

6/30/2025 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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HB-913: On 7/1, **Florida House Bill 913** will be enacted into law. This Bill will amend laws that govern Florida condominiums. As with all new condominium-related laws, it will take a bit for condominium specialist attorneys to “digest” this new law and advise their Association and Management clients on how to adjust their practices to comply. I expect that we will soon see general legal guidance in our community newspaper, the **UCO Reporter**, but CV associations should also be checking in now with their attorneys and managers for guidance. In the meantime, here are a few immediate issues that CV Directors should be looking at:

ZOOM: Video teleconferencing, which really “took off” during COVID, has made year-round Association Board meetings much easier, especially now that we are all required to have quarterly Board meetings. HB-913 requires virtual meetings to be recorded, and those recordings must be retained as an association record. For CV Associations that have their meetings at the UCO Conference Room, this will present no issue; our conference room is a “**ZOOM ROOM**”, with virtual attendees visible on a big-screen TV, clear two-way audio, and recording capabilities. UCO is working on a procedure for recording meetings, and making sure that a “hard copy”, with receipt, is provided to the Association’s records custodian, which is usually the Board.

CAM ATTENDANCE AT BOARD MEETINGS: Association CAMs will be required to attend one noticed board meeting each year. Again, for Associations that use the UCO Conference Room, this is not an issue, since UCO requires an Association’s CAM to reserve the conference room and for the CAM to be in attendance at the meeting. It’s always a good idea for the Association’s Manager to attend all board meetings, but if an Association’s Board decides to only adhere to the “one meeting minimum”, the Annual or Budget Meeting would be the most obvious choices.

TIMELY REPAIR OF STRUCTURAL DAMAGE: HB-913 sets a “365 day timeframe” on repair of structural damage to buildings. Mostly, this appears to apply to over-two-story buildings that have completed their mandatory Structural Integrity Reserve Study (SIRS), but there may also be impact on other buildings. For instance, there is one two-story Association in CV that sustained structural damage due to a long running water leak. Part of that building was reported as unsafe for occupancy by both the Association’s Engineer and Inspectors from the Palm Beach County Buildings Department; the affected units have been held up by temporary supports for nearly a year. The UCO is monitoring progress at this Association.

SEACREST SERVICES- Over the past months, UCO has received many complaints from CV association directors and unit owners about accounting and administrative services provided by **Seacrest Services**. Many of these complaints derive from the rollout of Seacrest’s new AI based accounting system, “**VANTACA**”. **UCO President Fausto Fabbro**, along with the **UCO Officers Committee**, have decided to advocate on behalf of the affected Associations and unit owners. UCO is documenting and categorizing these complaints. CV unit owners can help by sending reports to UCOMAINTENANCE@GMAIL.COM. Reports should be succinct, and include basic information: description of problem, name of Association, dates, etc. ***All CV unit owners are invited to send reports, regardless of who their managers are.*** Please see the flyer from Seacrest Services that is appended to this report, which has the CVWPB-specific customer service number: **888-828-6464**.

CV Directors and unit owners will have an opportunity to speak to Seacrest Management on **7/11**, when Mr. Harshman and his team will attend the **UCO Delegate Assembly, 9:30 A.M., at the CV Clubhouse Theatre.**

SEACREST TRAINING CLASSES- On **7/30**, **8/6**, and **8/20**, Seacrest Services will hold 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.

CV ASSOCIATIONS ANNUAL FILING- All Condominium Associations are required to make an Annual Filing with the Florida Department of State, Division of Corporations. The deadline for this filing is **May 1**. Associations that miss this deadline could be subject to additional fees, and, if several Annual Filings are missed, can be “**Administratively Dissolved**” which will require the dissolved corporation to re-incorporate. **This costs money.**

Our new UCO **Administrative Assistant, Erika Chapman**, has checked on all CV Associations and compiled a list of Associations that have still not made their annual filing. That list is appended to this report. **UCO President Fausto** has directed our four UCO Vice Presidents to reach out to these Association Boards and remind them about this important piece of “housekeeping”. These filings are typically made by the Association’s Manager, but the Association can also self-file on the Florida Sunbiz website: <https://dos.fl.gov/sunbiz/>. The cost for this filing is \$61.25. **Need help with this? Stop by UCO.**

In addition to the above Annual Filing, Florida Statute requires most condominiums to pay Florida Department of Business and Professional Regulation (DBPR) **an annual fee (\$4.00 per unit)**. This fee, which is **due on January 1** of each year, is typically paid by the Association’s accountant or manager, but Association Directors should check to make sure that this payment is made. **Need help with this? Stop by UCO.**

SOUTH CANAL- On **6/26**, a proposal from **Shenandoah Construction**, for dredging and improving our South Canal, was approved by the **UCO Bids/Infrastructure Committee** and the **UCO Officers Committee**. Our **Engineer/Project Manager, Kyle Duncan, Simmons and White**, certified that the proposal met his specifications. On **6/27**, this proposal was approved by the **UCO Executive Board**. On **7/11**, this proposal will be voted on by the **UCO Delegate Assembly**. Once this proposal has final approval, the dredging project will commence as soon as possible. South Canal is an important piece of our Community’s drainage infrastructure; the sooner we get it back to its original condition, the better it will serve us during a major weather event, like a hurricane.

NORTH CANAL- On **6/24**, at a **PBSO Sheriff's Sale**, UCO successfully bid to own the six parcels that comprise our **North Canal**. Once these purchases are recorded at the PBC County Clerk, UCO will finally have ownership of this very important piece of Community infrastructure. On **6/26**, **Engineer Derek Schenevar, DKK Consulting**, inspected the canal in preparation of the upcoming dredging and improvement of that canal. Derek created dredging and improvement plans back in **2018**, but the project was postponed, due to uncertainty about exactly who was responsible for maintaining the canal, and then the difficulties of obtaining ownership from a long-defunct company "**Century Utilities**". **We hope to move this project concurrently with the South Canal project.**

SECURITY CONTRACT- On **6/26**, the **UCO Officers Committee** approved a contract with **St. Moritz Security**. On **6/27**, this contract was approved by the **UCO Executive Board**. This contract was previously approved by the **UCO Bids/Infrastructure Committee** and the **UCO Security Committee**. After a number of revisions, this contract was approved by UCO's specialized legal counsel, **Cole Scott & Kissane**, and by UCO's insurance agent, **AssuredPartners**. On **7/11**, this contract will be brought to the **UCO Delegate Assembly** for final approval.

CV AMBLANCE CONTRACT- On **6/23**, UCO Officers met with staff at **Palm Beach County Fire Rescue**, to discuss possible changes to our Community's contract with **American Medical Response (AMR)**. On **7/2**, the **UCO Officers Committee** will meet with representatives from AMR to discuss these changes. UCO Officers will attend a **PBC Commissioner's workshop** on **7/22**, in order to better understand these changes.

MAINS OFF GENERATOR TEST- On **6/26**, in preparation for hurricane season, **T.S.I. Electric** performed a "mains off" test of the emergency generator at the UCO Office. This test involved cutting off electric power to the building, observing the emergency generator automatic startup, and allowing the building to run on generator power for fifteen minutes.

END OF REPORT



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



HB-713, WHICH WILL TAKE EFFECT ON 7/1, WILL REQUIRE CONDOMINIUM ASSOCIATIONS TO MAKE STRUCTURAL REPAIRS IN A TIMELY MANNER. THE UCO INSURANCE COMMITTEE MONITORS UNSAFE CONDITIONS AT CV BUILDINGS, TO REDUCE LIABILITY RISK AND INCREASE SAFETY FOR CV UNIT OWNERS.

**CV ASSOCIATIONS THAT HAVE NOT MADE
THEIR ANNUAL FILINGS AS OF 6/28/25:**

**Berkshire G
Camden H
Canterbury J
Chatham O
Dorchester K
Easthampton D
Hastings B and H
Norwich J and L
Salisbury E
Sheffield O
Somerset L
Sussex B**

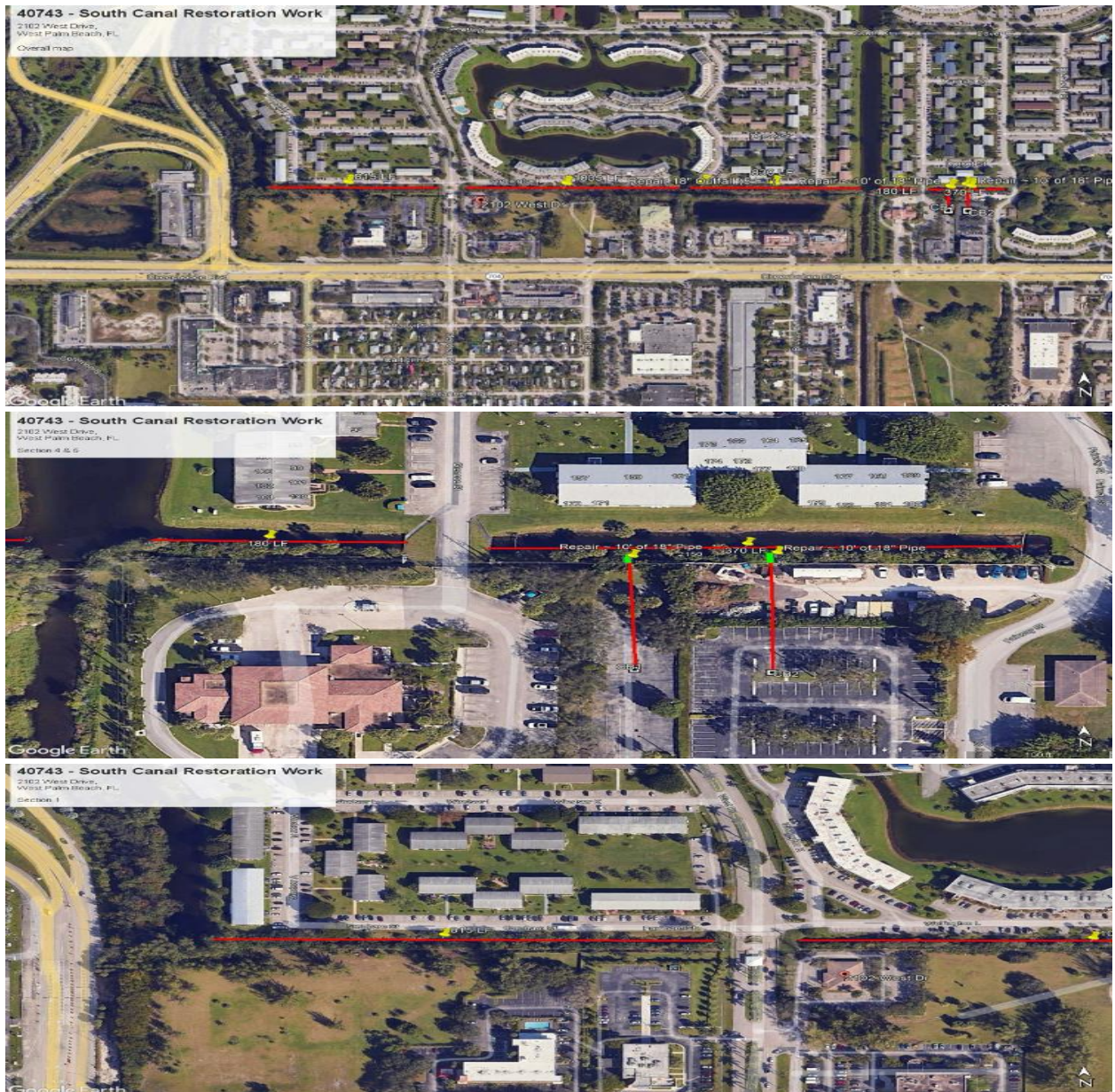
**IF YOU ARE A DIRECTOR, AND YOUR
ASSOCIATION IS ON THIS LIST, GO TO
SUNNBIZ.ORG AND MAKE THE FILING.
*THIS IS IMPORTANT. NEED HELP? STOP
BY UCO.***



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



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



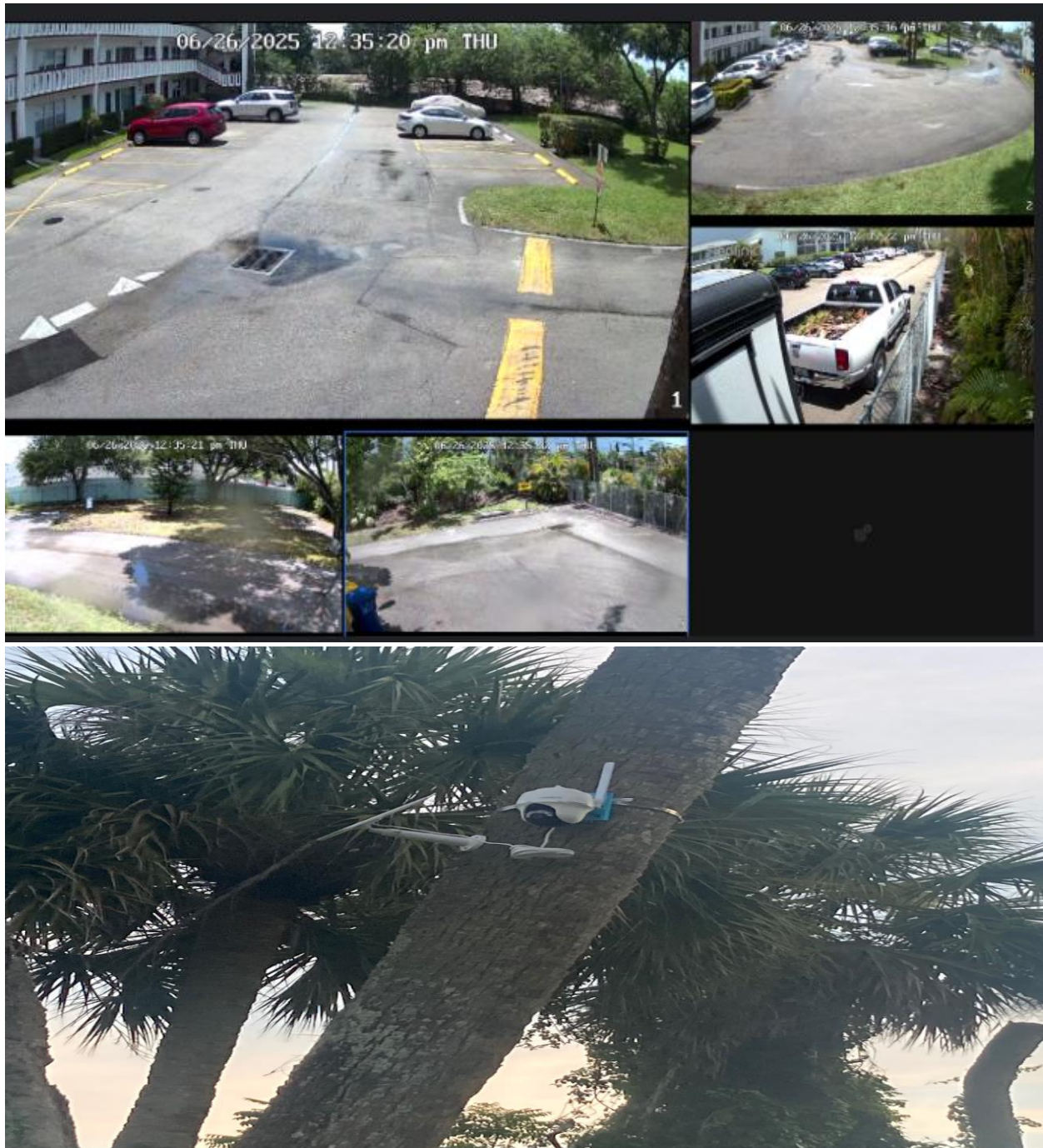
SOUTH CANAL- ENGINEER KYLE DUNCAN AND SHENANDOAH CONSTRUCTION SUPER ROB LIMA HAVE PREPARED PLANS FOR DREDGING AND RE-GRADING THIS IMPORTANT PIECE OF DRAINAGE INFRASTRUCTURE. IN THE MIDDLE PICTURE, NOTE TWO DRAINAGE PIPES ON THE SOUTH SIDE OF THE CANAL, WHICH SERVE THE FUNERAL PARLOR AND THE IMAGING CENTER. THESE ARE EXAMPLES OF SMALL DETAILS THAT CAN COMPLICATE AN OTHERWISE SIMPLE PROJECT. ENGINEER OVERSIGHT IS ALWAYS A GOOD IDEA FOR JOBS OF THIS SIZE.



NORTH CANAL- RECLAIMED WATER FROM PBC WATER UTILITIES, WHICH HAS BEEN COMING INTO CV SINCE 2006, IS THE MAIN CAUSE OF THE CANAL BEING FILLED IN. IN ADDITION TO DREDGING, A CONCRETE STRUCTURE WILL NEED TO BE BUILT AT THE WEST END OF THE CANAL, TO CONTROL THE INCOMING RECLAIMED WATER AND REDUCE SILT BUILDUP. ANNUAL MAINTENANCE WILL ALSO NEED TO HAPPEN TO PRESERVE THE CANAL'S ABILITY TO HOLD AND MOVE STORMWATER.



SOUTHAMPTON A/B- A STORM DRAIN CATCH BASIN AT THIS SPOT IS NON-FUNCTIONAL. DISCOVERED ON 6/28. ANCHOR MARINE WILL INVESTIGATE AND MAKE REPAIRS.



GREENBRIER SECTION- ADDITIONAL CELLULAR CAMERAS HAVE BEEN INSTALLED AT SECTIONS OF CV THAT ADJOIN THE REFLECTION BAY CONSTRUCTION SITE.



LINCOLN STREET- BEE HIVE INSIDE AN UNDERGROUND IRRIGATION VALVE BOX. REPORTED IN BY A CV UNIT OWNER.



LINCOLN STREET- THE “BEE MAN” WAS CALLED IN TO REMOVE THE BEES.



LINCOLN STREET- AFTER SMOKING OUT THE BEES, THE BEE MAN VACUUMED THE BEES INTO A BEE BOX. THEY WERE TAKEN BACK TO AN APIARY (BEE FARM) AND INTRODUCED TO A PERMANENT HIVE. NOW THEY WORK FOR THE HONEY FARMER.



SALISBURY E- THESE MATTRESSES WERE PUT OUT ON FRIDAY AFTERNOON, AFTER THE BULK TRASH TRUCK PASSED BY. BULK ITEMS NEED TO GO OUT ON THURSDAY. NOBODY LIKES LOOKING AT NASTY MATTRESSES ALL WEEK LONG.



WELLINGTON J- WELLINGTON J- THIS JUNK PILE WAS PUT OUT ON SATURDAY, 6/28. THE ASSOCIATION'S PRESIDENT AUTHORIZED A SPECIAL MONDAY PICKUP. THIS COST FOR THIS SPECIAL PICKUP, \$125, WILL BE BACK CHARGED TO THE RESPONSIBLE UNIT OWNER.



SALISBURY SECTION- ON MONDAY, 6/30, WASTE PRO SENT OUT A “CLAM TRUCK” TO PICK UP THE JUNK PILE AT WELLINGTON J AND, AS A COURTESY, PICKED UP A NUMBER OF “LATE PUT OUTS”, INCLUDING THE NASTY MATTRESSES AT SALISBURY E. THANK YOU WASTE PRO!



ANDOVER A- KITCHEN AND BATHROOM CABINETS ARE NOT PICKED UP BY WASTE PRO AS PART OF REGULAR BULK TRASH SERVICE. THIS ASSOCIATION WILL NEED TO AUTHORIZE SPECIAL PICKUP, AT ADDITIONAL COST, WHICH CAN BE BACK CHARGED TO THE RESPONSIBLE UNIT OWNER, IF KNOWN.



BERKSHIRE G- THE OWNER OF THIS CAR IS NOT A CV RESIDENT OR GUEST, AND IS IN QUEBEC. HE WAS WARNED TO MOVE THIS CAR OUT OF CV SEVERAL WEEKS AGO. THE CAR WAS REMOVED FROM CV BY SISTERS TOWING ON 6/27.



**WELLINGTON M- CAR WITH EXPIRED REGISTRATION TAG.
REPORTED TO PBC CODE ENFORCEMENT, # C-2025-06240005.**



KINGSWOOD C- INOPERABLE CAR WITH TWO FLAT TIRES AND STUFFED WITH JUNK. REPORTED TO PBC CODE ENFORCEMENT.

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