Century Village

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Editor-in-Chief..... Ruth Dreiss
Staff Writers..... Ruth Dreiss,
Stew Richland, Sandra Masters,
David Boas, Robert Duvall
Sports David Boas, Irwin J. Cohen
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The UCO Reporter

2102 WEST DRIVE, WPB
New Telephone Number for
UCO Reporter Staff
(561) 683-9189

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Patricia Caputo Bruce Stutzman
Stew Richland Gerry Sutofsky
Corresponding Secretary
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Recording Secretary
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EDITORIAL POLICY

The UCO Reporter promises to continue its long held beliefs that this publication will print articles to inform our residents of the important issues concerning our Village. We promise to seek the truth and to print both sides of an issue, to open dialogue to inform our readers, not to create controversy.

We promise to listen to your concerns and to treat all our residents with courtesy and respect. Your opinion is valuable to us and will be considered in our decision for publication. These are the criteria for publication:

LETTERS TO THE EDITOR: Letters to the Editor should be limited to 250 words, and must be e-mailed (ucoreporterwpb@gmail.com) to the Reporter by the 7th of the month prior to publication. Your opinions are important to us, but please refrain from gossip, innuendo, nasty or inflammatory remarks. Letters deemed to be inappropriate, inflammatory or libelous will be returned by the Staff for revision or removal. All letters must include the name, address and phone number of the author. No letters from UCO Reporter staff will be published. They may however have the opportunity to submit an opinion article also limited to 250 words.

ARTICLES: Articles for inclusion should be limited to 500 words, e-mailed (ucoreporterwpb@gmail.com) to the Reporter by the 7th of the month prior to the month of publication. All articles will be limited to one per writer. The topic of your article is of your choosing, but the Staff has the discretion to edit it with your approval or reject it based on the above stipulations. All articles must include the name, address and phone number of the author.

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EDITORIAL

It appears that no matter how much we advertise the procedure for obtaining an update for a barcode or a new barcode for vehicles, residents still come in without a clue. Whether in this publication, in Delegate packages, or anywhere else, residents are still unfamiliar with the procedure. All that is needed is a current CV ID for renters (unit owner IDs are permanent) and current vehicle registration in the same name, plus \$10 cash if a new one is required. Updates are at no cost. Barcodes are not issued to leased or company vehicles that do not bear the resident's name. There are no exceptions to this rule.

The Delegate Assembly on July 11th called for two votes -- one for a new Security company and the other for approval of an expenditure on the South Canal. Both motions were carried.

Watch Channel 592 to learn what transpired at the Broadband meeting on July 9th. UCO received a proposal from Breezeline for bulk Cable TV and Internet. At this time, the community has 64% of its residents using the Internet and by having a bulk contract, those users could save about \$30 per month. This is just a proposal and you will be hearing more as time goes on. The meeting will be of interest to you, so please watch it.

As to the hurricane season, we have gone unscathed... so far. With 4 months still to go, don't become over confident. There are storms brewing around us and producing the much needed rain we are getting. Your CERT Committee, headed by John Hess, is ready for potential catastrophes. Make sure that your building association has a CERT representative, should a hurricane become a reality.

by Ruth Dreiss,
Editor-in-chief UCO Reporter

AUGUST 2025

UCO Committee Meetings

FRI 1	DELEGATE ASSEMBLY	9:30 AM	CV CLUBHOUSE THEATRE
FRI 1	SECURITY	1:00 PM	CONF. ROOM
TUE 5	TRANSPORTATION	12:00 NOON	CANCELLED
WED 6	PROGRAMS & SERVICES	1:00 PM	ON HIATUS
FRI 8	CERT	1:00 PM	MCH RM TBD
TUE 12	ADVISORY	1:00 PM	ON HIATUS
WED 13	BROADBAND	12:00 NOON	CONF. ROOM
THU 14	COP	9:30 AM	MCH RM TBD
TUE 19	INSURANCE	12:00 PM	CONF. ROOM
WED 20	BEAUTIFICATION	1:00 PM	ON HIATUS
THU 21	BIDS/INFRASTRUCTURE	12:00 NOON	CONF. ROOM
TUE 26	OPERATIONS	1:00 PM	MCH MTG RM C
WED 27	FINANCE	12:00 NOON	CONF. ROOM
THU 28	OFFICERS	12:00 NOON	CONF. ROOM
FRI 29	EXECUTIVE BOARD	10:00 AM	MCH MTG RM C

COMMUNITY GATHERINGS

COFFEE WITH THE PRESIDENT: FRIDAY, AUGUST 8TH
RSVP TO THE UCO ADMIN DESK, 561-683-9189 X 120 OR ADMIN@UNITEDCIVIC.ORG
PRESIDENT'S TOWN HALL: FRIDAY, AUGUST 15TH
ALL CV RESIDENTS WELCOME

Committee Meetings are Subject to change.
Check with Committee Chair for updates/cancellations
Committee Members and Officers preferred.
Limited seating available.

UCO OFFICERS' REPORTS



Stew Richland

vicepresident1@unitedcivic.org

Andover • Bedford • Golf's Edge
Greenbrier • Kingswood • Oxford
Southampton • Dover

Well, half of 2025 is now behind us. The first six months of activity in UCO has been fairly normal. Your administration is reviewing vendor contracts that will have to be renegotiated. We are also dealing with the new rules enacted by the government of Florida dealing with condominium administration. Just recently, the Palm Beach Fire Department surveyed Association electrical rooms. Some Associations were cited for having the door locked and others for using the room for storage.

There was a dramatic number of requests for bar codes and updates over the past few months. Sadly, a few of our residents displayed their annoyance in having to produce their ID card or their auto registration in order to get a new bar code.

I would like to praise our bar code volunteers for maintaining a high level of civility in dealing with these episodes.

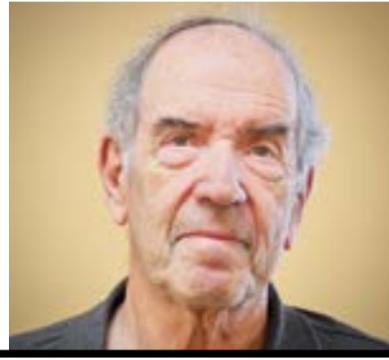
Over the last month or so, I have been getting calls from residents who were complaining about the fact that board members who are residing out of state were not returning calls from unit owners when Association issues have to be acted on. One resident complained that some unit owners were being overrun with bugs and vermin. He contacted a pest control firm and they advised that the building should be tented. When the unit owner informed the building president, he refused to act on the advice of the pest control company. The unit owner was advised to contact the Board of Health.

The informational sessions conducted by President Fausto Fabbro have seen a dramatic rise in the number of residents attending the sessions. The information they are getting is crucial to running their Association.

Now for the negative. The weather forecasters are predicting that our area may experience some serious storms in the coming months. I urge all associations to work with their property managers and begin to plan for the season. We must plan for the worst, but hope for the best. We have been very lucky over the past few seasons. Let's hope that our good fortune continues.

concerning the structure of the building. However, they chose to ignore the problem. Not only were 98 lives lost in this disaster, but each individual on that Board will be held responsible because they ignored the fact that it was necessary to spend money, regardless of the cost, to fix what had to be fixed. The Board kept putting this off, until the building finally collapsed, killing 98 people.

This is an example of a Board not doing their fiduciary duty. Fiduciary duty is the legal responsibility of the Board to act solely in the interest of their building. In simple words, it means to maintain the building. The word Fiduciary means trust. Many people have come to see me to advise that their building does not have a working Board. A number of buildings do not have an available Board. Keep this in mind -- if the Board has been told of structural damage or a serious problem in that building, should anything happen, that Board will be held responsible. My message to the Boards who do not want to spend money to maintain their building in mint and safe condition, you will wind up being fined and it will cost you and the unit owners of that building a lot more money. Please take care of yourselves and your building. G-d bless you.



Gerry Sutofsky

vicepresident3@unitedcivic.org

Berkshire • Camden
Hastings • Salisbury • Somerset
Wellington • Windsor

Board Changes during the term

As the Board of their respective Associations progress through the standing term, they need to make changes to the Officers or members of the Board for any number of reasons that may occur suddenly. Knowing the process to make these changes, as well as the requirements of both the state and your Governing Documents ahead of time, will allow Boards to continue with the business of the Association without interruption.

At the start of your term of Directors, your Association Documents may have language that allows "five to seven" members. When planning for the annual meeting, you must be aware of what your documents provide as the means to set this number to maintain a consistent num-

ber of Board members year after year. If your Board has consistently had five members, you would need to refer to the terms of your documents to see how you can change to seven if desired, which may be either a Board resolution or a vote of the membership.

During the term, should a member of the Board be removed for any reason, by resignation, unit sale, passing, or otherwise, the Board will often have the right, but not the obligation, to appoint a new volunteer to the vacant position of the Board. However, if the number of remaining Board members falls below three, those remaining members must appoint enough volunteers to meet a minimum requirement of three members to fill the officer positions of the Board per state statute.

Throughout the term of the Board, the minimum requirement will be three members. This is to fill the Officer Positions of President, Treasurer, and Secretary. Some Associations, to simplify finding enough volunteers for a new term of the Board, have worked with their Attorney to amend their documents to reduce the required number of Board members to three (3).

Although it is often a challenge to find volunteers to take on the responsibility of the Board, you must be cognizant of the requirements of your Association documents and the State Statutes and try and keep in mind those unit owners who may be willing to step up to finish the remainder of the term should the need arise.



Patricia Caputo

vicepresident4@unitedcivic.org

Coventry • Easthampton
Norwich • Plymouth
Sheffield • Stratford • Waltham

People have been complaining about assessments and the increase in maintenance fees. The Boards are being blamed for these increases. A couple of unit owners in my association asked me why we are increasing the maintenance so much. We were asked to lower the increase.

I want to explain the reasons for the increase. This occurred because of negligence on the part of a particular association Board. It was the collapse of Champlain Towers, the Surfside building on Miami Beach. The Board in the collapsed building, like many Boards here in Century Village, were aware of the problems



Bruce Stutzman

vicepresident2@unitedcivic.org

Cambridge • Canterbury • Chatham,
Dorchester • Kent • Northampton •
Sussex

Hello neighbors. Join me in welcoming back Vice President Gerry Sutofsky. His recent visit to Israel was marked by a harrowing time of war. Upon his return, in our initial conversation he asked us to "Pray." I am reminded of a PSALM of King David (122:6)... "Pray for the peace of Jerusalem. May those who love you be secure." Those who take Holy Scripture seriously are honoring Gerry's and David's request.

On June 23, 2025, Governor De-

Santis signed HB 913. This law is effective July 1, 2025. This is Part I of a two-part summary and contains the changes to the Condominium Act and Fla. Stat. 553.899, of which condominium associations need to be aware. Condo Associations, please review HB 913.

Calling it the condo relief bill, DeSantis signed into law changes in the regulation of condos and cooperatives, increasing transparency and accountability for condominium associations and providing financial relief for condo owners.

DeSantis also signed House Bill 393 to improve the My Safe Florida Condo Pilot Program and tailor it more specifically to condo owners. It makes condo associations eligible for grants to improve their resiliency against extreme weather events.

Insurance- Fla. Stats. s. 718.111(11)

Revises "adequate insurance coverage" from "must be based" to "may be based" on the replacement cost of the property to be insured as determined by an independent insurance appraisal or update of a prior appraisal. The replacement cost must be determined every 3 years.

Property Manager's Report

UCOMAINTENANCE@GMAIL.COM | UCOGARBAGE@GMAIL.COM



By Donald Foster,
LCAM

exist between CV Association's and UCO:

"d. Screening:

The ASSOCIATION does hereby appoint UCO to administer screening of ALL prospective purchasers, residents, companions, and tenants of condominium units pursuant to the Declaration of Condominium of the ASSOCIATION and the determination by H.U.D., declaring Century Village a senior community, where at least one resident in each unit must be 55 years of age or older.

The ASSOCIATION shall submit all signed contracts and its checks to UCO. Subsequent to the payment of the application fee in the amount allowed under the Florida Condominium Act (currently set at \$150.00) UCO shall supply the ASSOCIATION with the necessary screening application forms, to be filled in and returned to UCO, UCO shall contract with a professional firm to carry out the relevant investigation into this applicant's finances and criminal records. UCO shall transfer the results of this investigation to the ASSOCIATION's Board. The decision whether to accept or reject the applicant is wholly the ASSOCIATION's. Should the ASSOCIATION decide to reject the Applicant and UCO's attorney concurs, then UCO will cover legal expenses, should the rejection result in a lawsuit against this ASSOCIATION."

The UCO Investigations Department, staffed by unit owner volunteers, takes in applications from CV Association board members and Community Association Managers. Real Estate Agents may not drop off or pick up applications at UCO Investigations; agents must deliver completed applications to the CV Association Boards, who in turn deliver them to UCO Investigations. UCO staff are instructed not to communicate with Real Estate Agents, especially with regard to application and screening progress. These applications are checked over by staff, then transmitted to a contract investigation agency. This agent returns screening reports to UCO Investigations,

which then passes the reports back to the Associations for review. Only Board Members or Managers may pick up screening reports. All documents handled by UCO Investigations are treated as confidential material.

As a strictly clerical operation, UCO Investigations Department processes applications and reports on behalf of the Associations of Century Village.

Our volunteer staff are instructed not to offer advice or guidance, suggest any applicant income guidelines, and to not interpret or analyze applications, sales contracts, leases, screening reports, or any other documents. Our staff are also instructed not to offer advice on condominium administration matters- questions of this type should be brought to the Association's Property Manager or Attorney.

Association Directors who are considering rejection of any applicant are encouraged to request a legal opinion from UCO's Attorney (at no additional charge), or to consult with their own counsel, before making a final decision. Please, do not put our volunteers on the spot by asking for advice or guidance about applications, screening reports, or matters of Association administration.

There are several types of applications, depending on the type of transaction being reviewed (sale, rental, occupancy). Each application has a top instruction sheet, with requirements for processing. Generally, each application must be accompanied by five items:

- Check to UCO from the Association account- \$150 dollars for an individual applicant, or a married couple.
- Fully filled out first page of the application.
- Authorization page, signed by applicant and board member.
- Qualifying document (sales contract, rental lease, request for occupancy form).
- Clear copies of government issued identification.

For Canadian applicants, new Canadian government requirements include clear copy of passports, and an additional form. Clear copies of ID's and legible, fully filled out forms are very important to comply with Canadian government regulations and to prevent delays in processing of applications. Please check with our staff to ensure that all paperwork is properly submitted. For other international applications, it may take longer for screening reports to be returned to UCO than with domestic applications.

The 150 dollar screening fee, collected from the applicants by the Associations, and passed on to UCO, is set by State Statute. UCO can only accept checks from Association accounts; no money orders or checks from applicants are accepted. Federal law prohibits inquiry about marital status for purposes of housing, so UCO Investigations staff may not inquire about an applicant's marital status, or require applicants to furnish copies of marriage licenses to determine the amount of screening fee.

Another service provided by UCO Investigations is issuance of Certificates Of Approval (COAs), which is done with the cooperation of our recreational facility management company, W.P.R.F. These Certificates allow a new resident to obtain CV Clubhouse IDs, UCO Barcodes, and can be used to enter CV at the community's entrances. These forms are created by W.P.R.F., and must be printed out at UCO. Hand written or filled out COAs are not accepted; the forms must be signed by two Association Directors and have the Association's seal affixed. Non-owner COAs (renter,

occupant, medical aide) must be renewed annually, and only board members or managers can obtain these Certificates, in person. These procedures are in place to protect CV Associations from unauthorized sales, occupancies, or other shenanigans that happen from time to time. As the Association's Managing Agent, UCO wants to be very sure that CV Association Boards are fully aware of any property conveyances, rentals, or occupancies. Once an unauthorized resident is in place, resolving this can be time consuming and expensive, and UCO will protect the Association's interests.

Our UCO Investigations staff has worked hard over the past few years to streamline the process, improve customer service, and shorten the turnaround time for our clients, the Associations of Century Village. Unit owners are encouraged to volunteer for service, especially if they have clerical or administrative experience, can operate a computer, and enjoy working in a professional, confidential environment.

END OF REPORT

**MUSIC AT THE
GUEST POOL
HAS BEEN
CANCELLED
FROM
JUNE — SEPTEMBER**

**MUSIC WILL
RESUME
OCTOBER 2025**

WPRF, Inc.



By JoAnne Robinson

Since the majority of the Associations in Century Village use Seacrest as their management company, I feel it's important to publish the following information in as many places as possible.

It is the most important thing I can say as

Treasurer's Report

your Treasurer. Please attend these meetings. If you are still having problems with the new system after that feel free to come into the UCO office and let us assist.

On 7/23, at 2:00 PM, Seacrest Services will hold a ZOOM meeting for CV homeowners for instruction on the use of the new VANTACA system. On 7/30, 8/6, and 8/20, Seacrest Ser-

vices will hold in-person training classes for CV unit owners and Directors to help them use the new VANTACA payments and accounting system. These classes will happen at the CV Clubhouse, Meeting Room C, from 9:00 AM to 3:00 PM.



By Stew Richland

The Security Committee meeting for July 11th was cancelled due to scheduled presentations being given by the Florida State Attorney's Office on Elder Fraud and a question and answer period with Seacrest Services during

Security

the Delegate Assembly. However, PBSO police department has continued to monitor the traffic here in the Village, handing out tickets and warnings to speeders and stop sign violators.

The police have constantly alerted our residents about the scams that many of our residents have been subject to. If any resident receives a call or an e-mail asking for money, call the police or a rela-

tive for advice. Be cautious rather than sorry.

A final reminder. Do not leave any valuables in your car. This is an open invitation to someone to break into your vehicle. Remember if you see something that is out of the ordinary, do not hesitate to call the police and CV Security.



By Daniel Zelaya

Greetings and Salutations, Below is the monthly data regarding incidents, Security has responded to inside of the community for the month of June. Please remember for criminal activity observed contact PBSO (561) 688-3400. For emergencies contact 911. Violation

Safety & Security

BY DANIEL ZELAYA, PLATINUM SECURITY DIRECTOR

of building bylaws or governing documents should be reported to your building association.

- Confiscated Expired passes: 21
- Number of incidents the Rovers responded to: 120
- AMR Ambulance transport observed: 14
- Complaints: 9
- Disturbances: 1

- Vehicles Denied Entry: 1 (vehicle with boat attached)
- Fire Rescue calls observed: 35
- Gate Arm collisions: 5
- Parking Violations: 2
- PBSO calls observed: 14
- Suspicious: 8
- Welfare Checks: 31



By Ruth Dreiss

As a reminder, Transportation meetings in August are suspended. Unless there is pressing business, September will be canceled as well, with meetings resuming in October.

Should there be anything to report during the coming months by Transportation Chair Patricia Caputo, it will be published in this column.

Transportation



By Eva Rachesky

Dear Residents, One of the projects approved for this budget year will be the painting of the exterior of the main clubhouse. The job was just recently awarded and WPRF is waiting for a start date. While this project will be of shorter duration than the new roof put on the clubhouse last year,

WPRF will be faced with having to redirect traffic daily as the job progresses.

To accomplish this, you will see the dreaded yellow caution tape indicating where you can and cannot walk. The usage of the caution tape is to ensure life safety as there will be ladders, scaffolding and supplies strewn about. Pressure cleaning will take place first followed by the filling of any cracks, then followed by sanding to create a smooth surface. The colors of the clubhouse will

remain the same.

Please do not step over, duck under or take down the caution tape as WPRF views this as serious enough offense to issue a letter of suspension for those who do not respect its purpose. There will also be arrows to help "point" the way if the tape alone is confusing to you.

Thanks to all for your anticipated cooperation and stay safe!

Eva

WPRF News



Minutes Delegate Assembly

July 11, 2025

Quorum Established

Law Enforcement Report Traffic stops were down in the Village, no DUI's to report and there were 221 calls for service. Fraud cases are up, and Delegates were reminded to attend the session on Fraud following the Delegate Assembly.

Northlake Blvd will be closing on August 1st for eight days. Extra traffic enforcement will be out in force and to expect a larger volume of traffic along the Okeechobee corridor. PBSO encouraged everyone in the Village to limit time outside the Village during this busy time.

Minutes - A motion by John Timmerman/Cookie Cordero to accept the minutes as presented. Motion carried.

New Business/LCAM Report Motion by Dennis Burrows/John Timmerman to accept St. Moritz as the new security company. Discussion & Q&A followed. Motion carried. Motion by John Timmerman/Dennis Burrows to accept the proposal from Shenandoah. Discussion & Q&A. Motion carried.

President Fabbro invited the CEO of Seacrest to

speak to the Delegate Assembly. He informed the delegates that they have been serving Century Village for over 30 years and they value our business. They continue to work on the financials for each condo association that they service. To date they have completed 279 financial statements, and they have 456 to go. They hope to be completed by the end of July. He invited everyone to try the Vantaca portal and mentioned that there would be training available for those interested in using it.

Treasurer's Report - JoAnne Robinson reviewed the budget and said we were on target for the first half of the year. JoAnne mentioned that the Broadband Committee has been meeting with Breezeline, and they will be presenting a proposal for Bulk Internet and streaming services. 64% of the community use Breezeline's internet services. She reminded everyone that technology moves very fast and that we need to keep up with it. She invited everyone to watch the Broadband committee meeting on Channel 592 to review Breezeline's presentation.

UCO Reporter - Ruth Dreiss reported that the newspaper has a profit of \$9,696 and she is

getting new advertising, but always looking for additional advertisers.

Neils from Palm Beach County reiterated about Northlake Blvd being closed and encouraged everyone to avoid Okeechobee if they must leave the Village. Derek from Brian Mast's office answered a question asked by a delegate regarding train disruption during the construction on Northlake Blvd, and yes it will be disrupted. He also mentioned a film on the reenactment of the Civil War that will be on Destination America. Amy from Anne Gannon's office reported that there are no more HOV lanes. She also mentioned that expectant mothers can apply for a temporary handicap pass. Colleen for Palm Beach Clerk's office said there would be a table available in the lobby after the meeting to sign up for a fraud alert on any property you own.

With no further business, motion by John Timmerman/Cookie Cordero to adjourn the meeting at 1051 a.m.

*Submitted by Toni Burrows
Recording Secretary*

Delegate Assembly Attendance

Delegates Present July 11, 2025 Delegate Assembly

Andover	C, F, H, K, M	Kingswood	D, F
Bedford	B, D	Northampton	N, S
Berkshire	E, H, I, J	Norwich	A, D, H, L, M
Cambridge	E, G, H, I	Oxford	200 (1 of 2), 400, 600, 700
Camden	B, K, L, O	Plymouth	4 (1 of 2), 5
Canterbury	A, B, C, D, F	Salisbury	I
Chatham	A, B, C, D, E, F, M	Sheffield	B, D, F, H, J, L, M, N, Q
Coventry	B, G, K, N, Q, R, U	Somerset	C, E, F, G, K
Dorchester	D, G	Southampton	A (2 of 3), B, C
Dover	(6 f 9)	Stratford	A, H, J, N, O
Easthampton	G, H	Sussex	E, J, L
Golfs Edge	(2 of 7)	Waltham	C
Greenbrier	A (1 of 2), B (1 of 2), C (1 of 2)	Wellington	B, D (1 of 2), E (1 of 2), F (1 of 2), G, J, K (1 of 2)
Hastings	F, G, H, I	Windsor	A, C, E, I, L, Q
Kent	E, F, I, M		

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PLEASE PATRONIZE THEM. TELL THEM YOU SAW THEIR AD IN OUR PAPER. IF YOU DON'T SEE THEIR AD,
PLEASE GIVE THEM A COPY OF THE PAPER AND ASK THEM TO GIVE US A CALL.

Their advertising offsets the cost of the paper.

Thank You

LEGAL



Condo 4.0 is here. Let's start breaking down what it means to you. Part 1 – Your Budget

BY MARK FRIEDMAN, FLORIDA BAR CERTIFIED AS A SPECIALIST IN CONDOMINIUM AND PLANNED DEVELOPMENT LAW

Condo 4.0 is here. In the next few months I am going to break down the new laws into “bite-sized” chunks and help you learn step-by-step what the charges are and what you have to do. Since budgeting season will soon be upon you, let's start with the new budget requirements for condominiums. If your manager does your budget, make certain that they are aware of these requirements.

Under the newly enacted laws, if a board proposes an annual budget which exceeds 115% of the prior year's budget, the board must simultaneously propose a substitute budget that does not include any “discretionary expenditures that are not required to be in the budget”. Previously, if a proposed budget exceeded 115% of the prior year's budget, unit owners had to petition the board to present the unit owners' substitute budget for approval, which rarely happened.

Under the new law, boards must proactively provide a substitute budget, at the same time as the

budget that is typically proposed and adopted by the board.

There are two key factors boards must consider here:

First, does the board's proposed budget exceed 115% of the prior year's budget?

Certain expenses, such as insurance premiums, mandatory reserves, and anticipated repair costs for specific building components which are not expected to be incurred on an annual basis, are now excluded from this calculation. These expenses will need to be carefully reviewed to determine if they can be excluded from the computation.

Second, which expenditures qualify as “discretionary”?

Florida's Condominium Act does not provide guidance on “required” versus “discretionary” expenditures. It does mandate that certain expense categories be included in the budget, and many condominium governing documents outline required services and authorized expenditures.

If a board determines that its proposed budget exceeds 115% of the prior year's budget, both the board's proposed budget and the “substitute budget” without the “discretionary expenditures” must be sent to unit owners at least 14 days in advance. A unit owner meeting must be held to vote on the substitute budget before the board convenes to adopt its proposed budget.

In other words, if the Owners vote to approve the “substitute budget”, that is the adopted budget. If the members reject the substitute budget, then the board meets to approve its proposed budget. The substitute budget requires approval by a majority of voting interests or any greater percentage specified in the bylaws.

Given that this legislation has changed how condominium associations budget, the Association should begin preparing for its implications now. Associations might also consider amending their bylaws to impose a threshold higher

than a majority for owner votes to overrule what the board and the Condominium manager believes to be the proper budget, especially in smaller condominiums where a majority of the unit owners is a very small number of votes. I also believe that boards should involve their financial consultants (e.g. CPA) early in the budget process to determine whether or not the “New 115% Rule” even applies, given the exemptions in the statute.

Mark D. Friedman, B.C.S. is recognized by the Florida Bar as a specialist in Condominium and Planned Development Law. This article is intended for educational purposes only and should not be construed as legal advice. If you are considering amending your documents or preparing your budget, please consult with your attorney or financial professional. Mr. Friedman may be reached at MFriedman@Becker-Lawyers.com.



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August Tax Talk

ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR PBC

DEAR FRIENDS:

Sometimes when I am out in the community, a resident will ask me why my office continues to require a reservation for in-person service at one of our service centers. There is a very good reason, and it simply is to make more efficient use of your time in our service centers. Prior to requiring reservations in our offices, you could experience upwards of an hour waiting

to be called to a service window. With our current reservation system, we are seeing wait times of less than 20 minutes – that is time that we can give back to you!

But this does require some planning on your part as reservations do fill up; however, you can make your reservation months in advance. In fact, you can renew your driver license 18 months before the expiration and your vehicle registration can be renewed up to 3 months prior to expiration. So you see, there is plenty of time to make a reservation to visit one of our service centers – it just takes some planning.

NEW REQUIREMENT FOR FIRST-TIME TEEN DRIVERS

If you have a first time teen driver getting ready to come in for their learner’s permit, there is a new requirement in place. Beginning August 1, Senate Bill 994 will require all teens aged 15 – 17 to complete a six-hour, state-approved Driver Education Traffic Safety course (DETS). This will eliminate

the four hour Traffic Law and Substance Abuse Education (TLSAE) that has been a requirement over the years; however, if your teen driver completed the TLSAE course prior to August 1, he/she will be grandfathered in and allowed to use their TLSAE course completion certificate for one-year after the completion date. First time drivers 18 years of age or older will still be required to complete the TLSAE course.

For more information, please visit www.flhsmv.gov/driver-licenses-id-cards/education-courses.

WE GOT OUR STEPS IN, DID YOU?

This August, as we celebrate National Wellness Month, we are excited to highlight our organization’s Journey to Good Health program, designed to support employee well-being.

In partnership with CareATC, this program encourages healthier lifestyles through two main components. First, employees undergo a health screening. If results are within recommended guidelines, they receive a prorated insurance rebate. If results fall outside the healthy range, employees enroll in the Journey to Good Health program, receiving year-long support from a dedicated nutritionist and a re-assessment to track progress.

The second component is our 10,000 daily steps challenge. Throughout the month, employees averaging 10,000 steps per day are rewarded with incentives. Last year our organization walked a combined 173,088 miles – that is the equivalent

of walking around the Earth at the equator approximately 7 times! Now that is A LOT of steps!

We encourage you to join us in celebrating National Wellness Month by finding ways to incorporate more movement into your own day.

HOV DECAL NOTICE

If you drive a hybrid or other low-emission vehicle, and you have been using a High Occupancy Vehicle (HOV) decal, you will no longer need the HOV decal.

Effective July 1, 2025, the Florida Department of Highway Safety and Motor Vehicles will no longer be issuing, renewing or replacing HOV decals, due to the Florida legislature passing SB 1662, repealing Section 316.0741 of the Florida Statutes, which eliminates designated HOV lanes, most of which have been converted to pay-as-you-use express lanes.

We want to advise vehicle owners who have received this decal in the past with their vehicle registration will no longer receive it, as it is no longer required.

If you have any questions about the passage of this law, please reach out to your state legislator(s) by visiting www.flhouse.gov and www.flsenate.gov/senators/find.



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The hiring of a lawyer is an important decision that should not be based solely upon advertisements. Before you decide, ask us to send you free written information about our qualifications & experience.



Hiring a Handyman or Contractor

BY RUTH BERNHARD-DREISS

I wrote this article 6 years ago and this is in the nature of an update. During the last few years, we learned of horror stories occurring in building associations because unlicensed persons were hired to do jobs, resulting in removal of retaining walls and cases where the upper floor has either moved or completely fallen. A licensed contractor should be hired, and show his credentials and scope of work to the building association board, who will approve or disapprove it. Some jobs require the vote of a percentage of the membership or the entire membership.

Every now and then, you may need a little help with repairs and maintenance around the house. I have hired my share of handymen over my 53 years living in Century Village and Cypress Lakes. At some point, every home needs a handyman and we single ladies who don't have spouses with the tools or knowledge to do the job, or single men who don't know what a hammer is, must look to those who do. That's when we need to hire a handyman.

For the record, not all handymen are carpenters, electricians, or plumbers. Some confine their efforts to general outdoor maintenance, instead of indoor home repairs. We Century Villagers are fortunate to have our building associations'

maintenance companies handle that work. You need to ask yourself whether the job you want done is within the handyman's abilities. When you have outlined what you need done, don't throw in surprises along the way.

Henceforth, whenever I refer to a handyman, it will include a "handywoman," as well. The contractor I hired years ago, had a woman install a water heater for me and she did an excellent job.

Neither UCO nor I recommend hiring an unlicensed, uninsured handyman or contractor. In the long run, this is for your protection. With unlicensed/uninsured persons, you have no recourse if things do not go right. There is no one to turn to. A workman should be bonded, as well. The importance of being licensed, bonded and insured is that if someone is working on your property and becomes injured, unless they have their own liability insurance, you will be liable. As I prepared this article 6 years ago, a "handyman" decorated our association bulletin board with no fewer than 13 business cards, spread across the board, advertising just about everything in the way of services ... but no license and no insurance. You run a risk when hiring unlicensed persons and the County cannot approve a job if you use

unlicensed people. Your association should always be included under the workman's insurance and if he uses helpers, they should be covered for workmen's compensation.

Search local resources for reliable workmen - daily newspapers and our own UCO Reporter. UCO takes ads only from licensed advertisers or companies, and requests their license numbers on our contract with them. When you have chosen a handyman or contractor, check the license and insurance. Ask for referrals for work performed. It is important that you make a list of the work you need done. There should be a work guarantee or work warranty, a written estimate and a business card. A well-established professional handyman or contractor is proud to make himself known in the community.

Request cost estimates for both labor and materials ahead of time. Are you comfortable with how they price their work? Do they expect to be paid by the hour? Are they willing to be paid by the job? This needs to be settled before work starts, especially before supplies or parts are ordered. Hold to a schedule agreed upon, so that the workman doesn't disappear for a length of time to do another more profitable job.

A contract in writing is proof if the handyman doesn't hold up his end of

the bargain and with that proof you can take him to court, if the need arises. Include in the written contract all guarantees or warranties of workmanship. Are permits needed? If so, the handyman/contractor should be the one to obtain them. Contrary to popular opinion, there is no such thing as a standard contract. Each contract is unique to the project it represents....no blank spaces, including N/A for anything not applicable. Changes during the contract should be reflected via changes to the contract.

So, to recap:

1. Check out license
2. Check out insurance and bond
3. Ask for referrals from previous work performances
4. Get a work guarantee/work warranty
5. Professional written estimate and business card
6. No blank spaces in contracts when you sign

Beware of anyone who does not have a "brick-and-mortar" location and real phone number. The lowest estimate is not always best. The best is one that uses the highest quality materials and is most cost-effective overall. Always remember, you usually get what you pay for.

Century Village 1994 and Now

BY RUTH BERNHARD-DREISS

I recently came across a Century Village Guide published 31 years ago in 1994. I found it fascinating because I lived in Century Village at that time and many years before, and recognized many changes. The majority of the businesses that were operating in the area then are gone now.

Unfortunately, many of the UCO officers and Executive Board members mentioned in the Guide are no longer with us either. Having lived in CV for almost 54 years, I knew all of them and volunteered alongside them and am still in touch with a former VP who no longer lives in CV.

Back "in the day", there was a beauty salon and barber shop in the Club-house. Today there is a salon in the Medical Center, plus a doctors' offices and a real estate center. Anyone living in CV long enough, will recall the Chiffon Bakery, Eckerd Drugs and Secor Bank, all located in Drexel Plaza across from the West gate on Okeechobee Blvd. There was a thriving supermarket at the corner

of Military and Okeechobee Blvd.

Some things remain the same, such as UCO Delegates' meetings which are held on the first Friday of each month at 9:30 am in the Clubhouse auditorium. In 1994, the auditorium/theater contained 1,002 vs. 1,220 seats today because the entire Clubhouse was renovated after Hurricane Wilma.

In 1994, the UCO office was located adjacent to the Camden pool. There were 19 committees vs. 24 or more today. While there were the same number of officers then, the Executive Board consisted of 28 members - 14 board members and 14 Alternates. Today our Board consists of 20 equal members. Camden was a busy location with the UCO Reporter operating there also. I would become Editor-in-Chief 24 years later.

TV was serviced by Tele-Media Cable and residents could watch 42 channels and 4 optional premium channels. UCO is now in the middle of a 10-year contract with Breezeline which enables us to watch hundreds

of channels. Bus transportation was available to all residents at a building association assessment of \$8.00/month vs. today's cost of double that amount. Buses were available only for local shopping and area doctor offices. Excursion trips were not available until later and then abandoned this year. The cost for Auto Decals/Barcodes was \$1.00 vs. \$10.00 today.

The UCO Reporter was composed of 3 Co-editors, a 5-member Editorial Board, a Production Manager and an Editorial Staff of 11 members and 3 assistants. Advertising consisted of 4 members with 4 members tending to the business/financial portion. There were 2 photographers on staff, 4 artists and 3 members in charge of Circulation. The UCO Reporter was then, and still is, the official newspaper of UCO for the enlightenment of the residents of Century Village. Its secondary purpose was to serve as a source of entertainment and information to the residents, but primarily information. The content

of the paper was decided by its editorial board. Back in 1994, all stories, articles, etc. had to be typed or neatly printed for submission. With computers, a much smaller staff is able to handle production of the paper in a fraction of the time it took then. However, since Covid, there is a staff of one and that one is yours truly, managing to produce the paper in the office and at home, and contract for some of the ads. The majority of the ads are handled by an ad person on the west coast of Florida where our printer is located and the paper "cranked out" monthly.

The only things that have not changed in 25 years are our map and our telephone number! The building associations are still where they stood then and the phone number is still 683-9189. And still of major importance is the UCO Reporter. It was our best source of information then, as it is now.



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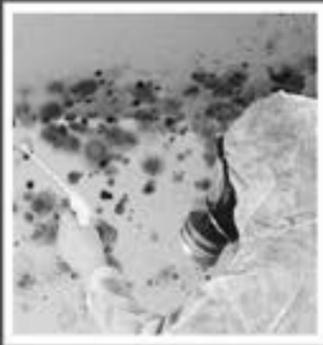


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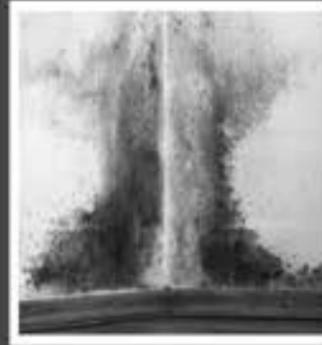
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SCAN ME



Organization News

Actors Studio 1: meets Monday 7-9 PM in the clubhouse. Openings for actors of all skill levels. Writers and stage hands are welcome. Performances every year. Participants read from scripts. Call Marshall: 561-596-1738.

African American Culture Club: business meetings, first Wed. each mo. 6:00 PM. Potluck 4th Sun., 3-6 PM. Play hand knee & foot during the week. Reggie 561-596-2135, Kalimba 561-667-2464.

American Legion Post 141: Attention Veterans!! And anybody connected to the military. Your service is needed again. Join the American Legion, Post 141 and help support our Veterans & community programs. For more info: Ron Rising, Commander, Post 141 561-460-5169, commanderpost141wpb@gmail.com.

Art Club: Thurs. mornings, 9:30 to noon, Art Room, 2nd fl. No dues, no costs. Call Susan Bernstein 917-833-7516 to let her know you will come.

Baby Boomers: Monthly meetings third Wed., 3:30-4:30pm, Classroom D (upstairs old library), each month from May-Nov. We will plan things to do, meet friends and then go to dinner together (optional activity). All welcome.

Bingo Game Day Pot Luck Club: Meetings. 2nd Wed. every month, Clubhouse Party Room, 1-3 PM. Bingo, card games, contests & more. Bring your favorite dish. Prizes awarded to all winners. NO MONEY WILL BE EXCHANGED.

Board Synergy Club: Meets second Thurs., 1:30 pm, CH Mtg. Rm. TBA. All CV residents are welcome. This is an opportunity to network with other board members and ask questions. For more information, email boardsynergyclub@gmail.com.

Canasta Club: Mtg. 3rd Sat. every month, Room B, 11:30 AM-6:00 PM. Call Liz 561-508-6451 or Eula 561-718-7478.

C.E.R.T. (Community Emergency Response Team): Meets 2nd Friday of month, CH Room A, 1 PM.

Century Village Patriots Club: Meetings 4th Wed. of every month, Clubhouse, Meeting Room C, 6-8 PM to educate, inform and discuss with voters the issues of the day that affect our country and our liberty. For more info, contact Donna at 914-497-1396.

Christian Club: Meetings first Wed. of month, 1 PM Clubhouse Party Room. For Club info call: Rae Boyle 561-254-2290.

Technology Club (Computer Club): meets first Thursday of mo., CH Room A, 12:30 pm, refreshments served, drawings for door prizes. Every Monday morning, 10:30am, computer room, second floor Learn new digital skills, improve knowledge of computers, phones & tablets. Membership: \$12 per yr. Share your skills with others as a volunteer teacher. For info: email cvccwpb@gmail.com. For Website: <https://www.cv-computerclub-wpb.com/>

Cong. Anshei Sholom: 5348 Grove St. Invites you to join them for Shabbat Services Sat. morning, 9:15 AM with a kiddush following. Our synagogue is cleaned & sanitized each week. Hand sanitizers available. For further information, please call the Synagogue office: 561-684-3212.

CV Friends of Bill W: Meetings Mon. & Thurs., 6:30 pm, Clubhouse 1st fl. Craft Room. Further info: 832-819-7748, 631-889-2614.

Democratic Club of CV: Meetings 3rd Thursday each mo., 1:30-3:00 pm. For more info contact: Les Rivkin, Pres. 315-529-1221. No meetings in July & August. We will reunite & welcome members in September.

Falling Star Players: a CV acting group producing 3 shows a year. Meets in Classroom C every Tuesday. 6PM. Can't memorize lines? No problem. We take our scripts on-stage. Come join the fun! Call Jody Lebel 561-531-3373.

Irish American Club: meetings begin Nov. 12th, 1 PM, clubhouse Party Room. All future meetings, first Tuesday of the month, same time & place. More info: please call Carole 914-343-5547.

Italian American Club: Meeting 3rd Wed. of the month, Party Rm., 1 PM; . For info: call Michelina 561-335-2576. No meetings July & Aug. Next mtg. Sept. 17. Accepting new membership, open to all CV residents. Upcoming Tours: Nov. 7 Cruise, 10 day Eastern Caribbean on "Caribbean Princess", FFL/Tortola, St. Marten, St. John, Antigua St. Kitts, St. Thomas, Grand Turk, FLL Rates start @\$1,289.00, O.B. Category, pp dbl, @\$1989.00 B.B. Category, pp dbl. Cabins limited. Reserv.: Michelina 561-335-2576

Latin American Club: meets every 2nd Wed. of month, 4-6 pm in clubhouse, Meeting Room

A. Club offers dance every month, 3rd Sunday at 5 pm. Club enrollment is on-going. For info: call Fernando 917-405-4805 or Alfonso 561-371-6061.

New York & Jewish Club: meets 2nd Thurs. ea. mo., 6-8 PM, Mtg. Rm D. Enjoy mingling, forming friendships, and discussions with those having the same backgrounds & interests. More members needed. Pl. call: Mark Sosnowitz, 914-318-4476.

Ping Pong Group: Starting March 2025, Hastings Ping Pong Wednesdays at 3 PM. All Welcome. Text CV resident Lawrence: 561-567-5751, if possible.

Polish American Social Club: meets every first Thursday. , 6 PM-10 PM, Clubhouse Art Room. Contact: Teresa Cyburt 561-729-0612.

Rummikub Club: Meets Mondays, 6:30 PM, Clubhouse Card Rm. Bring your Rummikub game with you, if you have one. For info: Adrene King 305-542-3905 and Kalima Love 561-667-2464.

Russian-Ukraine Club: meets 2nd Mon. of mo., Meeting Rm. A, 4-7 PM. For info call Pres. Raisa Kogan 302-345-9627.

Sailing Club: Meets Nov.-April, 2nd Friday of the month, 10 AM, Room C. Monthly Potluck, 5:30 PM, 1st Tuesday of month, Guest Pool, Nov.-April.

Shuffleboard Club: Summer Season May thru Oct. Play Tues. 6:30 PM, changed from previous yrs. Winter Season Nov. thru April, Tues., Wed., Thurs. Be ready to play at 1:30. Everyone is welcome. Equipment will be provided. Any questions, call Ed Wright: 561-632-5268, Winter months Mike Seeger: 419-787-1297.

Snorkel Club: meets the 3rd Friday of the month, October thru April, 10AM in Clubhouse, Classroom B. Also Nature Walks at Wakodahatchee & Green Cay Wetlands. Please join us.

Tennis Club: Tennis players invited to participate in discussion of the future of our Club. Call: Les 315-529-1221.

Trivia Night: every Thursday, Clubhouse Party Room, 6:17 PM. Bring snacks, 50/50 drawing for prizes. Dial Brady 716-308-0922 for info.

Zoom Programs: Poetry, Karaoke, Yiddish Vinkl programs. Contact Marsha Love - mgmaita@aol.com.



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DORCHSTER J

2 BED, 1.5 BATH, 2nd floor unit, gourmet open concept kitchen, tile throughout, CAC, canal view \$157,500

HASTINGS D

NEWLY AND BEAUTIFULLY RENOVATED, 2 Bed, 1.5 bath, second floor unit, kitchen with granite countertops, new appliances, 2 separate sinks, tile throughout, steps to Hastings fitness center, Rentable from day 1 \$179,000

GREENBRIER B

EXTRA LARGE, 3rd floor, 1 Bed 1.5 Bath, tastefully furnished, luxury condo, CAC \$125,000

OXFORD 200

LARGE MOV IN READY, 2 bed, 2 bath, ground floor unit, tastefully furnished, tiled throughout, CAC, washer/dryer in unit, lovely garden view \$169,900

COVENTRY G

SECOND FLOOR, updated 2 Bed 1 Bath, corner unit, move in ready, white kitchen, close to clubhouse and Haverhill gate, beautifully furnished \$110,000

DORCHESTER E

2 BED, 1.5 BATH, tastefully furnished ground floor unit, tile throughout, CAC, close to Dorchester pool and Hastings fitness center \$148,000

SHEFFIELD B

2 BED, 1.5 BATH, updated 2nd floor corner with tranquil water view. Turnkey! tastefully furnished, tile throughout, CAC \$159,000

HASTINGS I

2 BED, 1.5 BATH, 2nd floor unit, newly updated kitchen, granite countertops, stainless steel appliances, updated bathrooms, CAC, steps to Hastings fitness center. \$169,000

COVENTRY G

Rare ground floor 2 bed 1.5 bath corner. Great location..... \$139,900

SHEFFIELD G

Gorgeous updated 2 bed 1.5 bath beautifully furnished 2nd floor corner CAC \$176,000

SOUTHAMPTON B

GROUND FLOOR 1 bed/ 1 1/2 bath updated kitchen, tastefully furnished, ceramic tile throughout, large lanai. \$84,500

DORCHESTER G

Ground floor corner 2 bed 1.5 bath updated kitchen and baths new air conditioning very close to Hastings Fitness Center \$144,900

DOVER C

PENTHOUSE, 1 Bed, 11/2 baths, spectacular water views \$152,000

ANDOVER A

STUNNING, All new 1 Bed, 1 bath, ground Floor \$79,999

SHEFFIELD N

2ND FLOOR END CORNER, 2 bed 1 1/2 bath, updated bathrooms, tiled, CAC, building has a lift. \$144,900

SHEFFIELD P

SUN FILLED SECOND FLOOR/ Corner, 2 bed 1 1/2 bath, furnished steps to Hastings Fitness center \$145,000

ANDOVER I

SUN FILLED 1 bed 1 1/2 bath, corner unit on 2nd floor, furnished, CAC, freshly painted, great association \$86,000

WINDSOR N

Updated Tastefully furnished 2 bed 1.5 bath 2nd floor open concept kitchen, CAC..... \$139,900

NORTHAMPTON O

Turnkey 2 bed 1.5 bath furnished ground floor unit CAC..... \$145,000

COVENTRY H

1 bed 1 1/2 2nd floor, move in ready furnished CAC \$77,700

CANTERBURY K

1/1 move in ready ground floor tiled throughout..... \$72,999

SHEFFIELD E

2ND FLOOR CORNER, light and bright, newly updated kitchen, great location \$129,000

COVENTRY C

Updated 2 /1.5 2nd floor corner stainless steel appliances, granite counters large tile flooring \$170,000

KINGSWOOD A

2nd floor corner. 2/1.5 light and bright, furnished CAC rentable from day one. \$129,000

WELLINGTON E

2/2 large second floor move in ready tiled throughout CAC great water view.... \$185,000

DORCHESTER B

Charming move in ready 2/1.5 ground floor CAC filled with sunlight... \$155,000

NORWICH A

Must see second floor 1/1 all brand new including hurricane impact windows..... \$84,500

BEDFORD I

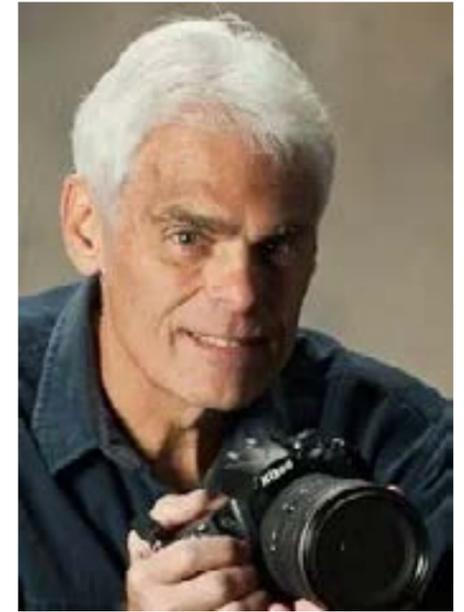
1/1 Second floor beautiful waterview lots of extras \$114,500

Susan turns “LISTED” into “SOLD”



Ken Graff, Our Century Village Tech Guru and Photographer Extraordinaire

INTERVIEWER: BETH BAKER
PHOTOS: KEN GRAFF



Ken Graff is a seasoned professional photographer and tech guru with over 60 years of experience. He began his professional career as a photographer for the District Attorney of NY, testifying as an expert witness on photographic evidence. As Manager of Photographic Services for Union Carbide Corporation, he traveled globally, capturing diverse subjects and significant events like the birth of Zimbabwe and the Armenian earthquake. His career provided unique access to photograph figures like Richard Nixon and Henry Kissinger.

In the 1990s, Ken embraced computer manipulation of photographs, creating "Graffic Illusions" artwork that combines photography with digital techniques, making them appear like paintings. His

large "Graffic Illusions" can be seen at the Bagel Shop across Okeechobee or on the Digital screen in the clubhouse lobby.

A full-time Century Village resident since 2015, Ken is deeply involved in the community. He leads both the Camera Club and the Technology Club. The Technology Club, formerly the Computer Club, assists members with computer, cellphone and tablet issues. The Camera Club helps members understand the art of strong composition.

Ken is a vocal advocate for online safety, warning against prevalent scams in Century Village where residents have lost their entire life savings. He stresses, "You can't afford to be curious online", advising that unsolicited messages are often bait. His clear advice: delete, do not reply or

click, and always independently verify important information using trusted contacts.

His extensive voluntarism is presented as an inspiration for others. Ken currently serves as president of the Wellington Federation. He also manages the Democratic Club's website and digital mailings, on the UCO Elections Committee, and serves on the Broadband Committee.

His community involvement began in 2001, assisting the UCO Reporter in transitioning to the digital age. For more, Ken's "Through My Lens" blog is available at <https://graffxx.blogspot.com/>, featuring albums of his photos from 1960 onward and his "Graffic Illusions".



Ken flanked by two Soviet soldiers in Soviet Armenia after the 1988 earthquake.



Chemical plant on a barge going thru the Panama Canal



Taken on a street in Athens, Greece



Graffic Illusion

Gulfstream Goodwill Brings Senior Homeless Prevention Services to Century Village

BY DEVORAH KERMISCH,
DIRECTOR OF COMMUNITY RELATIONS, GULFSTREAM GOODWILL

In today's challenging economic climate, rising prices and housing instability have placed increased pressure on many older adults. Gulfstream Goodwill Industries, the region's leading provider of homeless services, has responded to this growing need by expanding its Senior Homeless Prevention Services—and Century Village is at the heart of this effort.

As part of its mission to keep seniors safely housed and thriving, Gulfstream Goodwill is taking a proactive, community-based approach. Serving Palm Beach, Martin, St. Lucie, Indian River, and Okeechobee Counties, the organization is bringing vital resources directly to senior communities, including financial assistance, healthcare access, food security programs, and wellness support.

At Century Village, this program comes to life at the Community Connections Event, held on the third Friday of every month. In addition to personalized support services, seniors can enjoy a pop-up



farmer's market offering fresh fruits and produce—an essential boost for residents facing food insecurity.

Gulfstream Goodwill's assistance includes:

- Rental and utility assistance
- Help with condo association assessment fees
- One-on-one case management for long-term stability
- Access to nutrition programs

and health care services

- Transportation resources
- Support with Social Security issues

For residents seeking more personalized guidance, a Gulfstream Goodwill case worker is available every Friday from 9:00 AM to Noon in the Clubhouse Lobby. Whether you're facing financial strain, food insecurity, or challenges navigating support systems, we are here to help.

Your housing, health, and well-being matter. We invite all residents to stop by, ask questions, and take advantage of these no-cost services aimed at helping you live safely and independently in your home.

For more information, please join us at our next Community Connections event—or simply visit us in the Clubhouse on Friday mornings.

Obituaries

June 2025



<p>מינדל פעריל בת יוסף <i>Audrey Feynman</i></p> <p>1934-2025</p> <p>6.6.25</p> <p>י"ח סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>Edward Goldstein</p> <p>1940-2025</p> <p>6.7.25</p> <p>י"א סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>אבריל זלדה בת אפריאם <i>Vivienne Gorton</i></p> <p>1945-2025</p> <p>6.7.25</p> <p>י"א סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>יעקב בן דוד <i>Jay Engelman</i></p> <p>1952-2025</p> <p>6.9.25</p> <p>י"ג סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>ברוך בן דוד <i>Boris Fudelman</i></p> <p>1944-2025</p> <p>6.10.25</p> <p>י"ד סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>Nancy Mittler</p> <p>1945-2025</p> <p>6.12.25</p> <p>ט"ו סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>חיים משה בן אבא <i>Herbert Wall</i></p> <p>1932-2025</p> <p>6.12.25</p> <p>י"ז סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>גד בן יהושע עוזר <i>George Berman</i></p> <p>1935-2025</p> <p>6.14.25</p> <p>י"ח סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>
<p>ברייא בת משה <i>Beverly Grant Albert</i></p> <p>1931-2025</p> <p>6.14.25</p> <p>י"ח סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>חיים לוי בן משה הכהן <i>Alain Cohen</i></p> <p>1941-2025</p> <p>6.14.25</p> <p>י"ח סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>ראובן בן צבי <i>Raymon Sauer</i></p> <p>1938-2025</p> <p>6.17.25</p> <p>כ"א סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>נצה בת אברהם הכהן <i>Ellen Ouellette</i></p> <p>1943-2025</p> <p>6.17.25</p> <p>כ"א סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>דוד בן אליהו <i>David Kagan</i></p> <p>1938-2025</p> <p>6.17.25</p> <p>כ"ב סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>דינה לאה בת אריה <i>Donna Mignone</i></p> <p>1955-2025</p> <p>6.18.25</p> <p>כ"ב סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>חיים אליהו בן יעקב משה הלוי <i>Howard Hershenov</i></p> <p>1950-2025</p> <p>6.19.25</p> <p>כ"ג סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>שאול בן מוריס <i>Chaoul Ben-Aharon</i></p> <p>1942-2025</p> <p>6.20.25</p> <p>כ"ד סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>
<p>חזקאל בן חיים <i>Sheldon Rosen</i></p> <p>1936-2025</p> <p>6.21.25</p> <p>כ"ה סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>דוד בן שאול <i>David Aronow</i></p> <p>1927-2025</p> <p>6.22.25</p> <p>כ"ו סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>שרה בת שמעון <i>Sara Million</i></p> <p>1934-2025</p> <p>6.22.25</p> <p>כ"ו סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>הרצל בן ניסים <i>Roland Elneceve</i></p> <p>1942-2025</p> <p>6.22.25</p> <p>כ"ז סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>Donna Goldstein</p> <p>1963-2025</p> <p>6.23.25</p> <p>כ"ז סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>Irving Stitsky</p> <p>1954-2025</p> <p>6.25.25</p> <p>כ"ט סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>אליעזר בן ראובן <i>Lyle Gary</i></p> <p>1943-2025</p> <p>6.26.25</p> <p>ל' סיון תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>	<p>רחל בת סוכר <i>Raya Aptekar</i></p> <p>1930-2025</p> <p>6.30.25</p> <p>ד' תמוז תשפ"ה</p> <p>ת.נ.צ.ב.ה.</p>

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Nutrition and Health A Fond Farewell

BY JEANIE W. FRIEDMAN, MS RD LD/N

This month's article will be my last one since I will be heading into a new direction in life with my career and family. I am leaving you with a compilation of the most important points from my previous articles.

Shopping For Healthy Foods

Look for sales posted in ads before you are out shopping. Make a weekly menu and a grocery plan, making sure to adhere to it. Shop the perimeter of the store where the fresh foods (produce, meats, seafood, and dairy) are usually displayed. The center aisles are full of packaged, frozen, and canned items. Keep in mind that frozen or canned fruits and vegetables can help provide some nutrients and they could be a part of your diet.

Produce that is in season tends to be cheaper. You can find reasonable pricing on summer fruits like berries, peaches, and watermelon. Buy lean meats like chicken breast over fattier wings or thighs. Choose top sirloin or bottom round beef cuts. Beans and legumes as well as tofu can be great protein sources.

Food labels provide important information, including sodium and sugar content. The ingredient listing tells you what is inside the

package. If you have allergies, this is also very helpful. The labels allow you to make an informed decision whether or not to buy certain food items. Aim for whole foods that are minimally processed in order to obtain the most nutrients possible. For example, compare a regular, whole sweet potato that is baked with a little salt and olive oil to packaged sweet potato chips that have been fried and heavily salted and can last for weeks on a shelf in your pantry. They have lost most of the beneficial fiber that was present in the whole sweet potato.

Preparing Foods

Cooking methods make a difference. Steamed or stir-fried foods give you flavorful meals without the added fat and calories of fried foods. (When dining out, look for menu items utilizing healthier cooking methods as well.)

Herbs and spices can add flavor and interest.

Healthy Habits

Good lifestyle habits will help your body stay healthy. Avoid smoking, including e-cigarettes and vaping. Limit alcoholic drinks. Get regular physical activity, of

course after receiving your doctor's approval first, to be sure activity is safe for you.

Adequate Hydration

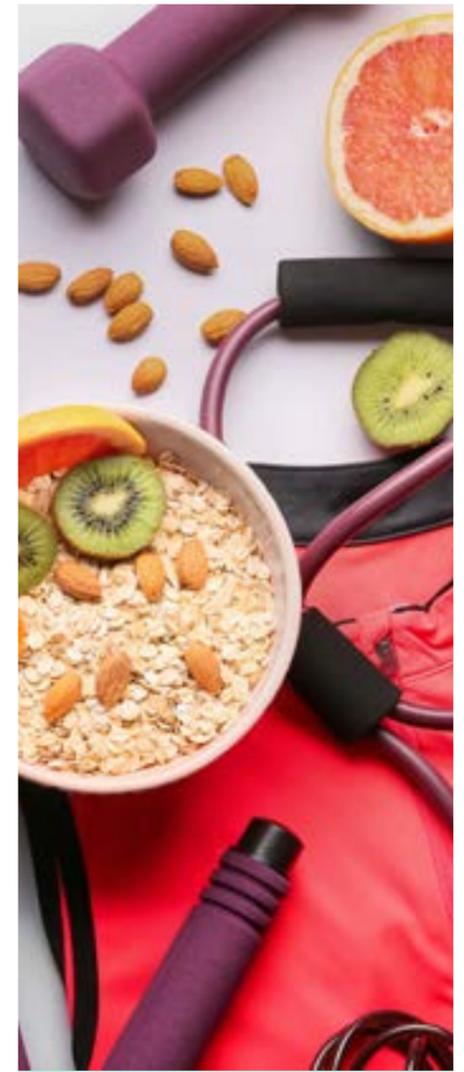
Hydration is crucial for your body to function well, especially during hot weather, when you can be at risk for overheating or other heat-related health issues. Your hydration needs may be greater if you are outdoors frequently or exercise often. Some medications may change your hydration needs as well. Sweetened beverages and alcohol contain extra calories, which can add up to unwanted weight gain. It is best to stick with water.

Farewell Message

I am honored to have been a part of your UCO Reporter Family over the last several years. Health and nutrition are things that I am passionate about and I loved sharing information with you through my monthly articles.

Thank you so very much and remember to stay healthy!

Jeanie W. Friedman is a Registered Dietitian and nutritionist licensed in the State of Florida. This article is intended for educational purposes



only and is not intended as a substitute for consultation with your health care professional.

(Editor's Note: The UCO Reporter will miss you, Jeanie. On behalf of all of our writers, we wish you the very best in your future endeavors. You stay healthy, as well.)

HASTINGS FITNESS CENTER CLASS SCHEDULE AS OF: JULY 1, 2025

MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY	
STRENGTH & BALANCE 8:30 - 9:15AM BY: GAILY		STRENGTH & BALANCE 8:30 - 9:15AM BY: GAILY		STRENGTH & BALANCE 8:30 - 9:15AM BY: GAILY		STRENGTH & BALANCE 8:30 - 9:15AM BY: GAILY			
WATER AEROBICS 8:00 - 9:00AM AT GUEST POOL BY: DOLLY	CHAIR AEROBICS 9:30 - 10:15AM BY: GAILY	CHAIR AEROBICS 9:30 - 10:15AM BY: GAILY		WATER AEROBICS 8:00 - 9:00AM AT GUEST POOL BY: DOLLY	CHAIR AEROBICS 9:30 - 10:15AM BY: GAILY	CHAIR AEROBICS 9:30 - 10:15AM BY: GAILY		WATER AEROBICS 8:00 - 9:00AM AT GUEST POOL BY: DOLLY	
WATER AEROBICS 10:00 - 11:00AM BY: EMILY	YOGA 11:00 - 12:00PM BY: SARA	STRETCHING 11:00 - 12:00PM BY: SARA		WATER AEROBICS 10:00 - 11:00AM BY: EMILY	YOGA 11:00 - 12:00PM BY: SARA	STRETCHING 11:00 - 12:00PM BY: SARA		WATER AEROBICS 10:00 - 11:00AM BY: EMILY	YOGA 10:00 - 11:00AM BY: SARA
				WATER AEROBICS 5:30 - 6:30PM BY: DEBORAH					
				ADAPTIVE/PROP YOGA CLASSES WILL RESUME NEXT SEASON 7:00 - 8:15PM BY: MARION					

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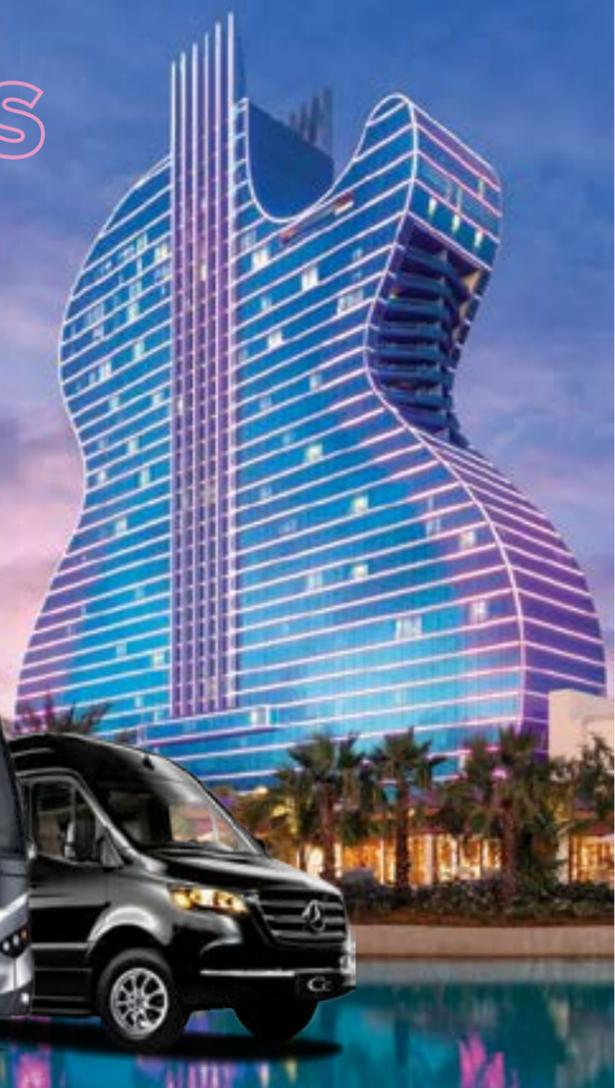
STOP #2: CONVIVA BLDG (EAST SIDE OF PARKING LOT)
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DEPARTS CASINO AT 3:30PM

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August Rocket Launches

BY ROBERT DUVALL

August Rocket Launches

Florida's Space Coast, home to NASA's Kennedy Space Center (KSC) and Cape Canaveral Space Force Station (CCSFS), is set for a dynamic August 2025, with a packed schedule of rocket launches. With 56 orbital launches already in the first half of 2025, the Space Coast is on track to surpass its 2024 record of 93 launches.

This month will showcase Florida's Space Coast as a launch powerhouse, with missions advancing human spaceflight, global connectivity, and scientific discovery. From Crew-11's ISS mission to Dream Chaser's debut, these launches highlight innovation and collaboration. Whether watching in person up close, or from the Village, Florida offers a front-row seat to history.

Key Launches (TBD: To Be Determined)

1. SpaceX Crew-11 Mission

- **Date/Time:** No earlier than July 31, 2025, at 12:09 p.m., with potential delays into early August.
- **Rocket:** SpaceX Falcon 9 with Crew Dragon.
- **Objective:** Deliver four astronauts—NASA's Zena Cardman (commander), Mike Fincke, JAXA's Kimiya Yui, and Roscosmos' Oleg Platonov—to the International Space Station (ISS) for a six-month mission.

This 11th Commercial Crew Program rotation replaces Crew-10, aboard since March 2025. Crew-11 underscores NASA's reliance on **SpaceX** for ISS access and collaboration with Japan and Russia. The new Crew Dragon's advanced systems support SpaceX's work on the ISS De-orbit Vehicle for a controlled reentry by 2031.

2. SpaceX Falcon 9 Rocket: Commercial GTO-1

- **Date/Time:** Projected for August 2025, TBD.
- **Rocket:** SpaceX Falcon 9.
- **Objective:** Deploy a payload, possibly Israel's Dror-1 communication satellite for advanced digital communication for 15 years. This mission highlights SpaceX's dominance in commercial launches, with the reusable Falcon 9 reducing costs.

3. SpaceX Falcon 9 Rocket: Project Kuiper

- **Date/Time:** Projected for August 2025, TBD.
- **Rocket:** SpaceX Falcon 9.
- **Objective:** Launch initial satellites for Amazon's Project Kuiper, a 3,276-satellite LEO constellation for global broadband internet, competing with Starlink. This marks Amazon's entry into the satellite internet race, using SpaceX's rockets despite their rivalry. It's part of a multi-launch

contract.

4. ULA Vulcan Centaur Rocket: Dream Chaser

- **Date/Time:** NET August 2025, TBD.
- **Rocket:** ULA Vulcan Centaur. Vulcan's four solid rocket boosters create a dramatic ascent.

Sierra Space's Dream Chaser spaceplane

to deliver cargo to the ISS under NASA's Commercial Resupply Services (un-crewed first flight). The debut will validate its reusable, runway-landing design, similar to the Space Shuttle, and certifies Vulcan Centaur rocket for the Space Force.

5. SpaceX Falcon 9 Rocket: Starlinks

- **Date/Time:** Multiple launches projected for August 2025, TBD.
- **Objective:** Deploy 20–60 Starlink satellites per launch to expand SpaceX's global internet constellation, now exceeding 6,000 satellites. Starlink serving tens of millions with low-latency internet.

The Kennedy Space Center Visitor Complex is hosting "Kennedy Under the Stars" on August 30, 2025.

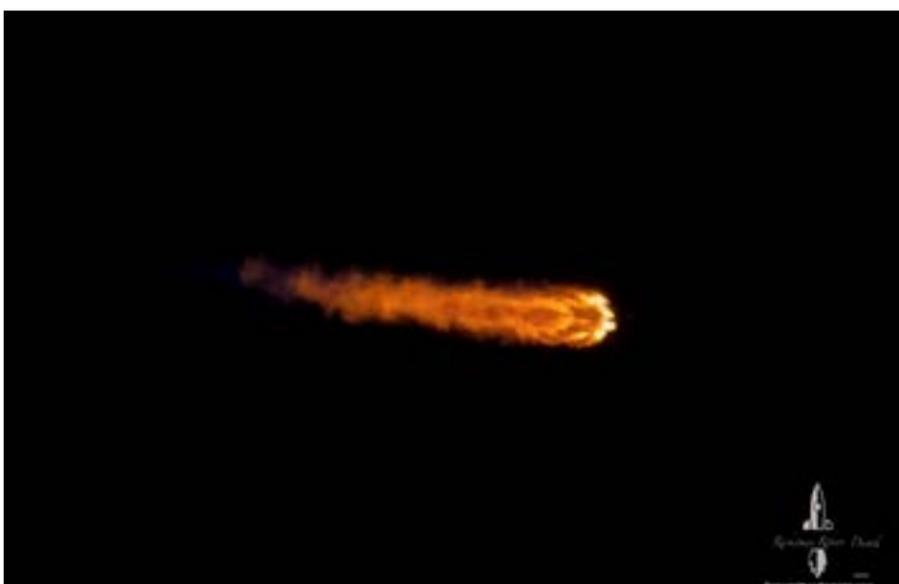
Viewing: If visiting the Space Coast, these are popular sites

Titusville area: Playalinda Beach/Max Brewer Bridge, or Indian River
Port Canaveral area: Jetty Park or Exploration Tower, Kennedy Space Center Visitor Complex.
Cocoa Beach or Banana River, especially if launched at night. High-profile launches draw crowds; plan to arrive an hour or more ahead for parking and access.

Night launches are stunning from Cocoa Beach or Titusville beaches. Night launches are also easily visible from here at Century Village and can be quite colorful.

Viewing Tips

- **Stay Updated:** Check floridatoday.com/space or spacelaunchschedule.com for schedule changes. More good sources: nasa.gov, spacex.com, or the Space Coast Launches app.
- **Weather:** August brings heat and storms; monitor forecasts and arrive early.
- **Delays:** Technical issues or weather may shift dates, as seen with Cygnus NG-22's delay.
- **Live Streams:** Watch via YouTube Live, NASA TV, SpaceX, or FLORIDA TODAY.



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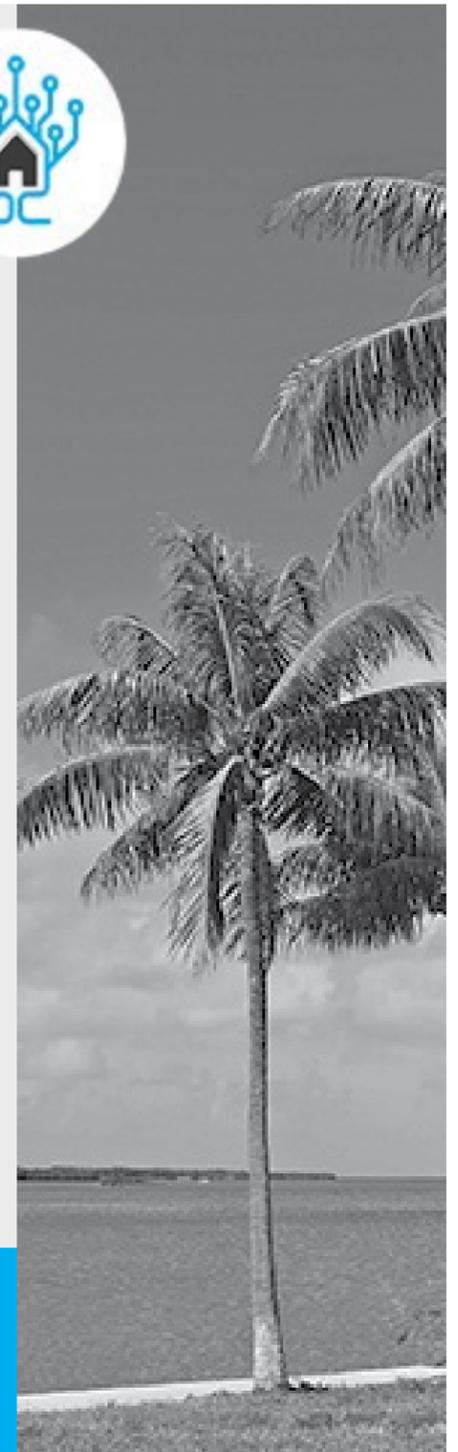
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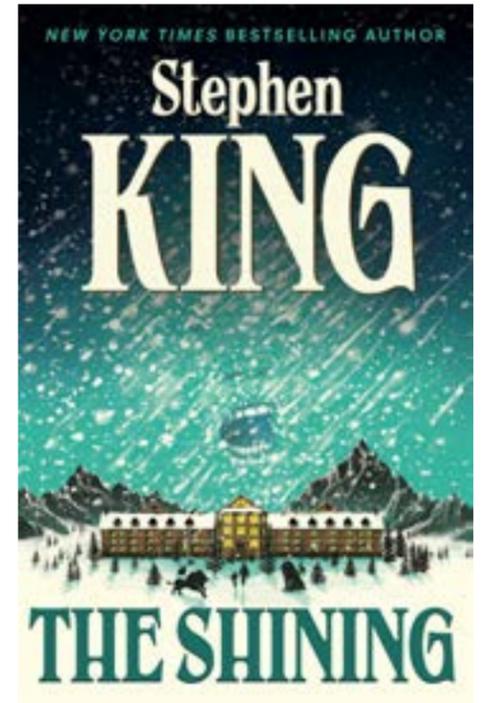
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The Reader's Corner



BY SANDRA MASTERS



August in SoFl is hot hot hot. This month, let's cool off with a story set in the Colorado Mountains, at the snowed-in Overlook Hotel. Steven King's classic horror novel, *The Shining* is sure to deliver chills and thrills.

Jack Torrance has one last chance. He once was a promising writer with a beautiful wife and a young, gifted son but his alcoholism, in a fit of rage, cost him his teaching job. Desperate to clean up his act and finish the play he's been working on, he takes the job of winter caretaker at the Overlook Hotel in Colorado. He hopes the isolation of the snowed-in hotel will allow him to be a bet-

ter husband and father. His wife, Wendy is worried about Jack's attitude and concerned about his behavior. Reluctantly, she accompanies him to the hotel with their five-year-old son Danny, hoping that the six months away from distractions and drinking will help.

But Danny senses there is something wrong about The Overlook Hotel. He is tormented with dreams of evil and visions of violence. He sees an apparition and the word "redrum" on the mirrors in the hotel which spells "murder" backwards. Danny's dreams are taken seriously by the Overlook's chef Dick Hallorann. He calls

Danny's special power "shining", the ability to know what people are thinking and what will happen in the future. With the Torrance family snowed in and isolated at the Overlook Hotel for the winter, the future looks grim.

The backstory of the Overlook Hotel is revealed throughout the book in eerie metaphors and flashbacks. As Jack continues to spiral down into alcoholic madness, Wendy becomes increasingly terrified of her husband, and consumed with Danny's safety. Dick Hallorann has a fondness for the boy and seems to know all about the menacing history of the hotel, including the death

of the twin daughters by the former caretaker. He tries to protect Danny from the malevolent forces of the Overlook Hotel.

The Shining is a horror story which weaves past history into the present and the rhythm just keeps escalating. This is more than your average haunted house story because The Overlook is definitely a character in its own right, with its own moods making it all the more terrifying. A horror story combining the natural and supernatural, complex characters and a truly creepy atmosphere, this book will send chills down your spine - much needed relief in the August heat.

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Notables Born In August

BY BOBBI LEVIN



BARACK OBAMA

Barack Hussein Obama II was born August 4, 1961, in Honolulu, Hawaii and became the 44th president of the United States. He attended Punahou School, from which he graduated in 1979. Obama first attended Occidental College in Los Angeles, before transferring to Columbia University, where he earned a Bachelor of Arts degree in political science in 1983.

Obama briefly worked as an analyst at Business International Corporation in New York City, before changing his career direction toward community service organizing. He relocated to Chicago, Illinois, in 1985 when he accepted a job with the Developing Communities Project. Obama enrolled in Harvard Law School. After completing his first year, he worked as a summer associate at Chicago corporate law firm Sidley & Austin, where his mentor was Michelle Robinson, his future wife.



LOUIS ARMSTRONG

Born August 4, 1901, New Orleans, Louisiana, U.S.—died July 6, 1971, New York, New York, was the leading trumpeter and one of the most influential artists in jazz history.

Louis Daniel Armstrong, was nicknamed “Satchmo” and “Ambassador Satch”. More than a great trumpeter, Armstrong was a bandleader, singer, soloist, film star, and comedian. One of his most remarkable feats was his frequent conquest of the popular market with recordings that thinly disguised authentic jazz with Armstrong’s contagious humour. He nonetheless made his greatest impact on the evolution of jazz itself, which at the start of his career was popularly considered to be little more than a novelty. With his great sensitivity, technique, and capacity to express emotion, Armstrong not only ensured the survival of jazz but led in its development into fine art.



ALFRED HITCHCOCK

Sir Alfred Joseph Hitchcock (13 August 1899 – 29 April 1980) also known as “Hitch”, was an English film director. He is widely regarded as one of the most influential figures in the history of cinema. In a career spanning six decades, he directed over 50 feature films, many of which are still widely watched and studied today. Known as the “Master of Suspense”, Hitchcock became as well known as any of his actors thanks to his many interviews, his cameo appearances in most of his films, and his hosting and producing the television anthology Alfred Hitchcock Presents (1955–65). His films garnered 46 Academy Award nominations, including six wins, although he never won the award for Best Director, despite five nominations.

Hitchcock initially trained as a technical clerk and copywriter before entering the film industry in 1919 as a title card designer. His directorial debut was the British–German silent film *The Pleasure Garden* (1925). He is also credited with pioneering camera and editing techniques that influenced other directors.

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Recipe



BY PATRICIA CAPUTO

SHRIMP SCAMPI

1 Tablespoon of olive oil
 12 Jumbo Shrimp
 1 Stick of butter
 Approximately 1/4 medium onion, finely diced
 5 Cloves of garlic, minced
 Juice of 2 lemons
 1/2 cup of white wine
 Salt and pepper to taste
 8 ounce of angel hair pasta
 1/2 cup of parmesan cheese
 Fresh Parsley
 Boil water for pasta

In a large skillet, heat the olive oil and melt the butter over medium heat. Add the onion and garlic until the onion is translucent (usually 2 to 3 minutes). Add the shrimp, then stir and cook for a couple of minutes. Squeeze in lemon juice. Add the wine, salt and pepper, stir and reduce the heat to low. Put the angel hair pasta into the boiling water. Cook until just done. Remove skillet from heat. Add the pasta and toss, adding a splash of water if it needs to be thinned. Top with grated cheese and parsley. Serve immediately.



Here are some interesting facts:

- When snakes are born with two heads, they fight each other for food.
- The average person walks the equivalent of three times around the world in a lifetime.
- A shark can detect one part of blood in 100 million parts of water.
- FDA regulations allow 10 insects and 35 fruit fly eggs per 8 ounces of raisins.
- A jellyfish is 95 percent water.
- A snail can sleep for three years.
- All polar bears are left handed.
- It is physically impossible for pigs to look up into the sky.
- Hydra – an aquatic creature is the only living creature that never dies.
- Elephants are the only animals that can't jump.



BY RUTH BERNHARD-DREISS

August is the 8th month of the year, with 31 days, and marks the end of summer in the Northern Hemisphere. It's named after the Roman Emperor Augustus Caesar. Key events include the eruption of Mount Vesuvius in 79 AD, the dropping of the atomic bomb on Hiroshima in 1945, and Hawaii becoming the 50th U.S. state in 1959. Important dates also include International Youth Day (August 12) and World Senior Citizen's Day (August 21).

Historical Events:

- August 24, 79 AD: Mount Vesuvius erupted, burying the Roman cities of Pompeii and Herculaneum.
- August 3, 1492: Christopher Columbus set sail from Spain.
- August 6, 1945: The first atomic bomb was dropped on Hiroshima, Japan.
- August 14, 1945: Japan surrendered to the Allied forces, ending World War II.
- August 18, 1920: The 19th Amendment to the U.S. Constitution was ratified, granting wom-

en the right to vote.

- August 21, 1959: Hawaii became the 50th state of the United States.

Holidays and Observances:

- International Youth Day (August 12): Celebrated to raise awareness about the challenges faced by young people worldwide.
- National Aviation Day (August 19): Celebrated in the US to honor the development of aviation.
- World Senior Citizen's Day (August 21): Celebrated to highlight the contributions of older adults and raise awareness of issues they face.
- Raksha Bandhan: A Hindu festival celebrating the bond between brothers and sisters.
- Friendship Day: Celebrated on different dates in different countries, often in August, to honor friendships.
- National Water Quality Month: Focuses on the importance of clean water resources.
- National Immunization Awareness Month: Promotes the importance of vaccinations.

Other Notable Facts:

- August is named after the Roman Emperor Augustus Caesar .
- Birthstones for August are Peridot and Spinel .
- Birth flowers for August are the Gladiolus and Poppy .
- The Perseid meteor shower is visible in August.
- August is the last month of summer in the Northern Hemisphere .
- The Anglo-Saxons called August "Weod month," meaning weed month.
- August's zodiac signs are Leo (July 23–August 22) and Virgo (August 23–September 22).
 Leos are represented by the Lion. They are ruled by the Sun and have natural leadership traits (whether that means a social leader or a thought leader). Some of our recent presidents were Leos (including Bill Clinton and Barack Obama).
- Virgos tend to be the thinkers of the world and masters of reason. They are more pragmatic, organized, and logical. Everyone needs a Virgo in their life!

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Abie's Irish Rose

BY STEW RICHLAND

Abie's Irish Rose was a popular old-time radio show that originated from a successful Broadway play. The show was written by Miss Ann Nichols in 1922 and it eventually became America's most successful play of any generation.

The show centered on the love story of Abie and Rosemary Levy, a young couple from Jewish and Catholic backgrounds who face cultural clashes and family bickering after eloping.



A weekly NBC radio series, Abie's Irish Rose, replaced Knickerbocker Playhouse and ran from January 24, 1942, through September 2, 1944. Faced with listener protests about its stereotyped ethnic portrayals, the radio series was cancelled in 1945. Axel Gruenbert and Joe Rines directed the cast, which starred Richard Bond, Sydney Smith, Richard Coogan and Clayton "Bud" Collyer as Abie Levy. Betty Winkler, Mercedes McCambridge, Julie Stevens, Bernard Gorcey, and Marion Shockley portrayed Rosemary Levy. Solomon Levy was played by Alfred White, Charlie Cantor and Alan Reed.

Theater historians tried to answer the question, What made the show so appealing? Donald Freeman, a theater historian noted. "... In its cleanliness, and was the most sanitary of all comedies."

The basic plot of the show has the couple meeting in France during World War I. The young man is a wounded soldier and the girl, a nurse who tended him. The priest and the rabbi from the wedding are veterans of the same war, and recognize one another from their time in the service.

The best plot summary was written by Judge Leonard Hand in his opinion in a copyright lawsuit filed by Nicholas. I have opted to furnish my readers with Judge Hand's summary of the plot since he used it in the lawsuit.

"Abie's Irish Rose presents a Jewish family living in prosperous circumstances in New York. The father, a widower, is in business as a merchant, in which his son and only child helps him. The boy has philandered with young women, who to his father's great disgust have always been Gentiles, for he is obsessed with a passion that his daughter-in-law shall be an orthodox Jew. When the play opens the

son, who has been courting a young Irish Catholic girl, has already married her secretly before a Protestant minister, and is concerned about how to soften the blow for his father securing a favorable reception for his bride, while concealing her faith and race. To accomplish this, he introduces her to his father as a Jewish girl in whom he is interested and conceals the fact that they are already married. The girl somewhat reluctantly agrees to the plan; the father takes the bait, becomes infatuated with the girl, and insists that they must marry. He assumes they will because it's the father's idea. He calls in a rabbi, and prepares for the wedding according to the Jewish rite.

Meanwhile the girl's father, also a widower who lives in California and is as intense in his own religious antagonism as the Jew, has been called to New York, supposing that his daughter is to marry an Irishman and a Catholic. Accompanied by a priest, he arrives at the house at the moment when the marriage is being celebrated, so too late to prevent it, and the two fathers, each infuriated by the proposed union of his child to a heretic, fall into unseemly and grotesque antics. The priest and the rabbi become friendly, exchange trite sentiments about religion, and agree that the match is good. Apparently out of abundant caution, the priest celebrates the marriage for a third time, while the girl's father is inveigled away. The second act closes with each father, still outraged, seeking to find some way by which the union, thus trebly insured, may be dissolved.

The last act takes place about a year later, the young couple having meanwhile been abused by each father, and left to their own resources. They have had twins, a boy and a girl, but their fathers know no more than that a child has been born. At Christmas each, led by his craving to see his grandchild, goes separately to the young folks' home, where they encounter each other, each laden with gifts, one for a boy, the other for a girl. After some slapstick comedy, depending upon the insistence of each that he is right about the sex of the grandchild, they



become reconciled when they learn the truth, and that each child is to bear the given name of a grandparent. The curtain falls as the fathers are exchanging amenities, and the Jew giving evidence of an abatement in the strictness of his orthodoxy."

The two pictures displayed were published in Germany in 1928 as a postcard depicting Abie's Irish Rose. It was published in 3 languages.

The show had a cultural impact on America over the years. Here are some examples. Lorenz Hart expressed the feeling of many in the theater world in these lines for "Manhattan": "Our future babies we'll take to Abie's Irish Rose—I hope they'll live to see it up close."

The play was popular enough for its title to be referenced in a pun in the Marx Brothers film *Animal Crackers*, in the lyrics of the Cole Porter song "Ace in the Hole", the Stephen Sondheim song "I'm Still Here", and the song "The Legacy" from the musical *On the Twentieth Century*.

Abie's Irish Rose prefigured the comedy of Stiller and Meara (Jerry Stiller and Anne Meara), a husband-and-wife comedy team popular in the 1960s and 1970s who often spiked their routines with references to their different backgrounds (Stiller was Jewish; Meara was of an Irish Catholic background but converted to Judaism later during their marriage).

For those who are intrigued by this article, you can find them on most old time radio web sites. Enjoy.

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215 SOMERSET K	2/2	SOLD	\$120,000	204 ANDOVER H	1/1.5	SOLD	\$101,000
335 DOVER B	1/1.5	SOLD	\$160,000	336 NORTHAMPTON Q	1/1	SOLD	\$57,000
1 GOLF'S EDGE F	2/2	SOLD	\$145,000	212 WELLINGTON F	2/2	PENDING	\$179,000
148 ANDOVER F	1/1.5	SOLD	\$100,000	51 STRATFORD D	2/2	SOLD	\$150,000
92 HASTINGS F	2/ 1.5	SOLD	\$136,500	306 WELLINGTON B	2/2	PENDING	\$99,000
239 NORWICH J	2/1.5	SOLD	\$90,000	48 BERKSHIRE B	1/1.5	SOLD	\$118,000
234 NORWICH J	2/1	LEASED	\$1,475	39 WALTHAM B	1/1.5	SOLD	\$84,000
107 NORTHAMPTON F	2/1.5	SOLD	\$189,000	412 CHATHAM T	1/1.5	CLOSED	\$100,000
162 NORWICH G	1/1.5	SOLD	\$90,000	319 WINDSOR N	1/1.5	PENDING	\$65,900
223 WELLINGTON G	2/2	SOLD	\$205,000	212 SOMERSET K	2/2	PENDING	\$165,00
124 WALTHAM F	2/1.5	SOLD	\$190,000	59 NORTHAMPTON D	2/2	PENDING	\$219,000
132 CAMDEN F	2/1.5	SOLD	\$143,000	97 SALISBURY E	2/2	PENDING	\$275,000

Susan turns "LISTED" into "SOLD"

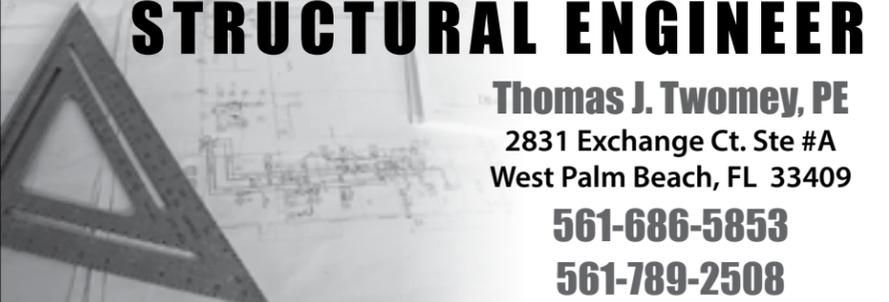


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Two UCO Officers, David Boas and Fausto Fabbro, have qualified as Florida Notaries. UCO will be able to offer this service to CV residents during UCO Office hours, Monday through Thursday, 9:00 AM to 12:00 Noon and Friday, 12:00 Noon to 3:00 PM. Please note that this service is offered to building associations only to notarize building documents -- no personals.

Century Village Class Schedule AUGUST 2025

August Classes go on sale Monday, July 21

September Classes go on sale Monday, August 18

MONDAY CLASSES

Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
FLORIDA PAINTING PALOOZA							8/4/25 class
Please sign up by noon Friday, August 1							
	08/04/25	5:30 to 8 pm	\$40	1	Art Room	smock	Benita Tucker
Create one painting in a relaxed atmosphere. Teacher will supply paints and canvas with a pre-drawn pattern. <u>Bring a smock to protect your clothes.</u>							
No Experience Needed! <u>Class Dependent on Minimum Class Size</u>							
FLORIDA PAINTING PALOOZA							8/18/25 class
Please sign up by noon Friday, August 15							
	08/18/25	5:30 to 8 pm	\$40	1	Art Room	smock	Benita Tucker
Create one painting in a relaxed atmosphere. Teacher will supply paints and canvas with a pre-drawn pattern. <u>Bring a smock to protect your clothes.</u>							
No Experience Needed! <u>Class Dependent on Minimum Class Size</u>							
PIANO CLASSES (Group Lessons)							classes run 8/4 to 8/25
	08/04/25	5 to 6 pm	\$100	4	Card Room B		Ghada Youssef
Learn the piano in a group setting. Teacher supplies battery-powered keyboards and earphones.							
<u>Class dependent on minimum class size.</u>							

THURSDAY CLASSES

Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
CANASTA FOR BEGINNERS							classes run 8/7 to 8/28
	08/07/25	10:30 to 12:30	\$20	4	upstairs lobby		Diane Andelman
Description: Come in and learn to play this exciting card game!							
<u>Class Dependent on Minimum Class Size - Spots are Limited</u>							

CLASSES ARE FOR RESIDENTS ONLY

Register Prior to the Start of the First Class

Register for Classes Mon to Fri, 9:00 to 12:00 & 1:00 to 4:00 in the Class Office, located in the Ticket Office

PAYMENTS by **CASH** or **CHECK** (Make Checks out to WPRF, Inc)

\$25.00 service charge on all returned checks

No Refunds after first class unless class is cancelled

No New Registrations after the end of the 1st Class

All Classes are subject to change, cancellation or modification

Room Location Subject to Change or Modification

Please do not rearrange the tables and chairs in any room

Please call Class Office with questions: 561-640-3120 option 0

Masks may be required for some classes at the Instructor's discretion

(***) This symbol indicates Materials Needed Prior to First Class

THESE CLASSES WILL RETURN IN THE FALL

AMERICAN MAH-JONGG WITH HEDY

BALLROOM DANCE BEGINNERS WITH NATALIA

BALLROOM DANCE INTERMEDIATE WITH NATALIA

LINE DANCE REVIEW WITH JANINE

MIXED MEDIA FUN ART WITH STEPHANIE

PRACTICAL HEBREW WITH AVRAHAM

STAINED GLASS WITH LENNY

If you are interested in teaching a class come into the Ticket Office to see Melissa at the Class Office Desk Monday thru Friday, 9:00 to 12:00 and 1:00 to 4:00

Shorts on Sports

BY DAVID BOAS

Let's go to the NBA and the NHL Championships. As previously stated, I am not the biggest fan of these two sports. However, when the playoffs begin, I usually tune in. Both of these championship games were well played. Congratulations to both winners. The real good news for me and also my accountant, is that the Florida Panthers won. Both of us can rest a little easier now. I might even get a break on my taxes! Personal note. I think that Hockey Officials are the most physically fit officials.

There is absolutely no question that Women's Sports has improved way over 100% in the last several decades, and continues to get better. Recently, I watched on TV a Women's Professional League Football Game. It was somewhat difficult to watch. The announcers and also the camera work were not very good coupled with the fact that I knew very little if anything about this sport. I will tell you one thing, these women played hard. Of course, being an old umpire, with

the emphasis on OLD, I have been watching the NCAA women's softball tournament. These are exciting games to watch. In every women's sport, tennis, golf, volleyball, track & field, hockey, or you name it, it has gotten better. Of course, the most improved and certainly the most popular is the WNBA. The reason for this upsurge is, of course, Caitlan Clark. I'm not sure if this is really a good or bad thing. I personally think that all of the controversy surrounding her will, if it continues too much longer, will have a negative effect on the game. With all the back and forth trash talking, it is starting to remind me of Roller Derby. Hoping this does not continue.

Here are this month's trivia questions:

1. Who is considered the Greatest Men's Fastball Softball pitcher?
2. What college football player scored the most points in a single game?
3. What MLB player has the most World Series rings?

I know that this is strange, but I enjoy watching Nathan's 4th of July Hot Dog Eating Contest. I was glad to see Joey Chestnut reclaim the Mustard Belt, as well as Tampa's Miki Sudo, win the women's Mustard Belt for her 11th consecutive time. Call me crazy, or maybe I just like Hot Dogs, Nathan's, please. But don't forget the Bromo! Of course, friends will remind me that in college I came in 3rd place in a Blueberry Pie eating contest. The 3rd place prize was a Blueberry Pie!

On a personal and sad note, my very good friend and fellow sports enthusiast Jim Heck passed a few days ago. I have referenced Jim in this column several times before. We attended countless games together. His son, Tim played on my softball team for many years. Jim was a big Phillies fan and a Penn State fan. I was neither. I think this made our friendship even closer. In the plus 40 years we knew each other, I never heard Jim have a bad word to say about anyone. I myself

can NEVER say that about me. See you in the box scores, my friend.

Recently I read an article on the 10 Best Sports Movies. I was very disappointed to see that my favorite was not one of them. My favorite sports movie is "Bang The Drum Slowly." This movie stars Michael Moriarty and an unknown at that time, Robert De Niro. This movie is worth the time to see. Put it on your list.

The answers to this month's trivia questions are;

1. Eddie Feigner, "The King and His Court" 9,743 wins.
2. Austin Carr, scored 61 points for Notre Dame in 1970 vs Ohio.
3. Yogi Berra, 10 World Series Rings, all with the New York Yankees.

So keep rooting for your favorite teams and players and until next month, stay well and Please be polite.

"CLUELESS"



Whodunnit? They forgot!

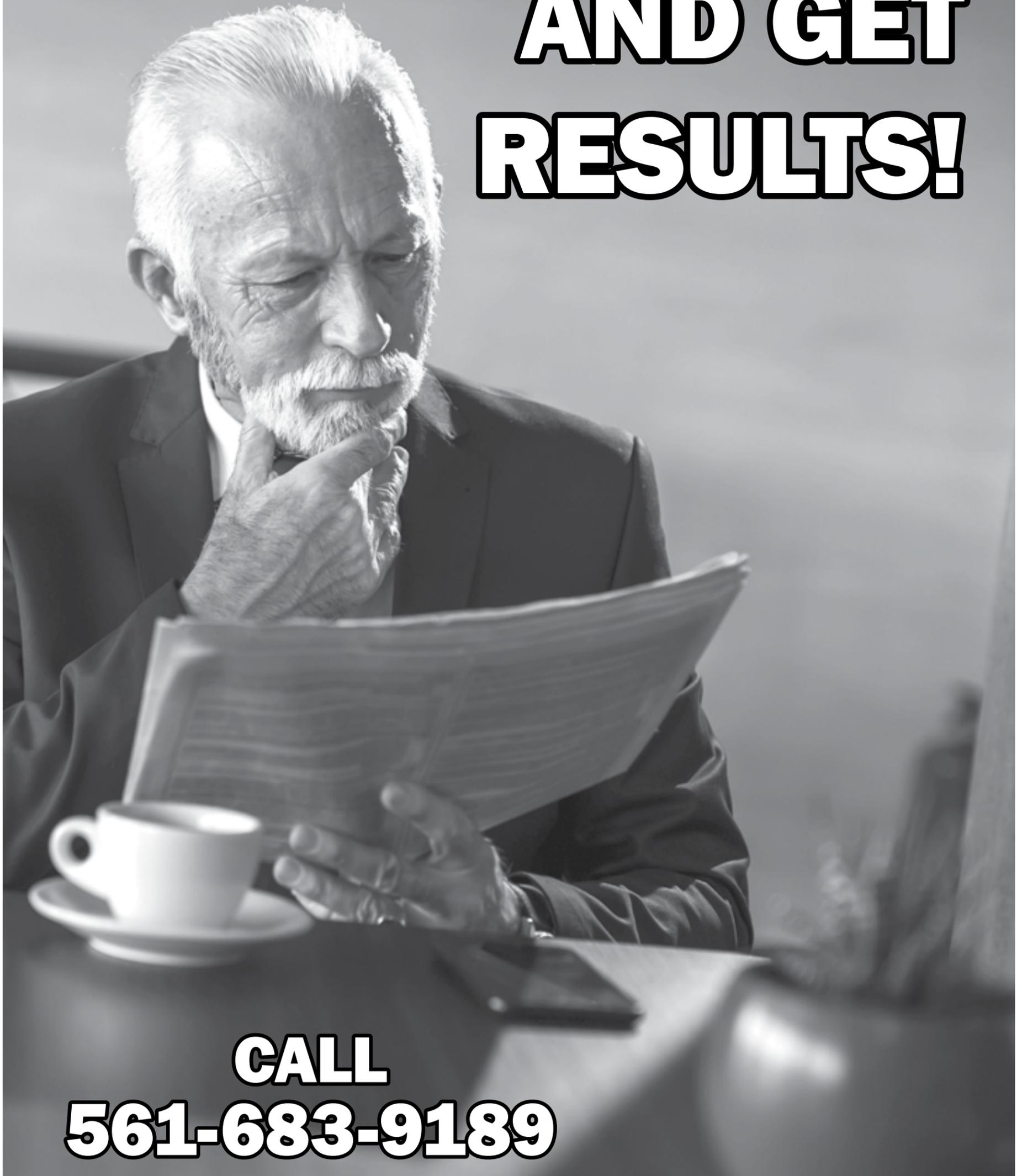
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Please check with the Clubhouse Staff Office to see if your lost items were found.

For items lost at Hastings check with Security.

We have all types of lost items:

- Clothing
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- Jewelry
- Keys
- Sunglasses
- Pool towels
- Etc.

Found items will be held for 30 days then donated to a local charity.

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FOR LIFE SAFETY CALL

911

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Check Lost & Found in the Staff/Ticket Office
(Located in Clubhouse near elevator)

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- Go ID Office: Weekdays: 9:00 am – 4:00 pm closed 12:00 pm – 1:00 pm
- \$25.00 Replacement ID, refundable if lost ID found within 30 days.
- Pay by cash / check only.

If ID Office Closed:

- Go to the Staff/Ticket Office for a Temporary paper ID \$5.00 (applied to cost of new ID).

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Present one of the following documents to gain access to the community:

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Resident name/unit address must be on all documentation

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HASTINGS CLUBHOUSE POOL HOURS: UNTIL 9:00 PM

WPRF, Inc.

Missing ID's can interfere With the issuance of new ID's.

The following ID's must be turned into the ID Office.

- Previous Tenant ID's
- Previous Owner ID's
- All expired Guest ID's
- Personal Aide ID's

For your convenience put your ID's in an envelope with your phone number and drop in the WPRF drop box in the Staff Office.

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VIOLATORS WILL BE REMOVED FROM THE PROPERTY AND RISK SUSPENSION OF THEIR PRIVILEGES

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Why Were They Called the Dark Ages?

The term “Dark Ages” conjures images of a bleak, backward world, a period of human history marked by ignorance, barbarity, and intellectual stagnation. The term is typically used to refer to the era spanning roughly from the fifth to 10th centuries, but at times has referred to the entire Middle Ages, from the fall of the Western Roman Empire in 476 CE all the way to the beginning of Europe’s Renaissance in the 15th century.

Who Called Them the “Dark Ages”?

The concept of the “Dark Ages,” if not the term itself, is associated with one name more than any other: Francis Petrarch, a 14th-century Italian scholar, poet, and humanist who was regarded as the greatest scholar of his time. He saw classical antiquity as an age of light due to its cultural achievements, while what followed — including the time in which he lived — was an age of darkness. “This sleep of forgetfulness will not last forever,” he wrote. “When the darkness has been dispersed, our descendants can come again in the former pure radiance.” Petrarch was so influential in his time that the humanist attitudes of 15th-century

Italy — attitudes that led directly to the Renaissance — would not have been possible without him. It’s no surprise, then, that his concept of a long dark age took hold in both popular and academic circles, and remained a potent and widely accepted idea for centuries to come. It’s worth noting that historians have also used the term “Dark Ages” to refer to something more specific and less pejorative. In his work *Annales Ecclesiastici*, the Italian cardinal Caesar Baronius (1538-1607) coined the term “Dark Ages,” albeit in its Latin form, *saeculum obscurum*. But Baronius was using the term to refer specifically to the scarcity of written documents around the 10th and 11th centuries relative to earlier periods. This was not a moral judgment, but a statement of fact: There were indeed fewer written records from this period. The Romans were excellent record keepers, so when the empire fell there was a notable decline in historical texts and documents for several hundred years afterward. The Early Middle Ages have been seen by historians as “dark” simply because it’s difficult to know what happened.



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AUGUST 2025 CLUB LIST

All Clubs are active as of revised date, Clubs may have been discontinued or cancelled. Rooms or dates may be subject to change or modification. Masks and Social Distancing Recommended; Some Clubs may have Additional Rules

CLUB NAME	ROOM	DAY	TIME
Acoustic Song Circle	Art Room	Last Tuesday	2pm-8pm
Actor's Studio	Meeting Room C	Every Monday	6:30pm-9pm
Act 2	Mtg C/4th Wed Mtg A	Every Wednesday	6pm-9:30pm
African American Culture Club	Art Room	1st Wednesday	6pm-7pm
African American Culture Club Potluck	Party Room	4th Sunday	3pm-6pm
Baby Boomers	Meeting Room D	3rd Wednesday	3:30pm-4:30pm
Bible Study Club in Spanish	Class Room A	Every Tuesday	6:30 pm-8:30pm
Bible Study Group	Meeting Room D	Every Sunday	3pm-5pm
Bingo Game Day Potluck	Party Room	2nd Wednesday	1pm-3pm
Camera Club	Meeting Room C	2nd Tuesday	10am-12pm
Canasta Club	Meeting Room B	3rd Saturday	11am-9pm
C.E.R.T. Meeting	Meeting Room A	2nd Friday	1pm-3pm
Computer Club (see Technology Club)			
C.O.P. Meeting	Meeting Room A	2nd Thursday	10am-12pm
C.V. Crafter's Club	Meeting Room A	4th Friday	9:30am-12pm
C.V. Patriots	Meeting Room C	4th Wednesday	6pm-8pm
DJ at Pool	will return in the fall		
Falling Star Players	Meeting Room C	Every Tuesday	6pm-9pm
Friends of Bill W	Craft Room	Monday & Thursday	6:30pm-7:30pm
Gulfstream Goodwill Community Party	Party Room	3rd Friday	11am-1pm
Gulfstream Goodwill Supportive Services	Clubhouse Lobby	Every Friday	9am-12pm
Homestead Exemption Outreach	Clubhouse Lobby	1st Thursday	1:30pm-2:30pm
Italian American Culture Club	Party Room	3rd Wednesday	1pm-3pm
Karaoke	Party Room	Every Saturday	6pm-9pm
Latin American Club Mtg	Meeting Room A	2nd Wednesday	4pm-6pm
Latin American Club Dance	Party Room	3rd Sunday	5pm-9pm
Line Dancing Club (Monday)	Hastings Aerobic	Every Monday	12:15pm-2:15pm
Line Dancing Club (Friday)	Hastings Aerobic	Every Friday	11:15pm-2:15pm
New York Club & Jewish Club	Meeting Room D	2nd Thursday	6pm-8pm
Quilting Club	Craft Room	Every Wednesday	1pm-3:30pm
Rummikub Club	Main Card Room	Every Monday	7pm-9:30pm
Shuffleboard Club	Shuffleboard Courts	Every Tuesday	6:30pm-9:30pm
Technology Club (formerly C.V. Computer Club)	will return in September		
Trivia Night	Party Room	Every Thursday	6:17pm-9pm
UCO Delegate Assembly	Theater	1st Friday	9:30am-12pm
UCO Education Meeting	Meeting Room C	3rd Friday	9:30am-12pm
Yiddish Speaking Club	Meeting Room A	Every Tuesday	7:30pm-9:30pm
Yiddish Speaking Club	Guest Pool	Every Thursday	9am-10am
Yiddish Speaking Club	Hastings Aerobic	Every Monday	6pm-7pm
Yiddish Speaking Club	Hastings Aerobic	Every Wednesday	2:30pm-3:30pm

Note: Pickleball Court is always available to use. Please bring your own equipment.

August 21 is World Senior Citizen's Day

FREE HEALTH FAIR



Scan the QR code or
call 833.880.9288 to
reserve your seat.

In recognition of World Senior Citizen's Day on August 21st, we are offering free health screenings and informational sessions to the community at our Emergency Center in West Palm Beach.

- Free Health Screenings (Blood Pressure, Glucose, BMI/Biometrics)
- Balance/Fall Testing
- Stroke Education
- Ask the Pharmacist

JOIN US!
Thursday, Aug. 21
8am-10am

Emergency Center
West Palm Beach
5028 Okeechobee Blvd.
West Palm Beach



PALM BEACH
HEALTH NETWORK

EMERGENCY CENTER
WEST PALM BEACH

Stronger Together. For You.

August 2025

West Palm Beach *Dance Schedule*



Sound Relations

Friday, August 01

DJ Josh Pearl

Friday, August 8

Marian Weinberg

Friday, August 15

DJ David N

Friday, August 22

World Class DJ

Friday, August 29

Season tickets for residents and guests will be available for purchase online starting **Tuesday, August 19, 2025, at 9:00 am.**

Order forms that are returned to the Ticket Office will be processed at this time in the order they were received.

Summer 2025 tickets are available to purchase online and at the Ticket Office. Ticket prices are \$6.00 for residents and \$9.00 for guests.

The policy when purchasing resident tickets online and at the Ticket Office is **one** Century Village ID card buys **one** resident ticket per event. If this limit is exceeded during a transaction, the Ticket Office will issue a refund for the unauthorized tickets. Residents can purchase tickets for their guest for an additional **\$3.00 per ticket.**

Dances will be held in the Party Room on Friday's from 7:00 - 10:00 pm.

Resident ID or Guest Pass is required for admittance to shows, dances and movies. No one under the age of 16 is permitted to attend shows or movies. No one under the age of 21 is permitted to attend dances.

All programs are subject to change and/or modification without notice. Photography, audio or videotaping is strictly prohibited. No shorts are permitted for all live performances.

The Summer Brochure is available online at:
www.centuryvillagetheater.com/west-palm-beach



www.facebook.com/cvtheaters
www.twitter.com/cvtheaters
www.instagram.com/cvtheaters
<https://gateaccess.net>

AUGUST 2025 ENTERTAINMENT



Sat., August 2 at 8 pm
Timeless Tunes From Broadway To The Golden Decades Starring Julia Langley
 Prepare To Be Wowed By This One-Woman Cabaret



Sat., August 9 at 8 pm
The Ladies Of Memory Lane
 A Dynamite Tribute To Divas



Sat., August 16 at 8 pm
The Feel Good Concert Starring Jordan Bennett
 Feel Good Songs With A Saucy Side Of Humor



Sat., August 23 at 8 pm
Two Of Hearts Starring Don Stansfield & Carolyn Smylie
 Great Music, High Energy & Witty Banter

All programs are subject to change and/or modification.



Sat., August 30 at 8 pm
Classy & Sassy Starring Adriana Zabala
 A Spirited Young Soprano With Local Roots

Summer 2025 show tickets are available to purchase online at <https://gateaccess.net> and at the Ticket Office. Ticket price will be \$6.00 for residents and \$9.00 for guests. Dances will be held in the Party Room on Friday's from 7:00 - 10:00 pm.

Resident ID or Guest Pass is required for admittance to shows, dances and movies. No one under the age of 16 is permitted to attend shows or movies.

No one under the age of 21 is permitted to attend dances. All programs are subject to change and/or modification without notice. Photography, audio or videotaping is strictly prohibited. No shorts are permitted for all live performances.

"R" Rated Movies

"R" Rated (under 16 requires accompanying parent or adult guardian).

Additional ratings for this movie are:

V for Violence

L for Language (strong language and drug content)

N for Nudity (graphic nudity)

SC for Sexual Content (pervasive language including sexual references and situations)

An "R" rated motion picture, in the view of the Rating Board, contains some adult material. An "R" rated motion picture may include adult themes, adult activity, hard language, intense or persistent violence, sexually-oriented nudity, drug abuse or other elements. Due to a wide viewing audience, WPRF will not censor "R" rated movies. **Therefore, if you find any of the above offensive, WPRF suggest you "OPT OUT" of seeing this movie.**

August 2025

West Palm Beach *at the movies*



BLACK BAG R, 1 HOUR, 33 MIN.
 (RATED R FOR STRONG LANGUAGE AND VIOLENCE.)

When an intelligence agent is suspected of betraying the nation, her husband, a fellow agent, is forced to decide whether to be loyal to his marriage or his country. Legendary director Steven Soderbergh helms this sleek, sophisticated spy thriller that stars the powerhouse duo of Cate Blanchett and Michael Fassbender. The stellar cast also includes Pierce Brosnan, Tom Burke and Naomie Harris.

Sun. August 03 1:45 pm



THE BALLAD OF WALLIS ISLAND PG-13, 1 HOUR, 40 MIN.

In this romantic comedy, a delightfully eccentric lottery winner who lives alone on a remote British island decides to make one of his dreams come true. He orchestrates the reunion of his favorite folk music duo, but things get tricky and tense when the estranged bandmates and former lovers are unexpectedly thrown back together for this extremely odd private gig. Tinged with sweetness and regret, the film stars Carey Mulligan, Tom Basden and Tim Key.

Sun. August 03 6:30 pm
 Mon. August 04 6:30 pm
 Sun. August 10 1:45 pm



THERE'S STILL TOMORROW NOT RATED, 1 HOUR, 58 MIN.
 (PLEASE NOTE THE BLACK & WHITE FOREIGN FILM IS SPOKEN IN ITALIAN WITH ENGLISH SUBTITLES THROUGHOUT THE WHOLE FILM.)

A working-class mother in 1940s Rome suffers in silence as she's continuously abused by her military veteran husband. But when a mysterious letter arrives, she finally gathers up the courage to take charge of her life. Empowering and humorous, this astounding **black-and-white, subtitled film** was a box office sensation upon its release in Italy, winning six Italian Academy Awards. Comedian Paola Cortellesi directs and also stars alongside Valerio Mastandrea.

Sun. August 10 6:30 pm
 Mon. August 11 6:30 pm
 Sun. August 17 1:45 pm



THE PENGUIN LESSONS PG-13, 1 HOUR, 50 MIN.

An Englishman moves to Buenos Aires in 1976 to teach at an English boarding school just as a coup d'état shuts everything down. He decides to head to the beach for a little fun in the sun, but winds up rescuing an oil-drenched penguin, and thus begins a strange and beautiful friendship that leads to a personal awakening. Funny, poignant and inspired by a true story, the film stars Steve Coogan, Bruno Blas and Jonathan Pryce.

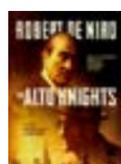
Sun. August 17 6:30 pm
 Mon. August 18 6:30 pm
 Sun. August 24 1:45 pm



LAST BREATH PG-13, 1 HOUR, 33 MIN.

In this heart-pounding thriller, a team of deep-sea divers must band together and battle extreme conditions to rescue a crewmate who's trapped hundreds of feet below the ocean's surface. A remarkably true story, it tells an electrifying tale of teamwork, resilience and a race against time to attempt a seemingly impossible task. Woody Harrelson stars alongside Simu Liu and Finn Cole.

Sun. August 24 6:30 pm
 Mon. August 25 6:30 pm
 Sun. August 31 1:45 pm



THE ALTO KNIGHTS R, 2 HOURS, 3 MIN.
 (RATED R FOR VIOLENCE AND LANGUAGE.)

This biographical crime drama, directed by Barry Levinson, captures a period in the 1950s when two of New York's most notorious organized crime bosses were on a deadly collision course. Cinematic legend Robert De Niro does double duty, playing both Frank Costello and Vito Genovese, former friends who became bitter enemies. A throwback to classic gangster films of yesteryear, it also stars Cosmo Jarvis, Debra Messing, Kathrine Narducci and Matt Servitto.

Sun. August 31 6:30 pm

(Continued In September)

Tickets are not required. An ID card for each person is required for admittance. Please refrain from saving seats for more than one person. No admittance once the movie begins. When available, new movies will be presented with captions on the first 1:45 pm showing on Sunday.

Tickets will be sold month to month on the 22nd of the previous month online at www.gateaccess.net and at the Ticket Office. Please see Clubhouse Happenings for monthly dates. All programs are subject to change and/or modification without notice.

Entertainment information is provided by W.P.R.F.
 Any questions regarding Clubhouse entertainment should be directed to W.P.R.F. at 640-3120.

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FEATURED LISTINGS

Southampton A.....	1BR / 1.5BA.....	\$97,000
Andover G.....	1BR/1BA.....	\$75,000
Norwich H.....	1BR / 1.5BA.....	\$87,000
Camden O.....	1BR / 1.5BA.....	\$105,000
Canterbury K.....	1BR / 1.5BA.....	\$107,000
Dorchester K.....	1BR / 1.5BA.....	\$89,500
Wellington H.....	2BR / 2BA.....	\$199,000
Easthampton I.....	2BR / 1.5BA.....	\$129,900
Coventry I.....	1BR / 1.5BA.....	\$98,900
Greenbriar A.....	2BR / 2BA.....	\$154,900
Andover C.....	1BR/1BA.....	\$73,000
Somerset B.....	2BR / 2BA.....	\$194,900
Cambridge G.....	1BR/1BA.....	\$85,000
Canterbury J.....	2BR / 1.5BA.....	\$129,000
Chatham E.....	1BR / 1.5BA.....	\$79,000
Sheffield Q.....	1BR / 1.5BA.....	\$89,900
Dorchester A.....	1BR/1BA.....	\$129,900
Chatham O.....	2BR / 1.5BA.....	\$147,500
Berkshire B.....	1BR/1BA.....	\$109,000
Sheffield J.....	2BR / 1.5BA.....	\$160,500
Northampton R.....	2BR / 1.5BA.....	\$160,500
Andover B.....	1BR/1BA.....	\$115,000
Coventry B.....	1BR/1BA.....	\$137,500
Cambridge E.....	2BR / 1.5BA.....	\$125,000
Windsor R.....	1BR / 1.5BA.....	\$89,900
Windsor L.....	1BR / 1.5BA.....	\$65,000
Andover K.....	1BR / 1.5BA.....	\$145,000
Windsor H.....	1BR / 1.5BA.....	\$129,500
Chatham E.....	1BR / 1.5BA.....	\$109,900
Golfs Edge A.....	2BR / 2BA.....	\$115,000
Southampton C.....	1BR / 1.5BA.....	\$69,000
Kent J.....	1BR / 1.5BA.....	\$95,000
Chatham K.....	2BR / 1.5BA.....	\$205,000
Waltham B.....	1BR / 1.5BA.....	\$140,100
Golfs Edge F.....	2BR / 2BA.....	\$125,900
Hastings F.....	2BR / 1.5BA.....	\$136,000

RENTALS

Camden N.....	1BR/1BA.....	\$1,000
Kent L.....	1BR / 1.5BA.....	\$1,900
Camden H.....	1BR / 1.5BA.....	\$1,300
Chatham P.....	1BR/1BA.....	\$1,250
Chatham U.....	1BR / 1.5BA.....	\$1,350
Northampton L.....	1BR/1BA.....	\$1,500
Easthampton I.....	1BR / 1.5BA.....	\$1,440
Kent F.....	2BR / 1.5BA.....	\$1,700
Bedford D.....	1BR / 1.5BA.....	\$1,550
Andover M.....	1BR / 1.5BA.....	\$2,600
Golfs Edge C.....	1BR/1BA.....	\$1,400
Kingswood D.....	1BR/1BA.....	\$1,250
Sheffield A.....	1BR / 1.5BA.....	\$1,450
Hastings H.....	1BR/1BA.....	\$1,200
Camden P.....	1BR/1BA.....	\$1,400
Northampton R.....	1BR / 1.5BA.....	\$1,500
Sheffield O.....	1BR/1BA.....	\$1,400
Chatham E.....	1BR / 1.5BA.....	\$1,400

PENDING

Coventry K.....	1BR/1.5BA.....	\$95,000
Bedford H.....	1BR/1BA.....	\$69,900
Golfs Edge F.....	2BR/2BA.....	\$118,000
Canterbury A.....	1BR/1.5BA.....	\$128,500
Andover F.....	1BR/1.5BA.....	\$90,000
Camden J.....	1BR/1.5BA.....	\$86,000
Easthampton F.....	1BR/1.5BA.....	\$74,990

CLOSED SALES

401 Windsor R.....	1BR/1.5BA.....	\$84,900
203 Windsor I.....	1BR/1.5BA.....	\$85,000
164 Sheffield G.....	1BR/1BA.....	\$57,000
204 Greenbriar A.....	1BR/1.5BA.....	\$75,000

★★★★★ - Highly likely to recommend

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