



Reporter

Volume 20 No.7

Publication of the UNITED CIVIC ORGANIZATION of CENTURY VILLAGE (W.P.B.)
A senior community under Federal guidelines

July/August 2001

President's Message

Kurt Weiss



As we grow older, we all are more and more opposed to change. We are set in our ways, we have our routine and the slightest change is considered a deliberate attack on the status quo. I encountered this many a time, the latest being the brou-ha-ha about the summer bus schedule.

Like many other things in life, the schedule is not perfect, and having recognized that certain aspects required rethinking, measures were introduced which make it more "consumer friendly", such as a supper bus, a post office bus and shorter lunch time intervals.

What I did not expect and what I found unconscionable were the vicious attacks on members of the Transportation Committee who gave and give unstintingly of their time and energy to maintain what is still the best bus system compared to any other community in South Florida.

I would suggest that you try the new schedule before jumping to conclusions. It may well be necessary for you to make some changes in your itinerary. Should you have any suggestions for changes, other than going back to the old system in use during the season, (November through March) please let me know and we shall seriously consider them.

One of the sillier initial reactions was the bright idea which urged, "Do not buy tickets to shows in the pre-season ticket sale." Flyers urging this found their way onto the bulletin boards in a few buildings.

I can assure you that there will be buses to bring you to the clubhouse in time and to pick you up immediately after the shows. I would even urge you "to leave the driving to us". Use the buses and avoid being caught in the considerable mess of cars leaving after the first show and those arriving for the second performance. There will be quite a number of double shows.

Our bus system is efficient, fiscally sound, and will be even better once the new buses go into service. What we need is more riders.

I am often asked, "How do you manage this job as UCO's President?" My answer usually is, "With patience and a sense of humor." But, of course this is not the whole story. It takes complete immersion in the problems as they arise daily, continuous attendance to all details, supervision of delegated authority, and that certain human touch which is so necessary to make the exercise of authority palatable. One also takes work home, which does not sit very well with one's spouse.

Continued on page 3

Delegate Meeting

Fri., August 3, 9:30 am
in Auditorium
All Welcome!!!

Bar Codes
Will Be Issued
on August 10

Anshei Shalom
Synagogue
9 to 11 a.m.

Legal Notice

In accordance with UCO By-Laws, the following proposed amendments were submitted by the Advisory/By-Laws Committee to the Executive Board. Their approval was recommended by the Executive Board and must be publicized before being presented to the Delegate Assembly for their adoption.

Underlined words are additions to the present text. Words stricken out are to be deleted.

Advisory/By-Laws Committee

ARTICLE VI OFFICERS

A. The officers of UCO shall be a President or two Co-Presidents, four (4) Vice Presidents, a Treasurer, a Corresponding Secretary, and a Recording Secretary. Other than the President/Co-President(s), and four (4) Vice Presidents, they shall be elected by the Delegate Assembly at the March meeting of the Delegate Assembly in each year.

The President or two Co-Presidents shall be elected for a two (2) year term. The President or two Co-Presidents and all other officers shall be domiciled. In addition, there shall be the office of President Emeritus. Such office shall be held, without election, by each/ both retiring President/Co-President(s) during the first term of his/their immediate successor(s).

The President(s) Emeritus (Emeriti) shall perform such duties as may be requested by the current President(s).

C. Officers may succeed themselves in any office except that no President or two (2) Co-Presidents and no Vice President shall serve more than two (2) two-year terms consecutively.

The interim term served by a replacement President/Co-President(s) shall not preclude him/them, at the conclusion of that interim term, from serving up to two (2) consecutive two-year terms as President or Co-President(s) if so elected, provided the interim term does not

Continued on page 13

Irrigation of Perimeter Swales

By Kurt Weiss

Another "dream" of ours is about to become reality.

The Delegate Assembly, on July 6, 2001, voted unanimously to accept Seacrest's offer to install irrigation on the swales surrounding the perimeter roads. This project is financed by Seacrest at no interest, repayable in five yearly installments.

I shall sign the necessary contract within the next few days. It will result in additional "greening" of Century Village. It will also make possible the rebuilding of swales, thus reducing the danger of flooding in various areas.

It is the last major project of this administration.

No additional assessments are required from our residents. The annual installment payments to Seacrest will be covered by using existing reserves and future regular monthly payments, as they are in effect at the present time.

The first phase of this operation is trenching of about eight thousand linear feet to a depth of 36", which is required by FPL for electrical conduits for additional lighting. It would then be back-filled about 12" and the irrigation lines laid.

This will require trenching across roads at certain locations. While we shall try to keep road crossings at a minimum and primarily off season, no doubt difficulties

will arise every so often. You are requested to be patient and cooperative. Things may be difficult enough at times without "road rage."

The asphalt excavated by trenching will be removed by truck to a proper disposal site outside Century Village. The trenches will be back-filled and prepared for paving, which will be done about six weeks later after the cuts are properly compacted by traffic going over them.

There will be two pump stations installed, one near Somerset, the other near Chatham, both on areas owned by UCO.

All this will be completed by September 2001 when FPL will commence their installation of additional light poles, utilizing the work already done in taking care of their trenching needs.

"Treasure Coast Irrigation," Seacrest's sub-contractor, will then complete their irrigation system proceeding from one Century Village quadrant to the next.

Most of the work will be completed by December 2001.


There are 59 areas in which swales have to be graded and sodded. Once this work is completed, it should do away with flooding in those areas. Part of the job will be done concurrently with this trenching operation. The rest will be undertaken separately on an area by area basis.

See Bus Schedule on Back Page

August 9th at 1:00 pm

Janet Reno

Former Attorney General
will speak at the Democratic Club Meeting
at Cong. Aitz Chaim Meeting Room
Across Haverhill Road from the East Gate



Co-Editors _____ Max Hammerman, Frances Jaffe, Irv Lazar
Editorial Board _____ David Bernstein, Bob Fogelman, Phil Shapkin, Vivian Walsh
Production _____ Lisa Bursor, Al McLaughlin, Marilyn Nissensohn
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Classified Ads _____ Personal items for sale or wanted may be listed on a "space available" basis, FREE of charge. (Submit on 8.5"x11" paper)

To assure acceptance, name & address must appear

Submissions and Articles
 Please type in upper and lower case letters, double spaced, any item for the paper.

Deadlines _____ 7th of each month (Call about special problems)
 Camera ready copy = 10th of each month

Mailing Address: _____ UCO Reporter, 24 Camden A West Palm Beach, FL 33417
Reporter Tel: 561 683-9336 **FAX:** 561 683-2830
Office hours: By appointment

The Mail Bag



For Our Convenience

If FPL and Seacrest Management Service Inc. can have automatic, pre-authorized monthly bank withdrawals, why do WPRF Inc. and Palm Beach County Water Utilities Department remain addicted to the pen, paper, checks and stamps operation?

Anyone have any suggestions as to how we can make these enterprises aware of the convenience both to us and to them, if they were to rid themselves of their outdated *modus operandi*?

Louis Weingarten

Keep Property Values Up

The article by President Kurt Weiss in the June Reporter about advertising the virtues of CV was heartening to read. It paralleled our own hopes about keeping up the quality and property values of CV and stimulated these comments. Since you have taken the leadership to launch an advertising campaign, we address them to you privately, for you to use or disseminate as you wish.

One of the writers (Morris Fleisig) has years of expertise in administration of public housing and urban renewal at the local and federal level in many major US cities, including the development of Lincoln Center in New York. The other writer (Allan Brooks) has education and experience in interpersonal communication. Those backgrounds make us appreciate the difficulty in getting people to take an active interest in the affairs of a community such as ours, which your letter implies. So it is especially good to know that you are working with Management, Realtors and our fellow Century Villages in this effort, as well as encouraging residents' participation.

As to the latter, a few seasons ago, UCO had a Real Estate Committee to whom an idea was proposed that we think is worth adding to your efforts. It was aimed on a personal level to those selling CV condominiums, but was also aimed at

what we feel is a key problem. that heirs or executors of our condominiums often live at a distance and don't want to be bothered haggling over a sale, nor do they want to come down to fix up an apartment that their elderly forbears may have not maintained as well as they should have. Also,

individuals and Realtors often prefer to make quick sales, even though a higher selling price would maximize their profit.

The idea was to provide all Association Presidents with a form letter that they would send to the heirs, executors or Realtors who were

Continued on page 7

Films for August

08/01	Wed 2pm	"SAVING SILVERMAN" Jason Biggs, Amanda Peet, Neil Diamond PG-13 90 Min
08/03	Fri 2pm	"BLUE MOON"
08/03	Fri 8pm	Ben Gazzara, Rita Moreno
08/06	Mon 8pm	PG-13 89 Min
08/08	Wed 2pm	
08/10	Fri 2pm	"TWO FAMILY HOUSE"
08/10	Fri 8pm	Michael Rispol, Kelly MacDonald
08/12	Sun 8pm	R 104 Min
08/13	Mon 8pm	
08/14	Tue 8pm	"INTO THE ARMS OF STRANGERS: STORIES OF THE KINDERTRANSPORT"
08/15	Wed 2pm	
08/17	Fri 2pm	Narrated by Judi Dench
08/17	Fri 8pm	PG 122 Min
08/19	Sun 8pm	"CHOCOLAT"
08/20	Mon 8pm	Juliette Binoche, Johnny Depp,
08/22	Wed 2pm	Judi Dench
08/24	Fri 2pm	PG-13 121 Min
08/24	Fri 8pm	"SWEET NOVEMBER"
08/26	Sun 8pm	Charlize Theron
08/27	Mon 8pm	PG-13 123 Min
08/29	Wed 2pm	
08/31	Fri 2pm	"SOMEONE LIKE YOU"
08/31	Fri 8pm	Ashley Judd, Greg Kinnear, Hugh Jackman PG-13 97 Min

Films for September

09/02	Sun 8pm	"SOMEONE LIKE YOU"
09/03	Mon 8pm	Ashley Judd, Greg Kinnear, Hugh Jackman PG-13 97 Min
09/05	Wed 2pm	"THE MEXICAN"
09/07	Fri 2pm	Brad Pitt, Julia Roberts,
09/07	Fri 8pm	Gene Hackman
09/09	Sun 8pm	R 123 Min
09/10	Mon 8pm	"TOWN & COUNTRY"
09/12	Wed 2pm	Warren Beatty, Diane Keaton
09/14	Fri 2pm	PG 122 Min
09/14	Fri 8pm	
09/16	Sun 8pm	"CROCODILE DUNDEE IN LOS ANGELES"
09/17	Mon 8pm	
09/18	Tue 8pm	Paul Hogan, Linda Kozlowski
09/19	Wed 2pm	PG 92 Min
09/21	Fri 2pm	"HEARTBREAKERS"
09/21	Fri 8pm	Signourney Weaver,
09/23	Sun 8pm	Jennifer Love Hewitt
09/24	Mon 8pm	PG-13 123 Min
09/26	Wed 2pm	"ALONG CAME A SPIDER"
09/28	Fri 2pm	Morgan Freeman, Michael Wincott
09/28	Fri 8pm	R 104 Min
09/30	Sun 8pm	



President Kurt Weiss
Vice Presidents Dave Bernstein, Bob Fogelman, Phil Shapkin, Vivian Walsh
Treasurer Anne Cohen
Corresponding Secy. Fay Bromberg
Recording Secy. Betty Lapidus
Office Manager Mae Stenson
Asst. to the President Marifyn Nissensohn
Asst. to the Treasurer Marie Oliver
Asst. to the V.P.'s Mary Patrick
Receptionists Nora Marcus, Fanet Steckel, Ann Rosenblatt, Elsie Valenti, Lillian Yanofsky

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Larry Kall	Sid Schuman
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Larry Kerner	Irv Spevak
Irv Lazar	Lenny Tompkins
Lenny Lipofsky	Doris Yanowitz

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The United Civic Organization Reporter is published monthly, November to June, without charge to the residents of Century Village, West Palm Beach, Florida.

The United Civic Organization, aka UCO, is a not-for-profit organization. Its officers, directors, editors, staff and any committee people are not responsible for typographical errors or misrepresentations in any advertisements or articles. They are not responsible and assume no liability for the content of, or any opinions expressed in any contributed articles which represent the author's own opinions and not necessarily the opinion of UCO. Acceptance of advertising for products or services in no way constitutes an official endorsement of the product or service.

President's Message

In March, 2002, the Delegate Assembly will elect a new President. This should not be a "beauty contest." It should not be a chance "to get even" with a candidate for past altercations and it should not be decided by the number of years a candidate spent in other jobs at UCO.

UCO has grown tremendously in what will be five and one half years that I have had the privilege to guide this organization.

The Presidency requires a candidate who has previous experience in guiding an entity such as ours; who has proven leadership skills and, last but not least, one who is prepared to practically forgo all activities other than the running of UCO.

Elsewhere in this issue you will find proposed changes in UCO's bylaws. The changes, if enacted, would enable two candidates to run in tandem for the presidency as Co-Presidents. This would not preclude candidates who wish to run by themselves.

These bylaw changes were approved by the Advisory Committee, the Officers Committee, and the Executive Board. They will come before the Delegate Assembly for final approval following their publication in the "UCO Reporter".

I fully support approval of these bylaw changes. They do not diminish the rights of persons who wish to stand for election as single candidates. They merely enable two persons who want to handle the job together to do so as Co-Presidents without having to forfeit a major part of their lives to do justice to the job.

The Financial Report for the year 2000 has been compiled by our auditors and is being published in this issue of the "UCO Reporter". It shows our status as of December 31, 2000, and clearly indicates that finances are handled properly and our reserves are invested soundly. Questions should be directed to our Treasurer. Meetings with her, if necessary, should be prearranged.

The Health Club has almost been completed and will be available for the use of our residents after a festive opening which is scheduled to take place later in August. It will be open between the hours of 8:00 AM and 10:00 PM seven days a week. Security officers will be stationed at the entrance and residents will have to present their Century Village ID to gain admission. Other than a personal trainer or the services of a masseuse (should one become available), the use of all facilities in the Health Club will be at no charge.

Arrangements are being made now to have buses stop at the Health Club at certain times during the day. Thirty-six additional parking spots have been prepared. Overflow traffic will use the parking lot at Congregation Anshei Sholom opposite the Health Club at times other than Friday night, Saturday and Jewish holidays. As of August 1, 2001 all gym activities now being conducted in the Main Club House will be transferred to the Health Club.

Personnel will be hired to instruct our residents in the use of the various machines and other equipment. They will make sure that the machines are used properly without causing harm to those who use them. Of course, as in everything else, people use the equipment at their own risk.

I would like to draw your attention to a letter which I received from two residents, Mr. Fleisig and Mr. Brooks. I find their suggestions thoughtful and worth discussing. I invite you to give me the benefit of your opinion as to the items expressed in the letter (You will find their letter in "The Mail Bag").

Rumors are being passed that Transportation monies were used to build our gate houses or to beautify our entrances.

This is completely untrue.

Monies for the above came out of the budgets for Security or General or out of the AT&T reserves. Monies collected for Transportation are used solely for expenses related to transportation and road maintenance. The same holds true with regard to the irrigation project. No transportation monies - or for that matter - any monies other than those indicated in my article in this issue, will be used for that purpose. I just wish people would check before they create rumors based on supposition or pass them on without checking.

**Programs
& Services**

**Marilyn
Nissensohn**



It's great to return home. No matter where I go, I so look forward to returning home and enjoying everything here.

I picked up the brochure for the 2001-2002 club house performances. Glancing through it I was reminded that there is quite a variety of offerings this year. It seems that there is something for everyone. But then I heard that one of our residents is advocating a boycott of the shows this season due to his dissatisfaction with the new bus schedule. You know that UCO had a special meeting to address the concerns of the bus riders. Changes in the scheduling were suggested. They were considered and accommodations have been made. Do you really think it's worth not buying tickets and staying home every night this winter to satisfy the ego of one or two residents? I leave it to your good sense.

The Health Club is progressing and should be completed and ready for our use in the not too distant future (That's my euphemism for "I don't have an exact date"). Several people have stopped me and commented on the length of time it is taking to complete the renovation. After each step is completed, the County comes down to approve it. As we have learned from past experience, this takes time. I had the opportunity to visit the

Health Club at Pembroke Pines. Ours was to be built along the same lines but in my opinion it has surpassed theirs. Just viewing the outside is breathtaking and the inside is incredible. Can't wait for the grand opening. Mark Levy and his contractor are to be congratulated for the good work.

On a personal note:

There is one item that I have to discuss - I am weary of people saying, "I don't buy green bananas." Meaning? I may not live long enough to see them ripen. That does not make sense! We take each day as it comes and live it to its fullest. Does it matter that our legs are not as strong as they once were or that our vision has deteriorated or that our health is not as robust as it was twenty years ago, or that we experience a mild depression once in a while? No. It matters only that we are here today and that we do not let life pass us by.

So, as I'm writing the above the phone rings and I'm told that my mother is not well and could I please come. I would like to say that I rushed but I had to take a few deep breaths and compose myself and prepare for whatever might happen. To shorten a very long evening, my mother had suffered a mini-stroke from which she has now recovered. She remained in

ANNOUNCEMENT!

Tom Balling,
executive VP of
Seacrest Services, has
been named **President**
of the company. He
has been with
Seacrest for the past
15 years and has been
in Century Village
since 1999.

**Attention
Building Officers**

No person should be
permitted to occupy a
unit without a
"Certificate of Approval"
per Florida Statute #718.
Investigation Committee

the hospital overnight so that her vital signs could be monitored. What did I think? How much did I pray? What did I pray for? All of us have lived through something like this. And each of us has come through it in our own way. I just know that I am grateful that the fates decided that it is not time for her to leave us.

When we were sure that my mom had recovered, my father asked my mother for a kiss, thusly. "Hey! Old bag, you haven't kissed me today. How about it?" My mother did a double-take, laughed, but kiss him she did. I was once again a witness to the deep love that they have for each other.

When my father and I arrived home, my father said, "How can I ever thank you?" I answered, "You don't have to. I'm your daughter." He responded, "Okay, for that you can give me a kiss." Am I lucky? You bet I am. So I say, take each day by the scruff of the neck and wring out from it all it has to offer.

EMPLOYMENT OPPORTUNITY

CITY OF WEST PALM BEACH

ANNOUNCES RECRUITMENT FOR THE UNCLASSIFIED POSITION OF

SCHOOL CROSSING GUARD

DEFINITION: Responsible for ensuring the safety of students crossing streets immediately before and after school

SALARY: \$9.83/hourly (Pay Grade 21) **No Benefits**

REQUIREMENTS: Dependable, must have transportation and telephone

HOW TO APPLY: If you are interested in this position, please submit an official City of West Palm Beach application with your Social Security number to the Human Resources Department, 1000 - 45th Street, Suite 12, West Palm Beach, Florida 33407

United Civic Organization, Inc.

Financial Statements

December 31, 2000



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INDEPENDENT AUDITORS' REPORT

To the Board of Directors of
United Civic Organization, Inc
West Palm Beach, Florida

We have audited the accompanying balance sheet of United Civic Organization, Inc. as of December 31, 2000, and the related statements of revenues, expenses and fund balance, and cash flows for the year the ended. These financial statements are the responsibility of the Organization's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of United Civic Organization, Inc. as of December 31, 2000, and the results of its operations and its cash flows for the year then ended in conformity with generally accepted accounting principles.

The American Institute of Certified Public Accountants has determined the supplementary information about future major repairs and replacements of common property is required to supplement, but not required to be a part of, the basic financial statements. The United Civic Organization, Inc. has not presented this supplementary information for these financial statements.

Lamn, Krielow, Dytrych & Co.
LAMN, KRIELOW, DYTRYCH & CO.
Certified Public Accountants

January 24, 2001

United Civic Organization, Inc.
Statement of Revenues, Expenses and Fund Balance
For the year ended December 31, 2000

	Operating Fund	Reporter Fund	Transportation Fund	Security Fund	Restricted Funds	Total
Revenues						
Member dues/assessments	\$ 31,416	\$ -	\$ 1,130,976	\$ 618,442	\$ 1,196,957	\$ 2,977,791
Interest and dividends	12,766	5,789	32,429	35,873	16,727	107,584
Investigations	83,273	-	-	-	-	83,273
Advertising	-	44,813	-	-	-	44,813
Rent passes	-	-	2,539	-	-	2,539
Administrative fees	3,600	-	-	-	-	3,600
Luncheon income	333	-	-	-	-	333
Copy income	1,464	-	-	-	-	1,464
Gate passes	-	-	-	22,064	-	22,064
Bar codes	-	-	-	6,210	-	6,210
Total revenues	132,834	50,604	1,165,944	682,589	1,213,684	3,245,675
Expenses						
Allocable administrative expenses	21,424	21,424	21,424	21,424	-	85,696
Allocable professional fees	15,445	15,445	15,445	15,445	-	61,780
Allocable real estate taxes	414	414	414	414	-	1,656
Bank charges	384	160	440	110	450	1,544
Decontamination	15,446	-	1,625	59,676	-	76,747
Investigations	42,098	-	-	-	-	42,098
Legal fees	66,380	-	-	-	-	66,380
Depreciation	292	743	-	8,972	-	10,007
Printing, postage, office	400	23,089	-	-	-	23,089
Repairs and maintenance	-	-	1,851	12,779	-	14,630
Utilities and telephone	-	2,626	-	14,782	-	17,408
Transportation contract	-	-	810,038	-	-	810,038
Paving	-	-	69,668	-	-	69,668
Ambulance contract	-	-	-	-	103,347	103,347
Security contract	-	-	-	523,130	-	523,130
Cable contract	-	-	-	-	1,107,353	1,107,353
Security related expenses	-	-	-	59,443	-	59,443
Cellphone replacement	-	-	-	360,135	-	360,135
Pump maintenance	-	-	-	-	27,381	27,381
Casualty and fines	-	-	23,997	8,603	-	32,600
Negotiation	-	-	-	-	614	614
Administrative fees	-	-	-	-	3,600	3,600
Income taxes	4,802	2,024	10,549	11,453	4,593	33,421
Total expenses	167,083	65,225	925,451	1,025,870	1,247,338	3,331,667
Excess revenues over (under) expenses before extraordinary item	(34,231)	(15,321)	210,493	(413,281)	(33,654)	(283,994)
Extraordinary item, net of income taxes of \$117,980	274,920	-	-	-	-	274,920
Excess revenues over (under) expenses	240,689	(15,321)	210,493	(413,281)	(33,654)	(11,074)
Fund balance, January 1, 2000	241,401	111,566	346,926	610,114	284,609	1,634,616
Refund of Negotiation Fund Assessments	-	-	-	-	(120,866)	(120,866)
Interfund transfers	(1,562)	-	-	-	1,562	-
Fund balance, December 31, 2000	\$ 480,528	\$ 96,245	\$ 597,479	\$ 196,833	\$ 131,651	\$ 1,502,736

Read the accompanying notes and the independent auditors' report.

United Civic Organization, Inc.
Balance Sheet
December 31, 2000

	Operating Fund	Reporter Fund	Transportation Fund	Security Fund	Restricted Funds	Total
Assets						
Cash and cash equivalents	\$ 273,315	\$ 102,332	\$ 227,797	\$ 160,355	\$ 140,539	\$ 904,338
Investments, net of unamortized discount	346,074	-	348,449	99,515	-	794,038
Due from WPRF	-	1,019	-	-	-	1,019
Prepaid insurance	-	1,388	-	-	-	1,388
Property and equipment, net of accumulated depreciation	145	796	-	14,612	-	15,553
Utility deposits	60	215	-	4,961	-	5,236
Due to other funds	(8,805)	(9,503)	-	(3,151)	(5,241)	(26,702)
Due from other funds	-	-	26,702	-	-	26,702
Total assets	\$ 610,782	\$ 96,245	\$ 602,948	\$ 276,282	\$ 135,298	\$ 1,721,553
Liabilities						
Accounts payable	\$ 8,624	\$ -	\$ 5,469	\$ 79,459	\$ 3,647	\$ 97,203
Income taxes payable	121,633	-	-	-	-	121,633
Total liabilities	130,261	-	5,469	79,459	3,647	218,836
Fund balance						
Appropriated	141,629	-	505,459	-	131,651	778,739
Unappropriated	338,899	96,245	92,020	196,833	-	723,997
Total fund balance	480,528	96,245	597,479	196,833	131,651	1,502,736
Total liabilities and fund balance	\$ 610,782	\$ 96,245	\$ 602,948	\$ 276,282	\$ 135,298	\$ 1,721,553

United Civic Organization, Inc.
Statement of Cash Flows
For the year ended December 31, 2000

	Operating Fund	Reporter Fund	Transportation Fund	Security Fund	Restricted Funds	Total
Operating Activities						
Dues/assessments collected from members	\$ 31,416	\$ -	\$ 1,130,976	\$ 618,442	\$ 1,196,957	\$ 2,977,791
Interest and dividends collected	15,450	5,789	32,429	33,457	16,481	104,419
Cash collected from investigations	83,273	-	-	-	-	83,273
Cash collected from reporter ads	-	44,813	-	-	-	44,813
Cash collected from bus passes	-	-	2,539	-	-	2,539
Administrative fees collected	3,600	-	-	-	-	3,600
Luncheon income collected	333	-	-	-	-	333
Cash collected from copying	1,464	-	-	-	-	1,464
Cash collected from gate passes	-	-	-	22,064	-	22,064
Cash collected from bar codes	-	-	-	6,210	-	6,210
Cash paid to non-ordinary item	392,700	-	-	-	-	392,700
Cash paid to suppliers of goods and services	(155,673)	(64,177)	(939,433)	(1,034,184)	(1,224,984)	(3,422,451)
Income taxes paid	(949)	(10,567)	(10,549)	(11,433)	(4,593)	(38,111)
Net cash provided (used) by operating activities	371,616	(24,386)	217,021	(369,464)	(16,139)	178,648
Investing Activities						
Redemption of certificates of deposits	200,000	150,000	641,000	687,000	273,000	1,953,000
Redemption of U.S. Treasury Bills/Notes	149,000	73,000	247,000	539,000	98,000	1,106,000
Purchase of certificates of deposits	(150,000)	(100,000)	(494,000)	(443,000)	(223,000)	(1,412,000)
Purchase of U.S. Treasury Bills/Notes	(399,000)	(48,000)	(447,000)	(395,000)	(73,000)	(1,362,000)
Purchase of property and equipment	-	-	-	(2,308)	-	(2,308)
Net cash provided (used) by investing activities	(200,000)	75,000	(55,000)	315,692	75,000	212,692
Financing Activities						
Interfund borrowings	26,699	22,607	(24,414)	(25,440)	548	-
Refund of Negotiation Fund Assessments	-	-	-	-	(120,866)	(120,866)
Interfund transfers	(1,562)	-	-	-	1,562	-
Net increase (decrease) in cash and cash equivalents	25,137	22,607	(24,414)	(25,440)	(118,756)	(120,866)
Net increase (decrease) in cash and cash equivalents	196,753	73,221	139,607	(9,212)	(59,895)	340,474
Cash and cash equivalents, January 1, 2000	76,562	29,111	88,190	169,567	200,434	563,854
Cash and cash equivalents, December 31, 2000	\$ 273,315	\$ 102,332	\$ 227,797	\$ 160,355	\$ 140,539	\$ 904,338

Reconciliation of excess revenues over (under) expenses to net cash provided (used) by operating activities

	Operating Fund	Reporter Fund	Transportation Fund	Security Fund	Restricted Funds	Total
Excess revenues over (under) expenses	\$ 240,689	\$ (15,321)	\$ 210,493	\$ (413,281)	\$ (33,654)	\$ (11,074)
Adjustments to reconcile excess revenues over (under) expenses to net cash provided (used) by operating activities:						
Depreciation	292	743	-	8,972	-	10,007
Amortized discount on U.S. Treasury Bills/Notes	2,684	(246)	1,059	(2,416)	(246)	835
(Increase) decrease in: Due from WPRF	-	(1,019)	-	-	16,319	15,300
Deposits	-	-	-	(496)	-	(496)
Increase (decrease) in: Accounts payable	6,318	-	5,469	37,757	1,442	50,986
Income taxes payable	121,633	(8,543)	-	-	-	113,090
Net cash provided (used) by operating activities	\$ 371,616	\$ (24,386)	\$ 217,021	\$ (369,464)	\$ (16,139)	\$ 178,648

Read the accompanying notes and the independent auditors' report.

United Civic Organization, Inc.
Notes to Financial Statements
 As of and for the year ended December 31, 2000

Nature of Operations

United Civic Organization, Inc (Organization) was incorporated May 19, 1982, as a not-for-profit corporation under Chapter 617 of the Florida Statutes, to manage, maintain, and operate the common areas within the community known as Century Village. The membership consists of 7,854 unit owners (which makes up the 309 Condominium Associations within the community), and is located in Palm Beach County, Florida.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

This summary of significant accounting policies of the Organization is presented to assist in understanding of the financial statements. The financial statements and notes are representations of the management, who is responsible for their integrity and objectivity. These accounting policies conform to generally accepted accounting principles and have been applied on a consistent basis.

Method of Accounting

The Organization prepares its financial statements on the accrual basis of accounting and presents them as separate funds based on its different funding policies for that fund's operations.

The Operating Fund reflects the operating assessments paid by the Organization's membership to meet the costs of operations. Expenses of this fund are limited to those connected with the day-to-day operations not reported by another fund.

The Reporter Fund reflects the operations of the community's internal newspaper production. Revenues of this fund are derived from non-member purchases of advertising space and the expenses of this fund are limited to those directly related to the production of the newspaper.

The Transportation Fund reflects the operating assessments paid by the Organization's membership to meet the costs of transportation provided to the members and the maintenance of the perimeter roads within the community. Expenses of this fund mainly consist of those connected with the contract with the busing company, and those directly related to the maintenance of the roads and walkways.

The Security Fund reflects the operating assessments paid by the Organization's membership to meet the costs of security within the community. Expenses of this fund mainly consist of those connected with the securing of the community, and those directly related to the maintenance of the guardhouses and perimeter fences.

The Restricted Funds are comprised of the Ambulance Fund, the Cable Fund, the Pumps Fund, and the Negotiation Fund. These funds reflect the operating assessments paid by the Organization's membership to meet the costs of the objective for each fund. Expenses of these funds are restricted to those items for which assessments were levied.

Property and Equipment

Real property and other related common areas (roads, bridges, guardhouses, etc.) acquired from the developer and related improvements to such property are not recorded in the Organization's financial statements because those properties are owned by the members in common and not by the Organization. The Organization's members must approve dispositions of any common real property.

Expenses incurred for improvements of the common elements of the property are included in fund expenses in the year of expense. Other personal property and equipment acquired by the Organization are capitalized at cost and depreciated over their estimated useful lives by using an accelerated method of depreciation.

Income Taxes

Common Interest Realty Associations may be taxed as regular corporations or elect to be taxed as homeowners' associations. The Organization elected to be taxed as a homeowners' association for the year ended December 31, 2000 in accordance with Section 528 of the Internal Revenue Code. Under this section, the Organization excludes from taxation exempt function income, which generally consists of assessments from members. Nonexempt function income (i.e., investment earnings, net profit from Reporter Fund, and other income received from nonmembers) is taxable to the Organization at a flat 30% federal rate, after a \$100 deduction.

Member Assessments

The Organization's members are subject to annual assessments for the Operating and Pump Funds, and are subject to quarterly assessments for the Transportation and Security Funds. Assessments for Ambulance and Cable are voluntary. Members who receive these services are assessed annually for Ambulance and quarterly for Cable. Assessments receivable at the balance sheet date represent fees due from the members. Prepaid assessments represent fees paid by the members in anticipation of the due date. These assessments will be recognized as revenue in the following year. Any excess assessments at year-end are retained by the Organization for use in future years.

Each of the 309 Associations is required to collect and remit the above assessments for its members.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Organization considers all liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

Marketable Securities

The Organization's investments in certificates of deposit and debt securities, which typically mature in one year or less, are held to maturity and valued at cost, which approximates fair market value.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires the Organization's administration to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

2. INVESTMENTS:

Investments, net of unamortized discounts as of December 31, 2000 consisted of the following:

	Operating Fund	Transportation Fund	Security Fund	Total
United States Treasury Notes	\$ 350,000	\$ -0-	\$ -0-	\$ 350,000
United States Treasury Bills	-0-	250,000	100,000	350,000
Certificate of deposit	-0-	100,000	-0-	100,000
Unamortized discount	(3,926)	(1,551)	(485)	(5,962)
Amortized cost basis	346,074	348,449	99,515	794,038
Aggregate fair market value	346,096	348,979	99,894	794,969
Gross unrealized holding gain	\$ 22	\$ 530	\$ 379	\$ 931

3. PROPERTY AND EQUIPMENT:

Property and equipment as of December 31, 2000 consisted of the following:

	Operating Fund	Reporter Fund	Security Fund	Total
Furniture and equipment	\$ 5,399	\$ 4,254	\$ -0-	\$ 9,653
Computers	2,529	6,003	28,903	37,435
	7,928	10,257	28,903	47,088
Less accumulated depreciation	(7,783)	(9,461)	(14,291)	(31,535)
	\$ 145	\$ 796	\$ 14,612	\$ 15,553

4. APPROPRIATED FUND BALANCE:

Operating Fund: The Board of Directors allocates a portion of surpluses to be used for unanticipated and unbudgeted legal costs as an appropriated fund balance. The net deficit for the investigation activity for the year ended December 31, 2000 of \$25,203 has been designated for this purpose, and, accordingly, has been reported as decrease to the appropriated fund balance.

Transportation Fund: In prior years, the Board of Directors appropriated a portion of surpluses to be used in future years for road paving, bridge replacement and restoration, and walkway repairs and replacements. In addition, the Board of Directors appropriated the current year surplus of \$210,493 for these purposes and, accordingly, has reported an increase to the appropriated fund balance for the year ended December 31, 2000. The Board of Directors has plans to use these appropriated funds within the next five years.

Security Fund: In prior years, the Board of Directors appropriated a portion of surpluses to be used for the restoration of the guardhouses within the community. The Organization began this restoration project in 1999 and used \$230,568 of these appropriated funds during 2000 with the balance of \$129,567 coming from the unappropriated fund balance.

Restricted Funds: In prior years, the Board of Directors deemed the ambulance, cable, pumps and negotiation funds as restricted funds as the expenses of these funds are restricted to those items for which assessments were levied. Accordingly, accumulated surpluses of these funds have been designated as appropriated fund balances.

5. INCOME TAXES:

Under Section 528 of the Internal Revenue Code, a membership, not-for-profit, organization can elect to file a homeowner corporate tax return at a flat 30% federal rate, after a \$100 deduction. Taxable income under this filing consists of only non-exempt function income less corresponding expenses. For the year ended December 31, 2000, the Organization's non-exempt function income consisted of interest and dividend income, Reporter Fund income and an extraordinary item, for a gross non-exempt function income of \$543,597 less allocable expenses, which resulted in a federal tax provision of \$151,201.

6. ADMINISTRATIVE EXPENSES:

The Board of Directors determined that various administrative expenses are to be shared equally by the Operating, Reporter, Transportation, and Security funds, and reflected this decision in the 2000 budget. The expenses are paid by the Operating fund, and then allocated to the respective funds by recording an amount due to/from other funds.

7. CONCENTRATION OF CREDIT RISK:

The Organization maintains a portion of its cash balances at two banks in Palm Beach County. Accounts at the banks are insured by the Federal Deposit Insurance Company up to \$100,000. Funds on deposit at the banks on December 31, 2000 in excess of insured amounts approximate \$9,300.

The remaining portion of the Organization's cash and investment balances are held in an investment firm located in Palm Beach County. These funds are insured by the Securities Investor Protection Corporation up to \$75,000,000 per account. The Organization had no uninsured balances in these accounts at December 31, 2000.

8. COMMITMENTS:

In December 1998, the Organization entered into a 7-year contract for transportation services effective January 1, 1999. The contract is subject to fuel and insurance costs adjustments and requires annual payments as follows:

2001	\$ 829,227
2002	858,252
2003	892,572
2004	928,284
2005	965,412
	<u>\$4,473,747</u>

United Civic Organization, Inc.
Notes to Financial Statements
As of and for the year ended December 31, 2000

In April 1999, the Organization accepted a renewal agreement for bulk cable services that would extend the existing contract for an additional five years. The agreement is subject to annual increases not to exceed the Consumer Price Index or 5% (whichever is less). The agreement became effective May 1, 1999. Anticipated bulk cable costs for the year ended December 31, 2001 approximate \$1,104,000, and have been budgeted for accordingly.

9. EXTRAORDINARY ITEM:

On September 19, 2000, the Organization entered into a non-exclusive agreement with AT & T Corporation not to exceed 15 years from the date of the agreement. Under the terms of the agreement, the Organization grants and conveys to AT & T Corporation easement and access rights for the purpose of AT & T Corporation to provide and market its services to Century Village of West Palm Beach. The agreement may be terminated prior to the expiration of its term by either party in the event of a material breach of agreement after 30 days' written notice (unless either party cures or commences to cure such breach during such 30 day period), or by AT & T Corporation upon at least 60 days' written notice if AT & T Corporation is unable to continue distribution of one or more of its services due to reasons beyond its control. The Organization received \$392,700 in consideration of this agreement, which has been included in the operating fund (net of \$274,920 after payment of income taxes of \$117,780) for the year ended December 31, 2000.

10. NEGOTIATION FUND:

During 1998, the Board of Directors established a temporary "negotiation fund", which has been presented as a part of restricted funds, to cover the anticipated costs associated with the negotiation of the renewal of the existing recreation lease with the developer of Century Village on behalf of the 7,854 unit owners within the community which expired on December 31, 1999. The 1998 and 1999 budgets of the Organization assessed the member condominium associations \$2 per unit, per month for the two years ending December 31, 1998 and 1999.

All costs associated with the negotiation of this contract were paid from these assessments. The Organization completed this negotiation process in November 1999, and reached an agreement that became effective January 1, 2000. On January 5, 2000, an internal accounting of this fund was performed and refund checks totalling \$120,866 were written to the 309 condominium associations who accepted the checks for the unit owners. The residual deficit of \$1,562 was transferred from the operating fund, and the negotiation fund was closed as of December 31, 2000.

The agreement, which is known as the Millennium UCO Amendment, outlines the rental payments from the 7,854 members to the lessor, WPRF, for the use of the recreation facilities within the community for the period January 1, 2000 through December 31, 2021. The Organization does not bear any responsibility for the collection of these rents from the unit owners or payment of these rents to the lessor of the recreation facilities. However, the agreement does outline the Organization's responsibility to maintain, repair, and renovate the South Canal within five years of the date of the agreement. The Organization has engaged outside engineers to estimate the cost of this responsibility and this work is currently in progress. The agreement also outlines WPRF's responsibility to rebuild the dam at the south canal, with the Organization's approval of the rebuilding plan and the construction of a health club, at what is known as the Hastings Clubhouse. During 2000, the Organization, on behalf of WPRF, filed a suit against the commercial businesses who share ownership of the property for their portion of the costs to rebuild. This suit was settled in November, 2000; and funds were received in January, 2001 and submitted (net of the Organization's legal costs for the suit) to WPRF in February, 2001.

11. RELATED PARTY:

During 2000, the Board of Directors approved an annual service contract for the computers in the gatehouses for \$225 per month with a company that is owned by the grandson of a Board of Director. In addition, the Organization purchased computer equipment for \$2,308 from this company which has been recorded as property and equipment (see Note 2). There were no balances due to this related party at December 31, 2000.



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INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION

To the Board of Directors of
 United Civic Organization, Inc.
 West Palm Beach, Florida

Our report on our audit of the basic financial statements of United Civic Organization, Inc. appears on page one. That audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole.

The Schedules of Operating Fund Revenues and Expenses - Budget (Unaudited) and Actual, Reporter Fund Revenues and Expenses - Budget (Unaudited) and Actual, Transportation Fund Revenues and Expenses - Budget (Unaudited) and Actual, Security Fund Revenues and Expenses - Budget (Unaudited) and Actual and Restricted Fund Revenues and Expenses - Budget (Unaudited) and Actual on pages 13 - 17 are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information, except for the portion marked "unaudited," on which we express no opinion, has been subjected to the auditing procedures applied in the audit of the basic financial statements, and, in our opinion, the information is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Lamn, Krielow, Dytrych & Co.
 LAMN, KRIELOW, DYTRYCH & CO.
 Certified Public Accountants

January 24, 2001

United Civic Organization, Inc.
Schedule of Reporter Fund Revenues and Expenses
- Budget (Unaudited) and Actual
For the year ended December 31, 2000

	Reporter Fund Budget (Unaudited)	Reporter Fund Total Actual
Revenues		
Interest and dividends	\$ 1,875	\$ 5,789
Advertising	60,000	44,815
Total revenues	\$ 61,875	\$ 50,604
Expenses		
Allocable administrative expenses	\$ 8,375	\$ 21,424
Allocable professional fees	14,000	15,445
Allocable real estate taxes	-0-	414
Bank charges	150	160
Depreciation	-0-	743
Printing, postage, office	28,800	23,089
Recognition day	3,300	-0-
Utilities and telephone	4,450	2,626
Income taxes	2,800	2,024
Total expenses	\$ 61,875	\$ 65,925

United Civic Organization, Inc.
Schedule of Operating Fund Revenues and Expenses
- Budget (Unaudited) and Actual
For the year ended December 31, 2000

	Operating Fund Budget (Unaudited)	Operating Fund Total Actual
Revenues		
Member dues/assessments	\$ 31,416	\$ 31,416
Interest and dividends	9,275	12,766
Investigation	70,684	83,275
Administrative fees	3,600	3,600
Luncheon income	-0-	333
Copy income	-0-	1,464
Total revenues	\$ 114,975	\$ 132,854
Expenses		
Allocable administrative expenses	\$ 8,375	\$ 21,424
Allocable professional fees	14,000	15,445
Allocable real estate taxes	-0-	414
Bank charges	300	384
Beautification	15,708	15,446
Investigations	41,550	42,098
Legal fees	29,134	66,380
Depreciation	-0-	292
Printing, postage, office	-0-	-0-
Repairs and maintenance	1,508	400
Utilities and telephone	1,600	-0-
Income taxes	2,800	4,802
Total expenses	\$ 114,975	\$ 167,085

United Civic Organization, Inc.
Schedule of Transportation Fund Revenues and Expenses
- Budget (Unaudited) and Actual
For the year ended December 31, 2000

	Transportation Fund Budget (Unaudited)	Transportation Fund Total Actual
Revenues		
Member dues/assessments	\$ 1,130,976	\$ 1,130,976
Interest and dividends	24,024	32,429
Bus passes	-0-	2,539
Total revenues	\$ 1,155,000	\$ 1,165,944
Expenses		
Allocable administrative expenses	\$ 8,375	\$ 21,424
Allocable professional fees	14,000	15,445
Allocable real estate taxes	-0-	414
Bank charges	300	440
Beautification	-0-	1,625
Utilities and telephone	600	-0-
Repairs and maintenance	-0-	1,851
Transportation	786,000	810,038
Paving	-0-	69,668
Canals and swales	50,000	23,997
Recognition day	700	-0-
Roads, bridges and walkways	292,225	-0-
Income taxes	2,800	10,549
Total expenses	\$ 1,155,000	\$ 955,451

United Civic Organization, Inc.
Schedule of Restricted Fund Revenues and Expenses
 - Budget (Unaudited) and Actual
 For the year ended December 31, 2000

United Civic Organization, Inc.
Schedule of Security Fund Revenues and Expenses
 - Budget (Unaudited) and Actual
 For the year ended December 31, 2000

	Restricted Fund Budget (Unaudited)	Restricted Fund Total Actual		Security Fund Budget (Unaudited)	Security Fund Total Actual
Revenues					
Member dues/assessments	\$ 1,195,399	\$ 1,196,957	Member dues/assessments	\$ 618,972	\$ 618,442
Interest and dividends	11,001	16,727	Interest and dividends	17,928	35,873
Total revenues	\$ 1,206,400	\$ 1,213,684	Gate passes	25,700	22,064
			Bar codes	6,200	6,210
Expenses					
Bank charges	\$ 450	\$ 450	Total revenues	\$ 668,800	\$ 682,589
Ambulance contract	90,924	103,347	Allocable administrative expenses	\$ 8,375	\$ 21,424
Cable contract	1,103,644	1,107,353	Allocable professional fees	14,000	15,445
Pump maintenance	24,550	27,381	Allocable real estate taxes	-0-	414
Negotiation	-0-	614	Bank charges	300	110
Administrative fees	3,600	3,600	Beautification	50,000	59,676
Prior year surpluses	(19,900)	-0-	Depreciation	-0-	8,972
Income taxes	3,132	4,593	Repairs and maintenance	26,000	12,279
Total expenses	\$ 1,206,400	\$ 1,247,338	Utilities and telephone	15,900	14,782
			Security contract	510,000	523,130
			Security related expense	51,300	59,445
			Gatehouse replacement	339,425	360,135
			Canals and swales	-0-	8,605
			Recognition day	700	-0-
			Prior year surpluses	(350,000)	-0-
			Income taxes	2,800	11,453
			Total expenses	\$ 668,800	\$ 1,095,870

Washington Watch

By Comm. Carol Roberts
 Palm Beach Co., Dist. 2

The United States House and Senate are currently debating a number of critical issues which could have major consequences. The Palm Beach County Commission is monitoring those issues to determine what effect those decisions made at the federal level will have on our local communities. Here are two significant matters you should watch:

NAFTA and FTAA

Our federal legislators are considering the Bush Administration's proposed expansion of the North American Free Trade Agreement (NAFTA) under the Free Trade Area of the Americas (FTAA) and the implementation of "Fast Track," the trade negotiating authority of the President. Concurrently, the Palm Beach County Commission is preparing to take a position on the matter.

Since the signing of NAFTA in 1994, the well-being of winter vegetable farmers in Palm Beach County and the rest of South Florida has greatly diminished. There has been a reduction in the number of winter vegetable farms, the profitability of the winter vegetable crops on the remaining farms has decreased, and sales of Florida-produced vegetables have not maintained their pre-NAFTA market share during the winter season. FTAA proposes to allow a total of 34 countries into the agreement, including the three countries under NAFTA (United States, Mexico and Canada).

NAFTA has resulted in 75% of Florida's winter tomato growers going out of business. These growers were

forced to compete against Mexican growers who use child labor, DDT and unsanitary growing practices, while paying their adult labor \$3.00 per day. To make matters worse, prices have not decreased at the consumer level.

The proposed Fast Track Authority will further diminish farmer's chances of a "seat at the table." Fast Track Authority would eliminate Congress' ability to modify trade treaties. Many of the growers and unions have opposed Fast Track legislation because it has not required the President to include enforceable protections for the environment and workers' rights in our trade agreements.

With agriculture as the second largest industry in Palm Beach County, decisions on trade which hurt the ability of our farmers to earn a living could have disastrous, long-term effects.

Patient's Bill of Rights

While efforts to pass a statewide Patient's Bill of Rights stalled this session in the Florida Legislature, Washington is moving forward on the issue. This is vitally important to each and every one of us as the proposed bill, H.R. 358/S.6, lays out key provisions which give patients better access to care, quality assurance and improvement, access to an appeals system for resolving disputes and grievances, provider-patient relationship protection and the establishment of insurer liability.

I hope that you will communicate your questions and concerns to your elected officials locally, statewide and in Washington. If I can be of any assistance to you, please contact me at 355-2202.

Keep Property Values Up

Continued from page 2
 selling a unit. The letter would not only tout all the advantages that you mention in your June article, but would tactfully urge the seller not to contribute to the degradation of the community by too low a selling price. The rationale would be to appeal to their pride as well as pragmatism maintaining the quality of the residence that their family had enjoyed, providing for the value of their own possible future residence, and realizing higher profit. CV apartments are bargains even at prices higher than those alarmingly low ones that have been mentioned. At the risk of seeming elitist, we must acknowledge that very low prices may attract lower income people who cannot afford (or may not be motivated) to maintain the quality we have had and on which the improvements you cite are being made.

The personal contact with families and friends of residents has been shown to be a key requirement for effective operation of public housing and urban development, that experience leads us to emphasize such personal contact in addition to broad scale advertising. Possibly, UCO might have resources to make a personal telephone call to a seller, and/or to use the new Web site.

We recognize that some, perhaps many, Associations do not have Presidents or very active Board members. The recent suggestion that there should be area or sector governments would com-

pensate for that lack and optimize the available talent and energies. By analogy, this would amount to a state level between our current federal (UCO) and local (Association) government set-up. It would not add another governing level, but would only amplify the role (though also the work!) of Quadrant Chairpeople whom you very wisely established when you took office. Some sector groupings already exist informally.

There are even more activities that could enhance the lifestyle that we advertise, which could justify keeping selling prices up. For example, having more educational offerings in the Village, through Palm Beach Community College, or the Etta Ress Institute of New Dimensions, enhancing our library and possibly coordinating it with the county system, advertising the groups listed in Organization News, other informal ones, and specific recreational activity groups, describing the craft workshops, the UCO Reporter, and our Web site.

We recognize that acting on these suggestions would require time, effort, and devotion. Participation is falling off in all fields (from religious attendance to bowling leagues), possibly from these relatively good economic times. We would be happy to do what we can (mainly in the "snowbird" season) to help to put some of these efforts into effect.

In all sincerity, we appreciate the energy and resourcefulness of your lead-

Be happy, Be healthy, have hope

Consider this... did YOU know there is a dedicated group, right here in Century Village, who makes Miracles happen.

You know the initials AAA when you have, or have had car trouble, now use the AAA logo to become aware of the "Area Agency on Aging," which sponsors the Senior Volunteer Program called the Experience Corps for Independent Living.

Our Senior Volunteers have gone through a Training Program and background check and can provide home visits to those frail and elderly persons who do not want to leave their homes and community.

We can co-ordinate with other Agencies, both in the Public and Private sector to provide at no or little cost, services to help these wonderful persons do simple chores. We are located in the UCO office on Wednesday, from 9 a.m. to 11 a.m., and on Fridays, from 1 p.m. to 3 p.m. We are your neighbors, We are your friends, We are your advocates. The saying goes, "Try us, you'll like us" ...so when in need, when in doubt, or even when you need reassurance, call Nat Weitz, or Rita Rudow at 683-9189, between the hours listed.

ership, and we trust that these thoughts will not seem to be gratuitous.

Morris Fleisig
 Allan Brooks

MLS

GROUND FLR	1 BED 1 1/2 BA	Price
Dorch F	Grt Location	12,500
Norwich N	2 Baths	14,900
Salis C	Furn Nice	14,900
Norwich E	Move In	17,500
Somerset G	Furn Lkw	22,000
Windsor P	Car furn tile	22,000
Windsor R	Car Sharp	23,900
Well M	Just a Gem	30,000
Grnbr B	Golf View	30,000

UPPER UNITS	1 BED 1 1/2 BA	Price
Dorch F	Furn Value	14,000
Windsr N	Furn Nice	16,000
Hampt H	Car Upgrd	16,500
Salis F	Very Nice	17,500
Andover H	Furn Very Nice	17,500
Sheffield N	Car Nr Clbse	17,500
Windsr G	Furn Nr Wgate	18,000
Norwich B	Furn Sharp	18,900
Shampt C	Furn Tile Golf	18,900
Sheffield N	Sharp Nr Clbhs	19,000
Chattham K	Furn, Excellent	19,500
Sheff D	Furn Lagoon	22,900
Berk A	Car Furn Lake	23,000
Dover B	2d Flr	25,000
Dover B	Wtrvu 4th	27,000
Grnbr A	2d Fl GreatVu	31,000
Well C	Furn Sharp	33,000

GROUND FLR	2 BED 2 BA	Price
SOMER F	UNF LKVU	36,000
OXF 100	FURN WTR	38,000
OXF 100	FURN WTR	40,000
GOLFS 11	FURN CNR	42,000

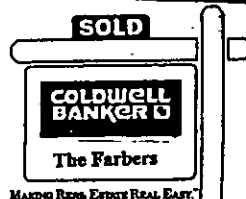
UPPER FLOORS - 2 BED 2 BA	Price
GolfsEd 5 -Grt Views	37,000
Golfs 3 2D Fl Furn Cnr	40,000
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Cambrid A	Unf Good Loc	30,000
Chatham F	Model Lk Furn	42,000

UPPER UNITS 2 BED 1 1/2 BA	Price	
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Cant D	Cnr Furn	28,000
Suss J	Total Renov	34,900
Cant K	Cnr Furn Renov	35,000

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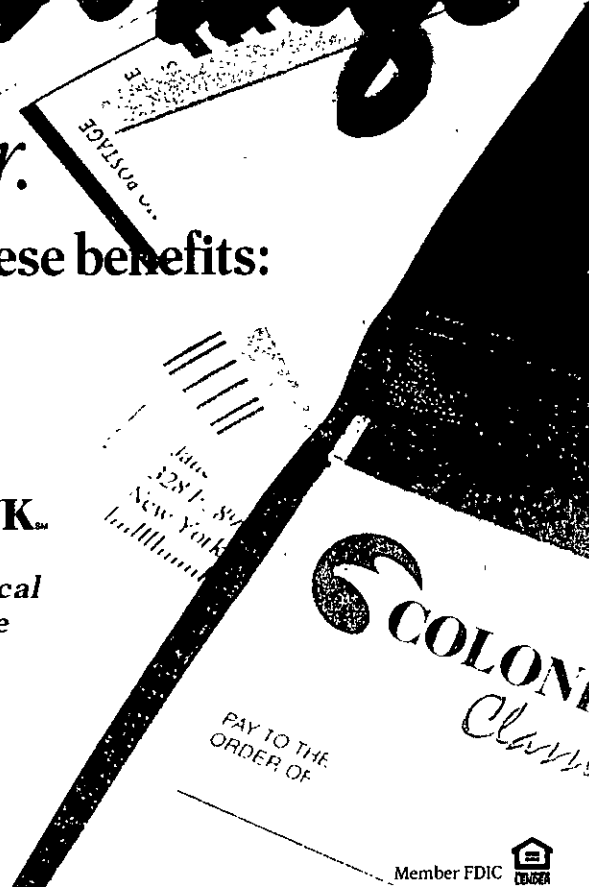
*** \$1 transfer fee

† No early withdrawal penalties after account has been open for seven days and health emergency meets established guidelines. Ask for account rules and regulations for additional information.



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Blueprint for Success: One Man's Opinion

By Phil Driess

Forward

I would hope that many of the readers of the June 2001 issue of the *UCO Reporter* were able to read Part I of my article "Blueprint for Success"

There are two things which I would now bring to their attention to publication of my article:

1) Despite an Editor's Note to the contrary, both Kurt Weiss (President of UCO) and the Editors of the *UCO Reporter* both saw fit to offer rebuttal comments to my article despite the fact that an Editor's Note immediately following my article specified that "There will not be any printed rebuttal" Or, was that note only for my benefit, and refer to the fact that I would not have the opportunity to rebut their rebuttal?

2) There are many inconsistent, incorrect and/or misleading comments made in the "rebuttal" columns prepared by the Editors of the *UCO Reporter* and the President of UCO, but I will not go into any or all of them I will let the Century Village residents who read my articles, **all three of them**, fairly printed in their entirety in the *UCO Reporter*, make their own conclusions.

Following is the second installment of my article on the above subject I am in the process of composing the third, and final, installment.

Lore/Law

Using input from a variety of sources both inside and outside Century Village, this document can serve to help Association officers handle situations which frequently arise and which are, almost always, not unique to their Association. The premise here is that most problems which arise are not new They have arisen before and have been successfully and correctly solved. Why reinvent the wheel?

Ombudsman

The original intention and guidelines established for this committee were perfect. They provided for a simple means of bringing problem situations to the attention of the committee. They promised a timely response. They promised referral (protecting individual, Association, etc identities where appropriate) to the Executive Board for correctness, completeness and consistency of opinions rendered. Approved solutions were to be referred for inclu-

sion in LORE/LAW to help keep Association officers and owner/residents informed

A funny thing happened on the way to a private UCO office and fancy stationery. The form requires a notarized signature which acknowledges agreement to hold the committee harmless for any opinions expressed. There has been no referral to the Executive Board Based on professional experience, there appear to be no opinions offered No information is referred for inclusion in LORE/LAW From personal experience, it has taken as long as 6 to 8 months to get a response which, by the way, did not include an opinion but merely directed me to a place where I could find material on the subject.

Handling complaints/grievances in the present manner is:

- a) not user friendly
- b) not conducive to effective communication
- c) not efficient, since without proper communication, the same complaint/grievance will be resubmitted time and time again
- d) open to some question as to accuracy/correctness of response. Since opinions, if and when given, are not made public, there is no opportunity for review by peers within the Village
- e) operating in a generally "closed door" environment, with no controls and reporting responsibilities to either UCO or the Village residents.

Communications

In order to be successful, an organization must communicate and listen. Communication outward is not enough. Listening to new ideas, and giving them the proper amount of review before deciding not to adopt, is as essential as adopting ideas which seem to call for instant approval. Turndown of an idea without any discussion and/or valid reason will dry up creative thinking

Property Manager

We can not afford a total reliance upon volunteers to successfully manage and direct a "business" with a multi-million dollar budget and to oversee an additional WPRF budget of equal size.

We owe it to ourselves to thoroughly investigate the pros and cons of a full-time Property Manager before we reject the idea. A recent article in *Condo Management* (the "trade" magazine for Property Managers) point-

ed out the following.

• Although it is certainly beneficial for a Property Manager to possess a broad base of knowledge in general finance, law, pool care, roofing, painting, roads, landscaping, water management, security, etc., it is hardly possible for any one person (UCO officer, Association officer, Property Manager, or any other) to excel in each of these areas

• A manager's job is to manage. It is not to exert personal authority in every facet of the condominium community.

Successful Property Managers understand their limitations and know when it is appropriate to delegate responsibility and authority to others This is part of their training, as it is part of all management training This is also the reason why the law was passed to mandate that an organization such as ours be managed by a professional, whose only responsibility is to the Village and its residents, not to any other employing entity, and who knows when to seek proper guidance from able volunteers and/or professionals, as each case dictates

We are a multi-million dollar operation, and should begin to act responsibly like one!

"Extra" Appointed Executive Board Members

I have a vague idea as to how we arrived at the bylaw provision which permits the UCO President to appoint 8 members of the Executive Board. I recall it has something to do with the old Delegate and Alternate-Delegate situation, which we abandoned about three years ago What I do not understand, however, is why we need to appoint 8 more people to a Board to which 20 members have just been elected, especially when some or most of the 8 appointments have generally been people who were on the ballot for election and failed to receive enough votes to be included in the 20 open slots.

If we need a Board of 28 members, let's elect 28 members and appoint new members only when and as they are necessary to fill vacancies which arise.

Signs

I have visited friends in both Golden Lakes and Cypress Lakes and am very impressed with their relatively "signless" environment The proliferation of signs in our

Village, generated by an overzealous Sign Committee, detracts from the efforts of our Beautification Committee

We need to reexamine the necessity of every existing sign, and require stronger requirements for the erection of any new ones. Our signs are numerous, redundant, confusing and mostly unnecessary.

Town Meetings

These type of meetings are needed to supplement our "new owner" and "training" sessions, both of which feature lengthy presentations and short question/answer periods.

Hold an open meeting every quarter. Put the UCO officers on the stage and let residents ask questions on matters which concern them Take minutes of each meeting and publish them in the *UCO Reporter* to assure widest communication.

Infrastructure Fund

I noted with interest the idea for a 1/2 of 1% sales tax increase which Mayor Daves is presently promoting to handle large-money infrastructure expenses for West Palm Beach. As part of any plans to establish a UCO Planning committee, I would like to see consideration given to initiating a new special earmarked fund to handle major Village infrastructure projects. Shouldn't we be as interested in what goes on in the other Century Villages as the Levy organization? Shouldn't our officers and Executive Board members receive and read copies of their newspapers, and each of them receive copies of ours?

I am sure that members of the Levy organization from each of the Century Villages meet regularly to discuss common problem situations. Why don't we also consider establishing a similar information sharing operation? Is the idea of having someone from each Village in attendance at our Executive Board meetings, and vice versa, irrational?

I see that UCO has joined a local condominium group in connection with efforts involving situations concerning the Florida condominium regulatory authority. We should expand on that idea and seek to secure active participation in more civic activities We are a major population, purchasing, driving, etc factor in this area, and our needs and

desires should be heard in promoting positive causes, not just when we perceive that a planned development will affect us in a negative manner

Subjects Planned for the Final Installment

Expenses-Charging and Reporting, Operation Committee, UCO Bylaws, Residents of Distinction, Pets, Alternative Reception Devices, Parking, century villagewpb.com, Shore Up the Boards, General Delegate Assembly Meetings

Afterword

Is Century Village a great place to live? You bet it is! It is not, however, a utopia as some *UCO Reporter* columnists would ask us to believe If it were, we would not have any difficulty in renting and/or selling vacant units or be faced with situations which have been allowed to develop over the past 30 years Do our UCO volunteers and elected officers and Board members do a great job? You bet they do! Can the job of managing the vast number of tasks for which UCO is responsible be made better and easier? You bet it can! Is there a person, place or thing that is perfect in this world? You bet there isn't, not since the Garden of Eden! Is there a single person, place or thing that can not use some improvement? Not that I have seen in my brief stay on this planet!

Our volunteers should seek experienced local professional help more often, rather than relying principally on transplanted professional knowledge and/or short-term, Band-Aid or knee-jerk solutions offered, with the best of good intentions, by our volunteers

We have less than a year to plan for the incoming new UCO President We should do everything in our power to shorten the learning curve and ease the transition into this job which demands so much and exacts such a price in personal time and effort.

Please feel free to contact me with any comments and suggestions regarding this material

See Replies to This Article by Pres. Weiss and VP Fogelman on Pages 11 and 12

Reply to Article Two of "Blueprint" by Phil Dreiss

By Pres. Kurt Weiss

Lore/Law

I do not understand where "reinventing the wheel" comes in Phil worked exclusively on the Lore/Law project until he decided to give it up. The project had my full backing as well as that of the Executive Board.

Ombudsman

If I remember correctly, Phil did not agree to the original guidelines and he therefore declined to become Ombudsman, although he was my first choice.

The remark about "a private UCO office and fancy stationery" is inappropriate UCO ran out of space and I added two offices to accommodate our increased needs. One of them is used by the Ombudsman Committee. As to the stationery. Although the Committee is part of UCO, it was important to stress that its deliberations and decisions are independent and not given by me who, in accordance with UCO's bylaws, is the only one who can sign letters in behalf of the organization.

As to Phil's opinion about the handling of complaints, let me just say that he seems to be the only one who objects to the way the committee is functioning. It may well be that his opinion is somewhat influenced by a single complaint of his, which did not result in what he desired. I also doubt that anyone can have objective conclusions from a single example.

Communication

I fully agree that to be successful an organization must communicate and listen. But I submit that this - my administration - has gone to great lengths in communicating, be it in the *UCO Reporter* or in the Delegate Assembly meetings and has been listening to ideas - both good and bad ones - more than any of my predecessors. We adopted more new ideas than anyone before us. Yes, we rejected some ideas which we considered ill-conceived, but even that after due deliberation.

Property Manager

Are we on that again? Let me remind you that none of our previous administrations had a Property Manager. I opted for one, firstly because the law required it and also because I needed someone with technical skills. I have managed businesses with four times

the combined UCO and WPRF budgets.

Last time I looked, our bylaws say that the UCO President's job was to be the Chief Executive Officer, managing the organization's affairs. Phil seems to have a hang-up about the "exertion of personal authority." Show me a successful undertaking where the CEO does not exert personal authority. For that we do not need another (salaried) person.

We are blessed with an abundance of volunteers who, due to their past work experience, have the necessary background to do the admirable job that is needed in any and all areas for UCO to be successful - and we are.

We have an able part-time property manager who does exactly what is needed. The number of hours he works for us depends on our needs and is rather flexible and this suits us well without going into a full-time high-priced employee.

Extra Appointed Executive Board Members

Phil remembers correctly how this bylaw provision came about. I inherited it and when we did away with alternate Executive Board members and decided that they too should be full members, the number of additional appointees stayed basically the same.

Although we encourage new UCO members to become candidates, not many come forward and if they do, they usually do not get elected because they are not well known.

After every election, I make an attempt to have some of them added to the Board.

In other instances, current Board members decide to run for officer's positions (Vice Presidents). If they lose and I do not attempt to name them to the Board, they are lost to UCO. It is also unavoidable that some electors approach our elections like a beauty contest or remember that this or that candidate has done something to them which makes him "persona non grata." We do get good people this way and I am happy that I have the bylaw provision which enables me to keep good people active on the Board.

Signs

I fully agree with Phil

that the proliferation of signs in our Village cries out for adjustment. We are working on it. I would not say that our signs are mostly unnecessary, but there is certainly room for improvement.

Town Meetings

We do have workshops and "get acquainted" meetings with new owners. Lately we also started to take advantage of the courses organized by Palm Beach Community College under the auspices of COFCA. In all these sessions there is always time set aside for questions and answers. We are also about to start publicizing what is considered the best version to explain 718, certainly not an easily understood document.

Infrastructure Fund

As of now we do not have to go to our members for even a modest \$2.00 per month/unit increase to what we are already paying. We have ample reserve, including the windfall we enjoyed when we signed the non-exclusive agreement with AT&T. Lighting improvements, irrigation and reshaping the swales are all part of our immediate or long term plans (one to two years). They are either covered by existing revenues or those accruing over the next one to two years which, together with the five year payback to Seacrest of the irrigation installation will enable us to maintain the current level of payments by our members without increases.

Bus Benches

Usually our bus benches are in good repair. We are now looking into placing additional benches along the pedestrian paths so that walkers and runners could sit there and rest.

Bus benches are often under trees to afford some shade. We do have a contract to rid the areas of fire ants.

I do not know to what extent we can sufficiently clean the benches of bird droppings.

The ideal solution would of course be the installation of bus shelters. We did not look into this but I think the time has come to discuss it.

Information Sharing (Internal)

We have a first class newspaper. How many of our neighbors really read it, not just the front page and

the bus schedule? We have lively meetings at our Delegate Assembly. Of 354 delegates, how many come to the meetings in which they are supposed to represent their Associations? How many report back to their Associations what was discussed and decided in those meetings? We arrange for workshops, we entice Association board members with cookies and cold drinks. How many are participating?

Information Sharing (External)

Here is what we are already doing: We keep close continuous contact with our State Representative, Susan Boucher, and with our County Commissioner, Carol Roberts. Both are being kept aware of our needs, and also what irks us. We created a Political Action Committee whose task it is to lobby the various political entities in our behalf. We have a fairly positive relationship with the Sheriff, although the results thus far are not exactly what we expected and what we need.

We do send the *UCO Reporter* to the other Century Villages and we do get their newspapers.

We have fairly cooperative relations with Boca, less so with Deerfield Beach, primarily because they believe in going it alone.

The new marketing offensive will be a combined action by us, Boca and Deerfield Beach. We are now waiting for the organizational and advertising plans from Mark Levy N.B.

The "adjusted" forward by Phil reached me after I wrote the above in response to his second installment.

I do not know why Phil assumed that I would not comment on the contents of his "Blueprint" article. My comments are neither incorrect nor misleading and I let the readers be the judges.

As to Phil quoting President Bush, I promise that should the President say anything during his four years in office which is quotable, I shall not hesitate to bring it to your attention.

PLEASE DO NOT FEED THE DUCKS OR BIRDS
Building roofs & walkways are becoming messy as a result of this practice.

Life Lessons

Never under any circumstances take a sleeping pill and a laxative on the same night.

If you had to identify, in one word, the reason why the human race has not achieved, and never will achieve, its full potential, that word would be "meetings."

There is a very fine line between "hobby" and "mental illness."

People who want to share their religious views with you almost never want you to share yours with them.

And when God, who created the entire universe with all of its glories, decides to deliver a message to humanity, He *will not* use, as His messenger, a person on cable TV with a bad hairstyle.

You should not confuse your career with your life.

No matter what happens, somebody will find a way to take it too seriously.

When trouble arises and things look bad, there is always one individual who perceives a solution and is willing to take command. Very often, that individual is crazy.

Nobody cares if you can't dance well. Just get up and dance.

Never lick a steak knife. Take out the fortune before you eat the cookie.

The most powerful force in the universe is gossip.

You will never find anybody who can give you a clear and compelling reason why we observe daylight savings time.

You should never say anything to a woman that even remotely suggests that you think she's pregnant unless you can see an actual baby emerging from her at that moment.

There comes a time when you should stop expecting other people to make a big deal about your birthday. That time is age eleven.

The one thing that unites all human beings, regardless of age, gender, religion, economic status or ethnic background, is that, deep down inside, we *all* believe that we are above average drivers.

The main accomplishment of almost all organized protests is to annoy people who are not in them.

A person who is nice to you, but rude to the waiter, is not a nice person.

Your friends love you anyway.

From the Internet

Response to "Blueprint for Success — One Man's Opinion" — Second Tome

By Bob Fogelman
 Lore/Law

It is not practical to make 309 copies of the book. It is in the UCO office for the perusal of any association officer.

Human nature being what it is, we find that the ordinary individual who is suddenly thrust into an officer's position would rather be told what to do instead of reading the solution in the Lore/Law Book.

To characterize our attempts to help, instruct, and advise condo officers — as trying to reinvent the wheel — is a disservice to UCO officers.

Ombudsman

Whether or not the Ombudsman Committee is functioning in an expedited manner is a subject that must be looked into — if it needs an improvement or even a restructuring.

However, the workings of the committee should absolutely separate from the ordinary business of UCO with the privacy of the individual strictly adhered to. Only when a decision has been arrived at, by the Ombudsman Committee, should it be presented to the Executive Board for a final decision. It is up to the Ombudsman to explain the reasons for the committee's recommendation to the Executive Board, who are the complainant's peers. The Board should then, after discussion, arrive at a final decision.

Communications

It is a two way street. We listen and listen to a multiple of unit owners five days each and every day of the week, including calls to our home. The unit owners and renters do listen to our advice. Repetition of problems may occur in various condominiums and the same advice — eyeball to eyeball — is given to each one. We make no attempt to reinvent the wheel.

New ideas are always presented to our Advisory Board and to our Board of Officers for any worthwhile consideration.

Property Manager

For 12-14 years before the United Civic Organization came into being, and the 20 years since the formation of UCO, the health, welfare, and continuous beautification of our village has ever increased due to the relentless efforts of our vol-

unteers. The minimal salary of a State licensed manager is \$40,000 per year. Look what our volunteers have saved over 20-30 years!

I totally and completely disagree with your self-serving statement, "We cannot afford a total reliance upon volunteers to successfully manage and direct a business with a multi-million dollar budget and to oversee an additional WPRF budget of equal size."

Our budgets and records for both UCO and WPRF are checked by our finance department, by an independent volunteer who was a comptroller of a large concern, and finally they are scrutinized by our CPA, who submits written reports which are published in the UCO Reporter.

All moneys have always been accounted for. We do

not spend more than we have. The Delegate Assembly votes upon every money bill. Neither organization is bankrupt and money is available for every worthwhile project before it is voted upon.

I do agree with your statement that it is hardly possible for a Property Manager to excel in general finance, law, pool care, roofing, painting, roads, landscaping, water management, security, etc. That is exactly why we have over 200 volunteers on numerous committees to oversee the work which would be the responsibility of a property manager. Don't you think that he, too, would have to delegate the work to committees? Finally, we do act responsibly in all of our decisions.

Extra Appointed Executive Board Members

Does the President of the United States have any input into which members of the Senate and the House of Representatives will be placed on what committees? Does he pick his own nominees for Supreme Court and Federal Justices? Does the Governor of Florida have a say as to who shall govern our colleges and universities? Would you rather see an Executive Board that was anti-administration? What would be accomplished? Reality is difficult to face.

Signs

Beautification should go down the tubes when safety, which takes precedence, is involved.

Sixteen years ago, I could not find any condominium without looking at a map as I drove around. Now we have blue signs informing

drivers of the whereabouts of each of our 309 condominiums.

Should we take down our speed signs? Do you think pedestrians have the right of way? Until our exit signs were posted, dozens of visitors would stop us in the C.O.P. car to ascertain, "How do we get out of Century Village?" If you really want to know what is confusing, take a look at the Florida Drivers Manual and try to identify the dozens of authorized road signs.

Town Meetings

Each year for the past 2-3 years we have conducted workshops for seminars concerning condominium operation, condo living, and condo finances. So far this year we have had three seminars, paid for by the Bureau of Condominiums and conducted by Palm Beach Community College. We will continue the program.

Continued on page 13

Hurricane Check List

Below is a list of things you should do before, during and after a hurricane. This short list was put together from all the information the Emergency Committee could find.

Things To Do Now

1. Review your insurance policy.
2. Call UCO Office if you must depend on electricity for your life support in any manner.
 Example: Oxygen, refrigeration for insulin, etc.
3. If you want to install shutters, speak with your association president. Storm panels are recommended.
 Note: Century Village is not an evacuation area. Our buildings and our area are considered very safe in a hurricane.
4. If you are leaving for the hurricane season, remove or secure all items on your patio. Take them inside. Remember it is not the wind that destroys but the objects the wind throws around that causes destruction.
5. Trim all your trees.
6. Select a safe room in your apartment away from windows and doors and all flying debris. Examples: Use your bathroom if it has no windows, or a hallway.
7. Check stair lights and emergency lights on building.
8. Make arrangements to secure awnings.

Things to Do One Or Two Days Before The Storm

1. Remove all patio furniture.
2. Install your shutters — Lower awnings.
3. Remove recyclable containers to your laundry room and secure your dumpsters. Tie down lids.
4. Fill your car's gasoline tank.
5. Turn your refrigerator and freezer to its coldest settings and freeze water in plastic jugs. They will keep food colder longer, if electricity goes off, and when thawed out can be used for drinking.
6. Wear your Medic Alert tag.
7. Clean your bathtub and then fill with water for sanitary purposes. This is not for drinking.
8. Place all your valuables, such as treasured pictures, personal papers, insurance papers, etc., in waterproof containers or plastic garbage bags. Store them on the top shelf of the closet. Also wills, contracts, deeds and bonds, passports, social security cards, bank accounts, immunization cards, birth certificates, etc.
9. Secure checkbook, cash, ATM card. Do not leave valuables in a home safe during the hurricane.
10. For those on electric assisted oxygen: to get the necessary portable tanks for their needs (2-hr., 6-hr., or 7-day supplies) in case of prolonged power outages.
11. For those on insulin: get a small insulated cooler and ice packs so you can keep insulin cool during outages without many trips to refrigerator.
12. For all emergencies Call 9-1-1.
13. For further information. Contact UC office, 683-9189. Ask for Vince Salvo, Dan Salvo, Irv Lazar, Dave Bernstein.

Hurricane Kit Check List.

1. Water — the most important! One gallon per person, per day.

2. Packaged foods — canned meats, fruits, vegetables, juices, milk, soup, sugar, salt, pepper, peanut butter, jelly, crackers, granola bars, cookies, hard candy, sweetened cereals, instant coffee, tea bags.
3. Manual can opener — (not one operated by electricity).
4. Toiletries — toilet paper, soap, feminine supplies, denture needs, extra eyeglasses.
5. First Aid Kit — bandages, gauze pads, tape, scissors, tweezers, needle, antiseptic, safety pins, sunscreen, aspirin.
6. Battery operated radio.
7. Extra batteries for flashlights, radio, etc. and charge rechargeable batteries.
8. Candles.
9. Eating Utensils — paper cups, plates, plastic knives and forks.
10. Extra medicine — prescriptions.
11. Flashlights.
12. Matches
13. Mosquito repellent.
14. Plastic trash bags — to store many of the items in this section.
15. Portable cooler.
16. Change of clothing.
17. Entertainment — games and books.

During the Hurricane

1. Stay in your safe room or hallway.
2. Close and stay away from all windows.
3. If electricity goes off, use only flashlights during the storm.
4. Keep on your person at all times — keys to home and car, driver's license, cash.
5. Bring into safe room — pillow or mattress in case you need to cover yourself from flying debris. Also bring in as many items from the hurricane list as you can — especially water.
6. If no electricity, use your battery-operated radio and tune in to FM 100.7 Y-100, 107.9 WIRK; 102.3 WHLG; AM 1290 WBZT; 1450 WSTV.

Don't listen to rumors. Get the truth from the radio.

After Hurricane

1. Stay tuned to radio for instructions.
2. Don't use the telephone unless you have a life-threatening emergency.
3. Don't use electrical appliances until they are dry.
4. Don't drink tap water unless you are told it is OK. Boil the water for five minutes before using.
5. Do not refreeze thawed out food. If electricity is out, try store foods in freezer compartment.
6. Your Security and C.O.P. rovers will be around to make sure all buildings are secure.
7. If you are able-bodied and would like to assist your troubled neighbors, report to the Command Post — the old UCO office by the Camden Pool.
8. After the storm, if you have problems, call the UCO office at 683-9336 and speak to the Emergency Committee. Ask for Messrs Salvo, Lazar, Shapkin, Nordhauser, or Bernstein.

Legal Notice

Continued from page 1
 exceed nine (9) months

D. A vacancy in any office except that of President/Co-Presidents may, in the judgment of the Delegate Assembly, be filled by it for the balance of the term. Until such election, the President/Co-Presidents may designate an interim or acting officer, subject to approval of the Executive Board.

Should the President or a Co-President become deceased

The interim President/Co-Presidents shall serve until the next election at the following March Delegate Assembly meeting when a new President or Co-President will be elected.

ARTICLE VII DUTIES AND RESPONSIBILITIES OF OFFICERS

A. PRESIDENT/CO-PRESIDENTS. The President/Co-Presidents shall be the Chief Executive Officer(s) of UCO and shall preside at all meetings of the Delegate Assembly and the Executive Board, except that he/they may designate a Vice President to preside at meetings of the Delegate Assembly or the Executive Board as he/they may deem necessary. He/they shall, ex officio, be a voting member of all committees other than the Nominating Committee and the Election Committee unless so specified elsewhere in these By-Laws. He/they shall see that all orders and resolutions of the Delegate Assembly and the Executive Board are carried into effect. He/they shall have general superintendence of all other Officers of UCO and shall see that their duties are properly performed.

or may publish his/their report in the UCO Reporter and from time to time shall report to the Executive Board all matters within his/their knowledge.

B. VICE PRESIDENTS. The Vice Presidents shall have such powers and shall perform such duties as may be recommended by the President/Co-Presidents and approved by the Executive Board. The powers and perform all duties of the President(s) during his/their absence.

C. TREASURER. Checks issued in behalf of UCO must be signed by the Treasurer and the President and/or a Co-President.

ARTICLE VIII COMMITTEES

A. APPOINTIVE COMMITTEES.

1. The President/Co-Presidents shall appoint... as he/they.

2. The President/Co-Presidents may appoint.

E. NOMINATING COMMITTEE.

1. In December of each year the President/Co-Presidents with the approval of the Executive Board

2. The function of the Nominating Committee shall be to compile a slate of nominees for the election of a President or two (2) Co-Presidents and four (4) Vice Presidents every two years and a Corresponding Secretary. every year. and submit same at the February meeting.

C. FINANCIAL AND BUDGET COMMITTEE.

1. There shall be established a Financial and Budget Committee consisting of the Treasurer as Chairman and at least four (4) UCO members designated by the Treasurer and approved by the President/Co-Presidents.

D. OFFICERS COMMITTEE.

1. This Committee shall consist of all the elected officers and the President(s) Emeriti.

2. The Committee shall meet at least once each month at the UCO office at a date and time set by the President/Co-Presidents. The President(s) may call an emergency meeting at any time.

E. ELECTION COMMITTEE.

1. There shall be an Election Committee appointed by the President/Co-Presidents whose duties shall be to conduct the election of UCO officers, and UCO Executive Board members

3. Any member of the Election Committee shall resign immediately from the Election Committee should he be nominated as an officer or board member and the President(s) shall immediately appoint a replacement.

E. COMMITTEES. Other than rules and regulations governing conduct of committees, all rules, policies, and expenditures in excess of \$500 \$1,000 must be approved by the Officers Committee, the Executive Board, and finally, by the Delegate Assembly, prior to going into effect. Requests for expenditures under \$500 \$1,000

shall be presented to the President/Co-Presidents for his/their approval

1. There shall be an Editorial Committee (AKA) (aka Editorial Board)

2. The Editorial Committee shall consist of an Editor and up to four (4) Associate Editors, all appointed by the President(s) of UCO, with the President(s) and all Vice Presidents of UCO serving as...

ARTICLE IX MEETINGS OF THE DELEGATE ASSEMBLY

A. ANNUAL MEETINGS. The Delegate Assembly shall meet during February of each year for:

1. The annual report from the President/Co-Presidents for the year then ending

C. REGULAR MEETINGS. The Delegate Assembly shall hold regular meetings on the first Friday of each month. Changes in dates are at the discretion of the President/Co-Presidents

D. SPECIAL AND EMERGENCY MEETINGS. Special meetings of the Delegate Assembly may be held at any time on call of the President(s). If the President(s) declare(s) that an emergency has arisen, a meeting may be called at his/their order.

ARTICLE X EXECUTIVE BOARD

A. The above notwithstanding, the President/Co-Presidents may appoint a UCO member in good standing who is domiciled ..

B. In addition, the President/Co-Presidents, with the approval of the Executive Board, may appoint up to eight (8) additional members of the Executive Board

E. MEETINGS.

At each regular meeting, the President/Co-Presidents shall report the pertinent actions.

F. SPECIAL AND EMERGENCY MEETINGS

Special meetings of the Executive Board may be held at any time on the call of the President/Co-Presidents, or at the request of the President/Co-Presidents declare(s) that an emergency has arisen.

ARTICLE XI MISCELLANEOUS PROVISIONS

E. REMOVAL FROM OFFICE. Any Officer or Executive Board member may be removed from office, for reason, based on submission to the President/Co-Presidents of written..

The President/Co-Presi-

Response to "Blueprint for Success – One Man's Opinion" – Second Tome

Continued from page 12

for Course 101 and 103 later this year, probably starting in September. One officer from each condo association is invited to attend these free seminars. Workbooks are supplied together with a partial copy of Chapter 18 and a certificate of completion

Infrastructure

Movies are free from June through December 2001. Fifty cents per month will be charged all units starting in January 2002. It is simply a walk-in situation. No more tickets – just your I.D.

Bus Benches

The new President of UCO will be presented with a plan to put up bus shelters along the perimeter road. They are very expensive and they must be able to withstand a hurricane. Interior bus stops would be financially impossible for UCO unless every unit owner was assessed a monthly amount.

Information Sharing

It is not true "that to a very great extent we are controlled by the Levy organization" How does the writer know for a fact that we do not read copies of other Century Village newspapers or that they do not read our UCO Reporter? If this theory is a fact, then I'm sure when the Republican Party has a closed caucus meeting, they always invite the Democrats to attend

It just so happens that a recent meeting was held between Deerfield, Boca, and

... shall appoint a board of inquiry...with the President Emeritus/Emeriti ..

Should the President or a Co-President be the person charged. .

The President/Co-Presidents charged and the complainant shall be invited...

H. An Officer other than the President/Co-President(s) or member of

(Updated versions of UCO By-Laws are available at the UCO Office.)

A Reminder to All -
 Check Those Alarm
 Batteries.

West Palm Beach Century Villages to discuss raising the retail value of our own individual units. Mr. Levy was invited to attend for his expertise in the field of public relations.

Afterward

For years the writer of the manuscript that was presented to UCO for our perusal has repeatedly taken a UCO columnist to task for declaring our Century Village to be a Utopia. I do not know from whence the writer came before his arrival here. However, take a walk around New York City or any of our large northern cities. Compare our cleanliness, our living prices for food, rent, and taxes. Compare our crime rate in Century Village with any other city or village of 13,000-14,000 people. Do you think we live in a Utopia?

Knowing how to look up words in the dictionary is one way of life, but to sit on high and to criticize, even if it is constructive criticism, and not to participate in the workings of UCO seems to be a far-fetched way to conduct oneself in a respectable manner.

JFCS Bereavement Support Group

Since January 2001, Albert Jewish Family and Children's Service has facilitated an early bereavement support group which meets every Thursday at Congregation Anshei Sholom in Century Village. The support group is open to anyone who has recently lost a loved one. Most newly widowed or grieving people may often experience loneliness, sadness, and feelings of isolation, and support groups can help them to better understand the grieving process and feel less isolated. The support group will also provide emotional support and can help to rebuild their skills and confidence. For information on how individuals can access this group and other services, call Bobbi Kraf, 684-1991.

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Quadrant Report Southwest Area

By Bob Fogelman



**Berkshire, Camden,
Hastings, Somerset,
Wellington, Windsor**

Since the beginning of our last winter season I had been requested to speak at eleven annual meetings. Some were not from my quadrant which consists of 73 condominium associations. I was delighted to do so and I hope I was helpful in many cases.

Many of the associations had individual problems but in the main, I spoke about condominium living and the need for every association to replace their outmoded, outdated (1970-71) condominium documents in order to bring them into the 21st century.

Now is the time for me to regroup. Outside of supplying associations with the new updated documents together with the new amendments to your Declaration of Condominium Documents, I hope to confine my efforts to condominiums in Berkshire, Camden, Hastings, Somerset, Windsor and Wellington. The other three UCO Vice Presidents are responsible for their individual quadrants. I will be in the UCO office on Tuesdays, Wednesdays and Thursdays.

Now hear this – if the shoe fits, you know who you are!

No condominium president has the right to unilaterally take away a common element from the unit owners.

No president has the right to allow any one to reside in their condominium without a certificate of approval by the officers of the association.

In almost every case the certificate of approval is preceded by an investigation.

No lease should be for less than six months and I suggest more than six months, or twelve months, or once in the lifetime of the unit owner.

This is not a time-sharing area and guests of unit owners can only visit while the unit owner is living in the unit.

Guests may visit for only 30 days a year, otherwise they become a resident and a certificate of approval is necessary together with the customary investigation.

An amendment to have a certificate of approval for all buyers of foreclosed units is a must.

A simplified voting procedure for the election of your Board of Directors is also a must.

Each association should have:

- An emergency key for each unit.
- Emergency names, telephone numbers, addresses
- In this tropical climate every association should have some form of extermination.
- Unit owners should volunteer to pick the fruits from your trees
- Have at least two check signers

• Signed checks and the association's seal should be left with someone who will be here during the summer months

• Have three bids for major expenditures

• Have annual meetings for election of your Directors and the presentation of your budget.

• Remember, the Board of Directors elects your President, Vice President, Secretary and Treasurer.

So you see, there is much to discuss, so please come into the UCO office instead of telephoning for advice

IF YOU HAVE NOT CHANGED THE 9-VOLT BATTERY IN YOUR SMOKE DETECTOR RECENTLY, DO SO NOW TO AVOID THE ANNOYANCE AND INCONVENIENCE OF ITS "BEEPING" WHEN THE BATTERY GETS LOW.

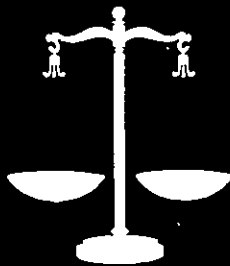
MEETING DATES 2001-2002

OFFICERS	EXECUTIVE BOARD	DELEGATES
July 26	July 30	August 3
August 30	Sept. 4 (Tuesday)	Sept. 7
Sept. 28 (Friday)	Oct. 1	Oct. 5
Oct. 25	Oct. 29	Nov. 2
Nov. 29	Dec. 3	Dec. 7
Dec. 27	Dec. 28 (Friday 10:00 AM)	Jan. 4, 2002
Jan. 24	Jan. 28	Feb. 1
Feb. 21	Feb. 25	March 1

Officers' Committee Meetings start at 10:00 AM
Executive Board Meetings start at 1:00 PM
Delegate Assembly Meetings start at 9:30 AM

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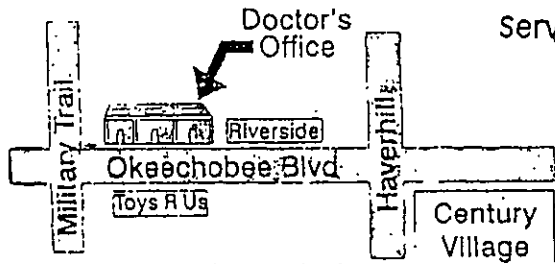
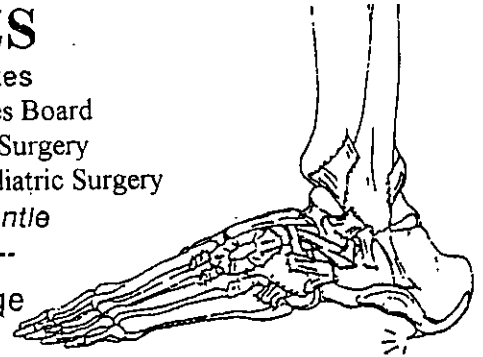
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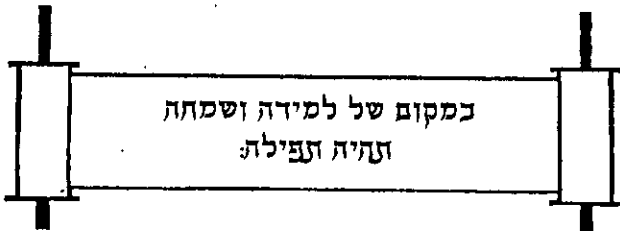
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Protected Use of Automated External Defibrillators

Each year in the US, sudden cardiac arrest strikes more than 350,000 people, making it the single leading cause of death. Due to the unexpectedness with which sudden cardiac arrest strikes, most of the victims die before reaching a hospital. Many community associations have purchased automated external defibrillator devices to help address these medical emergencies. By purchasing these defibrillators with association funds, many boards of directors are concerned with potential liability incurred by the use, and/or non-use, of the defibrillator.

Historically, in 1990, the Florida Legislature enacted a law which broadened the list of persons authorized to use defibrillators. Unfortunately, the enactment of the 1990 law to expand the use of defibrillators had little impact on increasing the availability of their use and reducing the rate of death from sudden cardiac arrests in Florida. Many argued that the training requirements were too stringent for the evolving technology. Thereafter, training requirements were lessened and legislative intent identified that defibrillators may be used by any person for the purpose of saving the life of another person in cardiac arrest. That bill required basic training in cardiopulmonary resuscitation or basic first aid and a demonstrated proficiency in the use of the defibrillator.

Section 768.13 of the Florida Statutes is the "Good Samaritan Act." This act provides immunity from liability for those rendering gratuitous services under emergency circumstances as specified, when such services meet the reasonably prudent person's standard. The act was amended to provide immunity to any person who renders emergency care or treatment through the use of defibrillators. Therefore, with substantial statutory revisions in 1990 and 1997, the Good Samaritan Act in Florida was among the first to provide protection for the widespread use of automated external defibrillators for the purpose of saving the life of an individual experiencing a cardiac arrest.

Until recently, the concerns still applied, as they related to how broad the

protection of the Good Samaritan Act was, for the use of defibrillators. We had received an Attorney General's opinion confirming that the Good Samaritan Act would protect an association as long as the person lending aid satisfied certain minimal conditions, including proper training and activation of emergency medical services as soon as possible upon the use of the automated external defibrillator. The question still arose whether "non-use" of an existing defibrillator created liability. We attempted to get further clarification from the Attorney General's office and received limited guidance. While the Attorney General was precluded from providing a formal opinion, their office felt that there was

nothing in the Statute which addresses or directs a person or an association providing a defibrillator to provide 24 hour personnel to operate said defibrillator. It was further pointed out that there was no indication in the Statute that immunity conveyed is conditioned upon availability of personnel to operate the defibrillator.

Most recently, a bill was passed that repealed the section of the Good Samaritan Act relating to defibrillator use, and substituted new language providing, in part, that the Statute does not establish a cause of action. The bill was signed and is effective October 1, 2001.

Under the new bill, the Statute, Section 768.1325, may be cited as the "Cardiac Arrest Survival Act." It specifically states that any person who uses or attempts to use a defibrillator on a

victim of a perceived medical emergency, without objection of the victim, is immune from civil liability for any harm resulting from use of such device. In addition, any person who acquired the device is immune from such liability, if the harm was not due to the failure of the acquirer of the device to notify the local emergency medical services medical director of the most recent placement of the device, properly maintain and test the device and provide appropriate training to the employee or agent who used the device. It creates an exception to immunity, however, where the harm was caused through willful misconduct, gross negligence, or conscious indifference to the rights or safety of the victim. This bill does not provide immunity to licensed health professionals and health

care providers, such as hospitals acting in the scope of their employment. Finally, the new law specifies that the section does not establish any cause of action, nor does the section require that the defibrillator be placed at any building or other location or require an acquirer to make available on its premises one or more employees or agents trained in the use of the device.

Section 401.2915 continues to describe the training which all persons who use a defibrillator must obtain. It further provides that any person who uses a defibrillator is required to activate the emergency medical services system as soon as possible upon the use of the defibrillator.

Finding a way to minimize the high death rate

Continued on page 19

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Condo Law

Continued from page 18

associated with sudden cardiac arrest by the use of defibrillators was an important issue at the most recent legislative session. The result is a law which becomes effective October 1, 2001, which helps to protect associations from potential liability relative to the use of these important devices.

Editors' note: The Levy family has contributed two defibrillators, one to be used in the Clubhouse and one for use on the Rover.

The Officers in charge of security at the Clubhouse and all our Security Officers have been trained in the use of these devices.

An additional defibrillator will be purchased for use in the Clubhouse.

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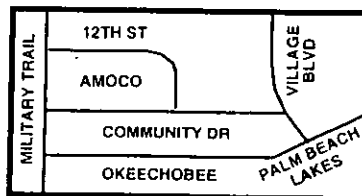
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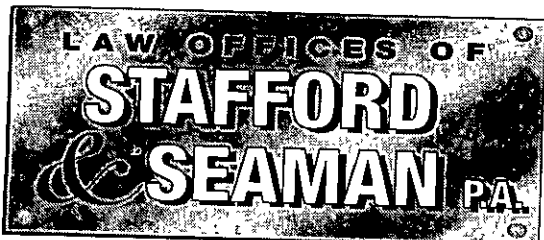
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WHY SETTLE FOR ANYTHING BUT THE BEST

What is a Palestinian?

By Joseph Farah

Ever since I wrote a column last October called "Myths of the Middle East," readers from around the world have asked me what is meant by the term "Palestinian."

The simple answer is that it means whatever Yasser Arafat wants it to mean.

Arafat himself was born in Egypt. He later moved to Jerusalem. Indeed, most of the Arabs living within the borders of Israel today have come from some other Arab country at some time in their life.

For instance, just since the beginning of the Oslo Accords, more than 400,000 Arabs have entered the West Bank or Gaza. They have come from Jordan, Egypt, and, indirectly, from every other Arab country you can name.

The Arabs have built 261 settlements in the West Bank since 1967. We don't hear much about those settlements. We hear instead about the number of Jewish settlements that have been created. We hear how destabilizing they are — how provocative they are. Yet, by comparison, only 144 Jewish settlements have been built since 1967 — including those surrounding Jerusalem, in the West Bank and in Gaza.

The number of Arab settlers is based on statistics collected on the Allenby Bridge and other collection points between Israel and Jordan. It is based on the number of Arab day workers entering but not leaving Israel. The numbers were published by the Israel Central Bureau for Statistics during the administration of Binyamin Netanyahu and subsequently denied as "recording errors" by the Ehud Barak administration.

Of course, the Barak administration had incentives for denying the high illegal immigration numbers, given its heavy political reliance on Arab voters.

Is this a new phenomenon? Absolutely not. This has always been the case. Arabs have been flocking to Israel ever since it was created and even before, coinciding with the wave of Jewish immigration into Palestine prior to 1948.

Winston Churchill said in 1939: "So far from being persecuted, the Arabs have crowded into the country and multiplied till their population has increased more than even all world Jewry could lift up the Jewish

population."

And that raises a question I never hear anyone ask: If Israel's policies make life so intolerable for Arabs, why do they continue to flock to the Jewish state?

This is an important question as we see the Palestinian debate now shift to the issue of "the right of return."

According to the most liberal claims by Arab sources, some 600,000 to 700,000 Arabs left Israel in and around 1948 when the Jewish state was created. Most were not forced out by Jews, but rather left at the urging of Arab leaders who had declared war on Israel.

Yet, there are far more Arabs living in these territories now than ever before. And many of those who left in 1948 and thereafter actually had roots in other Arab nations.

This is why it is so difficult to define the term "Palestinian." It always has been. What does it mean? Who is a "Palestinian"? Is it some-

one who came to work in Palestine because of a bustling economy and job opportunities? Is it someone who lived in the region for two years? Five years? Ten years? Is it someone who once visited the area? Is it any Arab who wants to live in the area?

Arabs outnumber Jews in the Middle East by a factor of about 100 to one. But how many of those hundreds of millions of Arabs are actually Palestinians? Not very many.

The Arab population of Palestine was historically extremely low — prior to the Jews' renewed interest in the area beginning in the early 1900s.

For instance, a travel guide to Palestine and Syria, published in 1906 by Karl Baedeker, illustrates the fact that, even when the Islamic Ottoman Empire ruled the region, the Muslim population in the city of Jerusalem was minimal.

The book estimates the total population of the city at 60,000, of whom 7,000

were Muslims, 13,000 were Christians and 40,000 were Jews.

"The number of Jews has greatly risen in the last few decades, in spite of the fact that they are forbidden to immigrate or to possess land- ed property," the book states.

Even though the Jews were persecuted, still they came to Jerusalem and represented the overwhelming majority of the population as early as 1906.

Why was the Muslim population so low? After all, we're told that Jerusalem is the third holiest city in Islam. Surely, if this were a widely held belief in 1906, more of the devout would have settled there.

The truth is that the Jewish presence in Jerusalem and throughout the Holy Land persisted throughout its bloody history, as is documented in Joan Peters' milestone history on the origins of the Arab-Jewish conflict in the region, *From Time Immemorial*.

It is also true that the Arab population increased fol-

PERSONALS

Hugs

Hugs and thanks to all who phoned and sent get-well cards during my period of surgery and recuperation. They were greatly appreciated.

Max Hammerman

lowing Jewish immigration into the region. The Arabs came because of economic activity. And, believe it or not, they came because there was more freedom and more opportunity in Israel than in their own homelands.

What is a Palestinian? If any Arabs have legitimate claims on property in Israel, it must be those who were illegally deprived of their land and homes since 1948. Arafat has no such claim. And few if any of those who are shooting, bombing and terrorizing Israelis today do either.

Joseph Farah is editor and CEO of WorldNetDaily.com and writes a daily column.

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Public Opinion Key to the Patients' Bill of Rights Battle

By Jewel Littenberg

As the great debate on patients' rights legislation now makes its way to the House of Representatives, it makes me wonder in whose interest this bill is really for. As a senior citizen, daughter of an elderly parent and advocate for seniors, I find it appalling that some of our legislators, whom we elected because we felt they would be understanding of our needs, find it difficult to comprehend what many of our seniors are forced to endure when it comes to health care. My father, who is old and frail, recently had to change HMOs in order to keep the same doctor he's had for years. I was informed that since my dad lives in Palm Beach County, he is not entitled to the same benefits as those living in Broward or Dade. I felt this to be not only unfair, but discrimination, as did the supervisor, whose parents also live in Palm Beach County and are facing the same issues with their policy.

Which leads me to one of the provisions of the bill being debated. That is that the bill would give guaran-

tees of more services, such as access to specialists for people with health insurance. Based on the "2000 Guide to Federal Employees' Health Benefits Plans", which lists several health providers, access to specialists is automatically available to all federal employees, which includes our legislators, some of whom are deciding if it should be available to us. All federal employees are guaranteed immediate coverage with no waiting periods, required medical exams or restrictions because of age or physical conditions; continued group coverage for the insured and his family after retirement from federal service, direct access to women's health care providers for routine and preventive health care services, plus other benefits too numerous to mention. Therefore, since those legislators we elected to office to work in our best interest, are some of the same legislators who are debating as to whether or not we should be entitled to the same benefits they have, makes me wonder if they really do care about our needs.

Why isn't everyone entitled to the same benefits as

the federal employees? Why is there not a common standard of accountability for all health care providers such as HMOs, insurance companies and managed care facilities? People are not a commodity whose worth should be determined by an insurance adjuster. What difference does it make how one is harmed - whether it be as a result of an auto accident, cigarette smoking or through a managed care facility? A life is a life. And

when harm is caused to that life, especially to one who cannot protect or fend for himself, then whoever caused the harm must pay. It is an insult to put a dollar amount on a person's life. When care is improved, lawsuits will diminish. Our doctors must make the decisions and have the final say regarding a patient's care - not a non-medical person who works in an insurance office. We would not trust an insurance adjuster to tell

us how to fix our car - why, then, would we trust him to tell us how to fix our body?

The decision of the outcome of the Patients' Bill of Rights is up to us, not our legislators. We must contact our legislators and let them know that if they do not support our needs, they will not get our vote. And, that vote is what matters to them more than anything else. For, without our votes, they will not get re-elected. Trust me. I've done it, and it works!

See sample letter below:

Congressman Robert Wexler
213 Cannon Building
Washington, D.C. 20515

Dear Congressman Wexler,

When voting on the issues of the *Patients Bill of Rights* I urge you to consider the fact that I, as your constituent must be entitled to the same benefits that you and other federal employees have such as access to specialists, and immediate coverage with no waiting periods, required medical exams or restrictions because of age or physical conditions. In addition, I must be allowed to go to the closest emergency room, without needing prior consent. I want my doctor to decide what is best for me, and not some insurance adjuster, and if my health is compromised or I suffer injury or death, as a result of harmful practices by my health provider or nursing home, I expect them to be held accountable and I to receive the same compensation as if I had been harmed as a result of an automobile accident or by any other means. There is no price that can be put on a life and I take it as an insult that an insurance adjuster might be considered to determine my worth.

I trust that you will vote your conscience and in the best interest of your constituents on the above issues and any others pertaining to this very important legislation.

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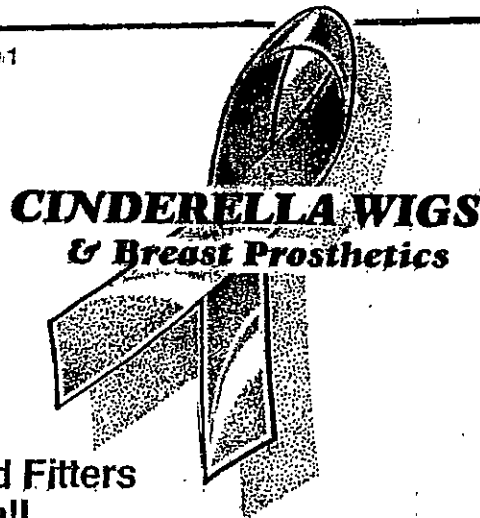
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Random Ramblings

Robert Fogelman



Another fish story. You should've seen the one that got away - it was this. big!

No, that's really not my story. It starts many years ago when I was visiting my young grandson in York, PA. I had promised to take him fishing so on the way we stopped to buy a can of worms. After our car passed over a small bridge, we parked underneath and proceeded to walk out on the bank until we ended up next to a lone fisherman. We could see the good sized catfish swimming back and forth about 20-30 feet away.

I baited my line and proceeded to show my grandson how to cast. I had visions of hauling them "hand over fist." Nada - nothing. But the fisherman next to us was tiring of reeling in his heavy fish. I asked him what he was using for bait and he replied, "Corn niblets soaked in pancake syrup overnight in the refrigerator." When he got ready to leave he graciously offered us his can with plenty of corn niblets.

On my first cast with the corn bait I was almost caught off guard with an immediate strike. After hauling in three more catfish, which we placed in our large bucket of water, I handed my pole to my grandson who also began to reel them in.

Suddenly a voice behind me said, "How are you doing?" Without looking around I said, "Great! The kid is really doing a great job," and I pointed to our fish bucket. It was then I looked around and saw that it was the Game Warden. You see, I did not have a fishing license. Thank goodness he wasn't around when I was holding the fishing rod!

Another true fish story is unbelievable, but it is the absolute truth. When I first arrived here in Century Village I went fishing with a friend of mine off the old bridge in Lake Worth. My friend loaned me a twelve-inch horizontal rod with three hooks dangling from it. I firmly tied the contraption to my line, baited the hooks and with a good sized cast,

we watched the bar and its hooks separate from my line as it hit the water. I was embarrassed and mortified - what did I do?

My friend was not in the least shook up. In fact, he was already tying another contraption to my line while saying, "Try again." With some trepidation I cast off exactly as I had done the first time. Soon after it sank I felt a pull on my line and I vigor-

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ously hauled it in. "It must be a big one," I said. As we hauled it out of the water we saw that what I had caught was the original contraption that had broken off my line. As I had not moved from my first cast and probably used the same two motions to cast, my second cast had sunk to the bottom and had picked up the runaway contraption. This is an improbability but not a proven impossibility, as it did actually happen - so help me goodness.

To My Dad

What can be said about my Dad?

Everything is good, there is nothing bad.

Son is what he called me.

I am his biggest fan.

So proud to call him

Father

After all he was the man

Anything you needed

The "Handyman" was there

Solving all our problems

And taking away our despair

It just isn't fair

It's just not right

I talked to him in the afternoon

And then he's gone that night

He had so much to live for

There was nothing he could not do.

I'll always love and cherish him.

He's the greatest man I ever knew.

It's just so hard to look ahead.

Without him here with me. A better father and a better friend.

There could never be. Somehow we must go on.

And try to find our way. We love him and we'll miss him.

More than words can ever say.

HE IS, WAS AND ALWAYS WILL BE MY HERO

Anonymous

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Of Special Interest

By Bob Fogelman

I can get it for you wholesale! By way of explanation, let me unfold a story of cooperation in condominium living

Because Mr Irwin Levy built our Century Village prior to 1975, he (his management firm) was permitted to rent out certain of their facilities to our residents, i.e. clubhouses, tennis courts, etc. But after 1975 the law changed and upon his building the other three Century Villages, he was obligated to turn everything over to the residents. Hence, the three Century Villages south of here each fully manage their village through a Board of Directors composed of the condo presidents

But that situation will never be accomplished here in Century Village West Palm Beach. Why? Because many condo associations will refuse to give up their so-called autonomy. Consequently, I am not proposing or even suggesting that we investigate a proposal to have one firm for our Century Village. So, please, do not spread any rumors concerning what you think you are now reading.

What I am suggesting is this. Let's say that an area has 12 to 15 condominium associations. (There are 29 areas in Century Village.) Each individual condo association has its own officers and Board of Directors. Each has its own expenses which are largely duplicated in every other association in their area such as insurance, legal counsel, property management, and accountant (Seacrest, Prime, etc.).

As each condominium has 16-24 units, what if an area of building associations consolidated under one area association which would have a Board of Directors elected by all the buildings? The association would then make policy and govern the multiple buildings within the area

Consolidation of individual building associations into one area association still leaves each building with autonomy over their reserves. For example, if a new roof is required on one building, the assessment and/or reserve account to replace that roof would only come from the units in that building. It would still be assessed and

collected from that one building. Don't you agree that 150-200 units can lower their individual expenses if everything is discounted by volume?

The buildings in the consolidated area would no longer be incorporated as the area organization would now become the corporation for the entire area. Their officers and Board of Directors would arrange to manage the building through property managers, attorneys, and accountants which would be hired for all the 150-200 units in our area.

Can you picture just 29 area associations managing 309 associations instead of the individual management that we now have? Former association officers and Board of Directors would sleep at night and would leave the driving to the bus driver. The only thing that the unit owners in each building would

Not-So-Royal Flush

Some "art lovers," art critics, and a museum had an odd item being displayed in the wing of the Museum of European Art in Paris, which made for a unique situation.

The art critics became completely enthralled with a particular item they were displaying. Art critics called it "an expression of 21st century angst, comparable to the best work of Picasso and Salvador Dali." Another said, "This is art in its rawest form. The artist is striving to make sense of the modern world and the impact of the computer on our society."

And who was the artist?

have to contend with is their building's budget and their reserves. If only we had one area condominium to lead the way

Plumber Alphonse Gradant And what does he have to say about his work of art? "No it's not. It's the layout of the men's toilet." He says that to make the pipes and returns more visible and easier to see at a glance he filled them in using colored pens and red and black ink. "I sub-contracted the toilet renovation, so I needed a simple diagram that the new contractor could follow," he says. "All I was trying to do was make his work easier, not create a work of art."

Some joker took it, framed it, and stuck it up on the wall. The two-foot by three-foot picture consisting of a squiggle of lines clearly shows three urinals and a half-dozen stalls.

"I believe we are the butt

of a practical joke," says outraged museum director Pierre LeFranc. "If it was meant to be a joke, it isn't a very funny one."

And why is the museum so furious?

They are embarrassed because the drawing was officially cataloged by LeFranc's experts as "Tangled Study — Art and Society in 21st Century France." Pencil and ink on cardboard. Artist unknown. Then they stuck a \$45,000 price tag on the piece and someone actually bought it!

"What a mess," says plumber Gradant. "All I was trying to do was keep the men's toilets flushing and I stepped right into a nightmare" (borrowing a phrase from walking in New York City).

From the Internet

Seth A. Shapiro, D.D.S.

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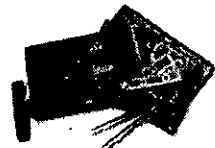
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HOUSE	K-MART	MOR	MALL	COMM	J.C.C.	HOUSE	CLUB	PINE	WINN	PERIM	CLUB	HOUSE	GARDENS	11:00	
9:00	9:10	9:20	9:25	9:35	9:05 / 9:40	9:45	9:00	9:08	9:13	9:23	9:33	9:48			
10:00	10:10	10:20	10:25	10:35	10:40	10:45	10:00	10:08	10:13	10:23	10:33	10:48			
11:00	11:10	11:20	11:25	11:35	11:40	11:45	11:00	11:08	11:13	11:23	11:33	11:48			
12:30	12:40	12:50	12:55	1:05	1:10	1:15	12:30	12:38	12:43	12:53	1:03	1:15			
1:30	1:40	1:50	1:55	2:05	2:10	2:15	1:30	1:38	1:43	1:53	2:03	2:15			
2:30	2:40	2:50	2:55	3:05	3:10	3:15	2:30	2:38	2:43	2:53	3:03	3:15			
3:30	3:40	3:50	3:55	4:05	4:10	4:15	3:30	3:38	3:43	3:53	4:03	4:15			
4:30	4:40	4:50	4:55	5:05	5:10	5:15	4:30	4:38	4:43	4:53	5:03	5:15			
5:30	5:40	5:50	5:55	6:05	6:10	6:15	5:30	5:38	5:43	5:53	6:03	6:15			

SHUTTLE BUS													
CLUB	RODS	WINN				HOME	DREXEL	OUTLET	BABY	CLUB			
HOUSE	REST.	LIBRARY	HUMAN	DIXIE	ECKERDS	DEPOT	PLAZA	MALL	SUPER	HOUSE			
9:00	9:05	9:08	9:11	9:20	9:25	REQ, STOP	9:31	9:36	9:41	9:45			
10:00	10:05	10:08	10:11	10:20	10:25	" "	10:31	10:36	10:41	10:45			
11:00	11:05	11:08	11:11	11:20	11:25	" "	11:31	11:36	11:41	11:45			
12:30	12:35	12:38	12:41	12:50	12:55	" "	1:01	1:06	1:11	1:15			
1:30	1:35	1:38	1:41	1:50	1:55	" "	2:01	2:06	2:11	2:15			
2:30	2:35	2:38	2:41	2:50	2:55	" "	3:01	3:06	3:11	3:15			
3:30	3:35	3:38	3:41	3:50	3:55	" "	4:01	4:06	4:11	4:15			
4:30	4:35	4:38	4:41	4:50	4:55	" "	5:01	5:06	5:11	5:15			
5:30	5:35	5:38	5:41	5:50	5:55	" "	6:01	6:06	6:11	6:15			

SUNDAY AND HOLIDAYS													
CLUB	RODS	OUTLET				CROSS	PHAR	P.B.	CLUB				
HOUSE	REST.	DREXEL	MALL	TRAIL	COUNTY	MOR	CHURCH	MALL	PUBLIX	HOUSE			
9:00	9:05	9:10	---	---	9:20	9:25	---	9:35	---	9:45			
10:00	10:05	10:10	---	---	10:20	10:25	---	10:35	---	10:45			
11:00	11:05	11:10	---	---	11:20	11:25	---	11:35	---	11:45			
12:30	12:35	---	12:40	12:45	12:50	12:55	1:00	1:05	1:10	1:15			
1:30	1:35	---	1:40	1:45	1:50	1:55	---	2:05	2:10	2:15			
2:30	2:35	---	2:40	2:45	2:50	2:55	---	3:05	3:10	3:15			
3:30	3:35	---	3:40	3:45	3:50	3:55	---	4:05	4:10	4:15			
4:30	4:35	---	4:40	4:45	4:50	4:55	---	5:05	5:10	5:15			
5:30	5:35	---	5:40	5:45	5:50	5:55	---	6:05	6:10	6:15			

PLEASE BE AT YOUR BUS STOP 10 MINUTES BEFORE YOUR SCHEDULE PICK-UP TIME

INTERNAL BUS SCHEDULE														
INTERNAL RT-1														
CLUBHOUSE	8:00	9:00	10:00	11:00	12:30	1:30	2:30	3:30	4:30	6:00	7:00	8:00	9:00	10:00
DOVER	8:02	9:02	10:02	11:02	12:32	1:32	2:32	3:32	4:32	6:02	7:02	8:02	9:02	10:02
SOMERSET	8:04	9:04	10:04	11:04	12:34	1:34	2:34	3:34	4:34	6:04	7:04	8:04	9:04	10:04
BERKSHIRE	8:07	9:07	10:07	11:07	12:37	1:37	2:37	3:37	4:37	6:07	7:07	8:07	9:07	10:07
CAMDEN	8:09	9:09	10:09	11:09	12:39	1:39	2:39	3:39	4:39	6:09	7:09	8:09	9:09	10:09
WINDSOR	8:10	9:10	10:10	11:10	12:40	1:40	2:40	3:40	4:40	6:10	7:10	8:10	9:10	10:10
WELLINGTON	8:12	9:12	10:12	11:12	12:42	1:42	2:42	3:42	4:42	6:12	7:12	8:12	9:12	10:12
ANDOVER	8:15	9:15	10:15	11:15	12:45	1:45	2:45	3:45	4:45	6:15	7:15	8:15	9:15	10:15
KINGSWOOD	8:17	9:17	10:17	11:17	12:47	1:47	2:47	3:47	4:47	6:17	7:17	8:17	9:17	10:17
GREENBRIAR	8:19	9:19	10:19	11:19	12:49	1:49	2:49	3:49	4:49	6:19	7:19	8:19	9:19	10:19
SOUTHAMPTON	8:23	9:23	10:23	11:23	12:53	1:53	2:53	3:53	4:53	6:23	7:23	8:23	9:23	10:23
BEDFORD	8:26	9:26	10:26	11:26	12:56	1:56	2:56	3:56	4:56	6:26	7:26	8:26	9:26	10:26
GOLFS-EDGE	8:29	9:29	10:29	11:29	12:59	1:59	2:59	3:59	4:59	6:29	7:29	8:29	9:29	10:29
WALTHAM	8:30	9:30	10:30	11:30	1:00	2:00	3:00	4:00	5:00	6:30	7:30	8:30	9:30	10:30
SALISBURY	8:32	9:32	10:32	11:32	1:02	2:02	3:02	4:02	5:02	6:32	7:32	8:32	9:32	10:32
EASTHAMPTON	8:33	9:33	10:33	11:33	1:03	2:03	3:03	4:03	5:03	6:33	7:33	8:33	9:33	10:33
CLUB HOUSE	8:35	9:35	10:35	11:35	1:05	2:05	3:05	4:05	5:05	---	---	---	---	---
PUBLIX	8:40	9:40	10:40	11:40	1:10	2:10	3:10	4:10	5:10	---	---	---	---	---
CLUBHOUSE	8:50	9:50	10:50	11:50	1:20	2:20	3:20	4:20	5:20	6:35	7:35	8:35	9:35	10:35
INTERNAL RT-2														
CLUBHOUSE	8:00	9:00	10:00	11:00	12:30	1:30	2:30	3:30	4:30	6:00	7:00	8:00	9:00	10:00
PLYMOUTH	8:02	9:02	10:02	11:02	12:32	1:32	2:32	3:32	4:32	6:02	7:02	8:02	9:02	10:02
STRATFORD	8:04	9:04	10:04	11:04	12:34	1:34	2:34	3:34	4:34	6:04	7:04	8:04	9:04	10:04
CHATHAM	8:06	9:06	10:06	11:06	12:36	1:36	2:36	3:36	4:36	6:06	7:06	8:06	9:06	10:06
KENT	8:08	9:08	10:08	11:08	12:38	1:38	2:38	3:38	4:38	6:08	7:08	8:08	9:08	10:08
NORTHAMPTON	8:11	9:11	10:11	11:11	12:41	1:41	2:41	3:41	4:41	6:11	7:11	8:11	9:11	10:11
SUSSEX	8:13	9:13	10:13	11:13	12:43	1:43	2:43	3:43	4:43	6:13	7:13	8:13	9:13	10:13
CANTERBURY	8:16	9:16	10:16	11:16	12:46	1:46	2:46	3:46	4:46	6:16	7:16	8:16	9:16	10:16
DORCHESTER	8:18	9:18	10:18	11:18	12:48	1:48	2:48	3:48	4:48	6:18	7:18	8:18	9:18	10:18
OXFORD	8:21	9:21	10:21	11:21	12:51	1:51	2:51	3:51	4:51	6:21	7:21	8:21	9:21	10:21
SHEFFIELD	8:23	9:23	10:23	11:23	12:53	1:53	2:53	3:53	4:53	6:23	7:23	8:23	9:23	10:23
HASTINGS	8:25	9:25	10:25	11:25	12:55	1:55	2:55	3:55	4:55	6:25	7:25	8:25	9:25	10:25
NORWICH	8:28	9:28	10:28	11:28	12:58	1:58	2:58	3:58	4:58	6:28	7:28	8:28	9:28	10:28
COVENTRY	8:30	9:30	10:30	11:30	1:00	2:00	3:00	4:00	5:00	6:30	7:30	8:30	9:30	10:30
CLUB HOUSE	8:33	9:33	10:33	11:33	1:03	2:03	3:03	4:03	5:03	---	---	---	---	---
PUBLIX	8:40	9:40	10:40	11:40	1:10	2:10	3:10	4:10	5:10	---	---	---	---	---
CLUBHOUSE	8:50	9:50	10:50	11:50	1:20	2:20	3:20	4:20	5:20	6:35	7:35	8:35	9:35	10:35

SPECIAL BUS			
MONDAY			
C- HOUS	11:00		
TARGET	11:25	1:25	2:25
K-MART	11:30	1:30	2:30
WAL-MA	11:35	1:35	2:35
C- HOUSE	---	---	3:05
SUPPER PICK - UP BUS			
	RED	PINE	PARTHE -
PUBLIX	LOBSTE	K-MART	TRAIL
	6:35	6:45	6:55
		7:00	7:10
THIS BUS WILL RUN MONDAY THRU SAT. PICK-UP ONLY			
TUE. AND THURSDAY ONLY POST OFFICE 3:30 PM			
THE BUS WILL WAIT AND RETURN			

THIS IS A SCHEDULE THAT U.C.O HAS PUT INTO EFFECT TO BETTER SERVE THE COMMUNITY, AND TO EXPAND ON WHEN NECESSARY.

DON'T FORGET
WE DO BUS CHARTERS
 SHIPS, DINNER THEATER, SHOWS
 AIR PORT'S FLEA MARKET'S
 BINGO, JAI-LAI, ECT.
WE GO ANYWERE IN FLORIDA
PRICES THAT CAN'T BE BEAT

NOTE* THE DRIVER'S HAVE NOTHING TO DO WITH THE SCHEDULE PLEASE BE NICE AND IF YOU ARE DISPLEASED WRITE YOUR COMMENTS TO U.C.O. PLEASE

NOTE*
 YOU WILL NOW BE ABLE TO GO FROM YOUR HOME DIRECTLY TO PUBLIX AND RETURN WITHOUT CHANGING BUSES,

THE INTERNALS WILL RUN ONCE EVERY HOUR, ON THE HOUR

PLEASE BE AT YOUR BUS STOP 10 MINUTES BEFORE YOUR