

7/28/2025 COMMUNITY MANAGERS REPORT

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SEACREST SERVICES- On **7/30**, **8/6**, and **8/20**, Seacrest Services 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**. See the flyer that is appended to this report.

AMBULANCE CONTRACT- On **7/22**, UCO's President and Treasurer attended a **Palm Beach County Commissioner's Workshop**, to learn more about possible changes to County ordinances that could affect our Community's contract with **American Medical Response (AMR)**. Final vote for these ordinance changes is tentatively scheduled to happen at the December meeting of the **Palm Beach County Commissioners**.

PEST CONTROL, TREES AND PALMS- On **7/22** and **7/23**, **Seacrest Services** performed pest control and fertilizer treatment for all black olive trees and royal palms on UCO property.

PAVING REPAIRS- On **7/24**, **Federal Maintenance** began paving repairs at various locations at Century Village. A number of stormwater catch basins which had sunk far below grade will be lifted.

IRRIGATION- Last week, **Chabot Irrigation** replaced pump station flowmeters at **Coventry, Dover, Bedford, Camden, and Somerset sections**, and also at the **Clubhouse** and the **UCO Office**. Replacement or recalibration of irrigation flowmeters is required by Florida statute.

PBC FIRE SAFETY REPORTS- Directors who would like their PBCFR safety report can send a request to UCOMAINTENANCE@GMAIL.COM.

AIR CONDITIONING- Lately, I have been hearing questions from unit owners and Directors about maintenance of residential air conditioning equipment and the drain pipes that connect to that equipment. In most CV buildings, central AC equipment connects to vertical pipes that allow condensate water (the moisture that is pulled out of the air) to drain outside of the building. Those pipes, over time, become clogged with “gunk” and need to be cleaned out at least once each year. If these pipes are clogged, AC condensate water will back up into the units, overflow the condensate pans, and spill out into ceilings and walls. If undetected, these overflows will cause mold growth.

As a general “rule of thumb” any pipe that serves more than one unit is considered to be an Association common element and must be maintained and repaired by the Association. There are exceptions to this rule, so we all need to check our governing documents for amendments or exceptions. Also, I have very occasionally encountered buildings that have installed separate drain lines for each unit.

So, while each unit owner is required to maintain the AC equipment inside their unit, the vertical pipe that drains out the AC condensate water should be regularly maintained by the Association, especially since any overflow will likely cause damage to drywall, and mold growth, which would be the Association’s responsibility to repair. Any licensed plumber or AC mechanic can do this work. I learned this lesson the hard way at my own Association. For many years, my Association left the cleaning of these pipes up to the unit owners. Then, in 2018 and 2019, we had two overflow events in two years, with serious damage, insurance claims, displacement of unit owners, etc. Now, our Association hires a plumber to clean out these pipes twice each year. This year, our plumber also descaled the pipes and dug out the ground at the spots where the pipes exit the building. Association property managers can assist the Board with this.

END OF REPORT



AUGUST EDITION, *UCO REPORTER*, DELIVERED TO CV ON 7/25 AND DELIVERED TO CV ASSOCIATIONS ON 7/26 AND 7/27.



Enhanced **Community Support**

24/7 LIVE

Our team is available to support your community and residents 24/7. You can submit your requests online through our website or resident portal, or speak with one of our representatives by phone.



Our Request System Supports:

- ✓ Work Order Request
- ✓ General Inquiries
- ✓ Accounting/ Billing Inquires

Contact Us:



Call Number:
888.828.6464



Submit online at:

www.SeacrestServices.com



As part of our continued commitment to serving the Century Village communities with excellence and transparency, Seacrest Services is launching a new training campaign focused on the Vantaca software platform. Our goal is to ensure every resident has the knowledge and support needed to fully utilize Vantaca's powerful features.

On **Wednesday, July 23rd at 2:00 PM**, we will host a Zoom session open to all Century Village homeowners. This presentation will focus on the Vantaca homeowner account experience such as accessing accounts, submitting requests, viewing documents, and making payments online.

Due to the expected volume of participants, this session will be conducted in **closed forum format**, with no live Q&A. However, it will be **recorded and available online** for residents who are unable to attend.

To offer more personalized support, we'll be hosting in-person events at the **Century Village Clubhouse**. These sessions will run from **9:00 AM to 3:00 PM**, and attendance will follow the same alphabetical grouping as the board Zoom sessions. Several Seacrest team members will be available onsite to work **one-on-one** with residents, helping them register for their Vantaca accounts and answering any questions they may have.

We're excited to bring this campaign to Century Village and are confident that these efforts will help make the transition to Vantaca smooth and beneficial for everyone. Thank you for your continued partnership—we look forward to seeing you at the upcoming sessions.

July 23, 2025 Zoom Meeting ID: 835 6766 2737

9:00 AM – 3:00 PM, Wednesday, July 30, 2025

Andover, Bedford, Berkshire, Camden, Cambridge, Canterbury, Chatham, & Coventry
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9:00 AM – 3:00 PM, Wednesday, August 6, 2025
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Dorchester, Dover, Easthampton, Greenbrier, Hastings, Kent, Kingswood, Northampton, Norwich, Oxford, Plymouth
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9:00 AM – 3:00 PM, Wednesday, August 20, 2025

Salisbury, Sheffield, Somerset, Southampton, Stratford, Sussex, Waltham, Wellington, Windsor



LAST WEEK, SEACREST SERVICES TREATED UCO OWNED TREES AND PALMS WITH FERTILIZER AND PESTICIDES.



**WALTHAM, SOUTHAMPTON SECTIONS- PAVING REPAIRS BY
FEDERAL MAINTENANCE.**



SALISBURY SECTION- PAVING REPAIRS BY FEDERAL MAINTENANCE.



**DORCHESTER K- CONCRETE REPAIRS AT FOOTBRIDGE BY
FEDERAL MAINTENANCE.**



**CAMDEN, SOMERSET SECTIONS. NEW IRRIGATION FLOWMETERS
INSTALLED BY CHABOT IRRIGATION LAST WEEK.**



HERE ARE TWO AC CONDENSATE DRAIN LINES, WHERE THEY EXIT TO THE OUTSIDE OF MY BUILDING. THE CLEAN ONE SERVES TWO SNOWBIRD UNITS, THE DIRTY ONE SERVES TWO YEAR-ROUND UNITS. THESE PIPES NEED TO BE CLEANED OUT REGULARLY.



CHATHAM E- WHEN THE SHARED AC CONDENSATE DRAIN PIPE BECOMES CLOGGED WITH GUNK, THE WATER BACKS UP INTO THE UNIT'S AC EQUIPMENT AND THEN OVERFLOWS INTO THE WALLS AND CEILINGS. NOW THIS IS AN ASSOCIATION'S PROBLEM (MINE, IN 2019).



THE OVERFLOWING AC CONDENSATE WATER QUICKLY CAUSES MOLD GROWTH THAT SPREADS TO OTHER UNITS. THIS TURNED OUT TO BE A TOTAL GUT JOB FOR ONE UNIT, AND REPAIRS AT TWO OTHERS. SO, IF THIS IS NOT ON YOUR ASSOCIATION'S MAINTENANCE SCHEDULE, ADD IT IN NOW.



FAIRWAY STREET- SEVERAL YEARS AGO, SOUTHAMPTON A PLANTED THIS VERY NICE PRIVACY HEDGE. NOW IT IS BLOCKING SIGHTLINES FOR DRIVERS NEGOTIATING THE CURVE IN THE ROAD. A REQUEST HAS BEEN SENT TO THIS ASSOCIATION TO LOWER OR REMOVE SOME OF THIS HEDGE.



OKEECHOBEE BOULEVARD ENTRANCE- THIS BOAT WAS DENIED ENTRY TO CV ON 7/19. BOATS AND RECREATIONAL VEHICLES ARE NOT ALLOWED IN CV.



CAMDEN SECTION- HANDYMAN JOSE CONTINUES WITH REPLACEMENT OF NON-COMPLIANT STOP SIGNS.



CENTURY BOULEVARD- JOSE IS ALSO REPAINTING TRAFFIC YELLOW BOLLARDS.



WINDSOR SECTION- THIS DARK STREETLIGHT WAS PREVIOUSLY REPORTED TO FPL. THE “BAD FIXTURE” WILL NEED TO BE REPLACED.



HASTINGS I- THIS HOLEY DUMPSTER WAS REPLACED BY WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.



**SOUTHAMPTON C- CAR WITH EXPIRED REGISTRATION TAG.
REPORTED IN BY A CV UNIT OWNER. A REPORT WAS SENT TO PBC
CODE ENFORCEMENT, # C-2025-07250018.**

OPERATION PILL DROP

**DROP OFF YOUR UNWANTED
PRESCRIPTION DRUGS !**

**Keep prescription medicine away from
our children and out of our water**

YES - Accepted

- Over-the-counter medications
- Prescriptions
- Vitamins
- Medications for pets
- Liquid medication in plastic or leakproof containers
- Samples
- Lotions
- Ointments



NO - NOT Accepted

- Thermometers
- Bloody or infectious waste
- Medication from businesses or clinics
- Hydrogen peroxide
- Aerosol cans
- Inhalers
- Medication in glass containers
- Electronic or battery operated medical devices
- Batteries
- Perfumes/colognes
- Kitchen/bathroom hand soaps
- Body washes/shower gels

**Century Village Clubhouse
Friday September 5th
8 am to 12 pm**

**For further information
Call UCO Office
561-683-9189**

Lithium Battery Collection & Document Shredding Event

When:

Saturday, Aug. 9
7 a.m.-12 p.m.

**Free
Event**

Location:

6751 N. Jog Road
West Palm Beach

- **Drop off** lithium batteries and products containing them.
- Bring up to **six** boxes of documents to be shredded onsite.



561-697-2700
swa.org/lib

Learn More:

