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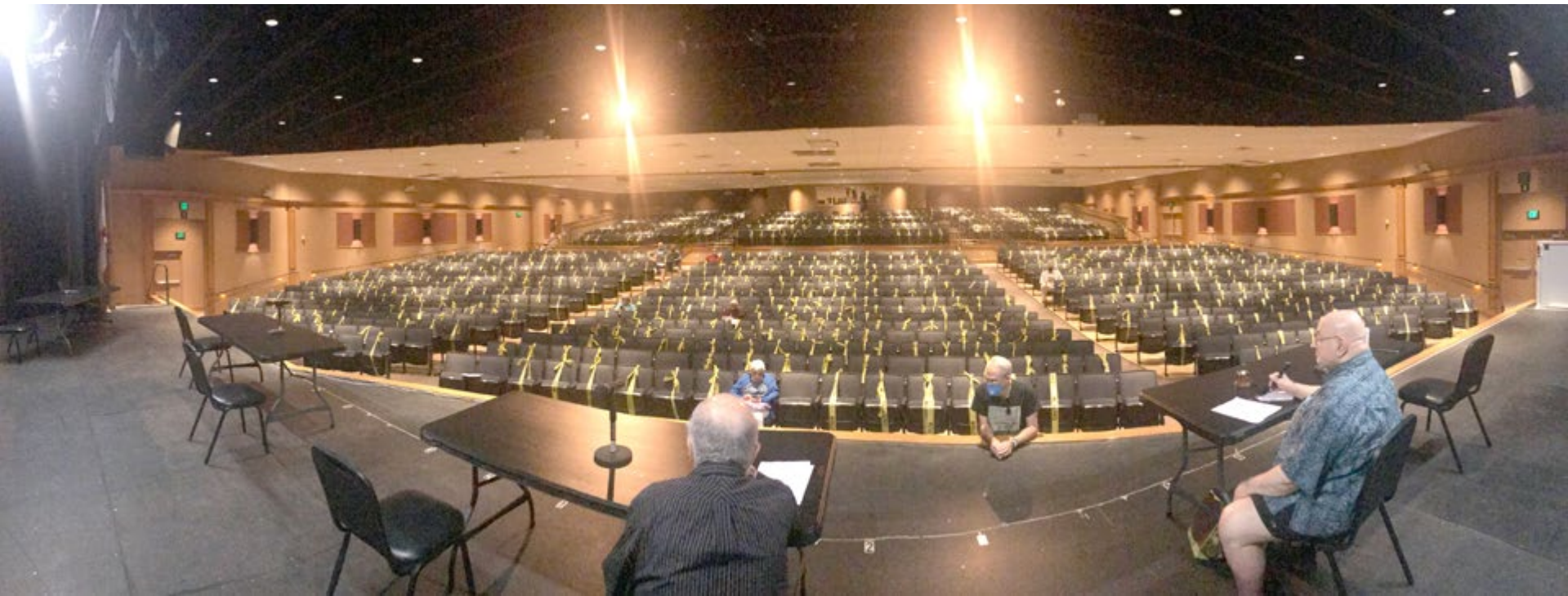
REMINDER

DELEGATE MEETING

Friday 5/7/21

9:30AM in the Theater

Email articles & comments:
ucoreporterwpb@gmail.com



Main Clubhouse Theater showing 75% of seats blocked off for Social Distancing



The President’s Report

BY PRES. DAVID ISRAEL

Delegate Assembly Resumption fails for lack of quorum

After a year of Delegate Assembly cancellation due to COVID-19, an attempt to resume meetings was planned for April 9, 2021, one week later than the normal April 2. This was not an arbitrary decision. Our thinking was based principally on the fact that many people in our Village have been vaccinated and in consideration of the core holidays of Easter and Passover. Additionally, we minimized the crowd, by only allowing Delegates to attend. We, of course, required masking and social distancing in accord with CDC guidelines.

The meeting opened with the Pledge of Allegiance and reading of the Minutes of the last meeting, which dated back to March 6, 2020.

This was followed by the Law Enforcement report, normally provided by PBSO, but due to the absence of the Sheriff’s Deputies, this was given by the Chair of our Security Committee, George Franklin. George is working with PBSO to set up another “Pill Drop” here at CV.

At this point, the number of delegates present was stated to be 104, well short of the required quorum which is 117. Clearly, we were done, as no business or votes could be conducted.

The agenda called for a Treasurer’s report, Officers reports and important new business., including a vote on a bylaw amendment which has been awaiting ratification for over a year.

We also need to confirm three Executive Board appointments. Of course, we never got to Committee reports or Good and Welfare.

It was my intention to advise the Delegates of an especially important matter, namely that UCO is being sued by a tenant, the cause of action being that our busses are not wheelchair accessible.

This suit is in the hands of an attorney assigned by our insurance carrier. At this time, there is nothing more to be said, as we negotiate possible solutions, short of proceeding to litigation. More will be reported as it becomes available.

This brings us to an important message for all Delegates, the next meeting of the Delegate Assembly is scheduled for May 7, 2021. Village business continues to back up and needs to be dealt with. All Delegates should plan to be present, so that we will have a quorum and we can conduct business, Village business, your business.

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IN CASE OF AN EMERGENCY

MANAGEMENT RECOMMENDS

THAT ALL GUESTS HAVE

A VALID PHOTO ID

(DRIVER’S LICENSE, STATE ID AND/OR PASSPORT)

ON THEIR PERSON WHEN

USING OUR FACILITIES

HAVING A VALID PHOTO ID YOU WILL HELP YOU AVOID BECOMING A JANE OR JOHN DOE

Subject to change and/or modification

WPRF, Inc.

U.C.O.
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The UCO Reporter

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EDITORIAL POLICY

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

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

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

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

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EDITORIAL

We were so close and yet so far...104. This was the number of delegates who came out to the Delegates Assembly on Friday, April 9th. The number necessary to attain a quorum is 117 and sadly, only 104 signed in. Alternate delegates could have brought the number to a quorum. It's too bad that Associations do not see fit to appoint alternates for representation. Pending now are two items... the vote by the delegates/alternates for one amendment left to complete and distribute the new UCO By-laws, and the other, approval of the three appointments to the Executive Board to complete the 20-member Board. The 8 members of the Executive Board as of the March election and the 9 still serving another year are published this month in their usual place on Page 3.

Even with vaccinations, the pandemic is not yet over and in addition to the use of masks, social distancing will still be practiced both at the UCO office and the clubhouse. Meetings are still possible with safety precautions and nothing is more important than that. No one is more concerned with our safety than our UCO President Dave Israel. There were times when he was prevailed upon to hold meetings and much to his credit he declined, especially if there wasn't anything on agendas for discussion.

As we go into May, we have managed over a year to conduct necessary business and do the best to accommodate Century Village residents. Units have been investigated for sale, qualifying residents have gotten automobile bar codes, and guests were issued gate passes. This has been accomplished by a handful of volunteers. Your monthly newspaper, the UCO Reporter, did not miss a month of publication because our writers continued to write, advertisers continued to advertise and up-to-date news was brought to the community.

UCO continues to strive to make everyone's life in CV comfortable to the best of its ability. Condo living isn't for everyone, but working together it can be.

*by Ruth Dreiss,
Editor-in-chief
UCO Reporter*

MAY 2021

UCO Committee Meetings

TUE 4	TRANSPORTATION	1:30 PM	MCH ROOM C
TUE 4	COMMUNICATIONS	10:00 AM	MCH ROOM C
WED 5	PROGRAMS & SERVICES	1:00 PM	MCH ROOM C
FRI 7	DELEGATE ASSEMBLY	9:30 AM	MCH ROOM C
FRI 7	SECURITY	1:00 PM	MCH AUDITORIUM
TUE 11	ADVISORY	1:00 PM	MCH ROOM C
THU 13	COP	1:00 PM	MCH ROOM C
FRI 14	CERT	1:00 PM	MCH ROOM C
TUE 18	INSURANCE	1:00 PM	MCH ROOM C
TUE 18	OPERATIONS	1:00 PM	MCH ROOM C
WED 19	BEAUTIFICATION	12:00 PM	MCH ROOM C
THU 20	BIDS/INFRASTRUCTURE	1:00 PM	MCH ROOM C
WED 26	FINANCE	1:00 PM	MCH ROOM C
THU 27	OFFICERS	1:00 PM	UCO BOARDROOM
FRI 28	EXECUTIVE BOARD	10:00 AM	MCH ROOM C

Meetings are limited to Committee Members until further notice. Delegates only, Masks and Social Distancing.

Committee Meetings are Subject to change. Check with Committee chair for any changes in scheduling

UCO OFFICER'S REPORTS



David Boas
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What to write, what to write? It really seems as though I just wrote my article a few days ago, but the calendar and a friendly reminder from the Editor says, not so. My article last month was quite a bit more negative than I like to be. I truly try to stay optimistic.

So here goes. It is really great to see that many associations are updating their properties. New roofs, painting and other projects that are going on. How about another round of thanks to the many service providers we employ? Security and transportation employees

we count on every day.

Our UCO landscaping crews who keep our Village attractive. The employees of WPRF for their services to us. Many thanks to my fellow officers and the volunteers who help to keep the UCO office open. Thanks to the Board Members of your association who volunteer their time on building issues. If I have forgotten to mention anyone or group, I apologize in advance, for I am grateful to them as well. I must take this opportunity to mention an employee by name, who through this pandemic, has become the face of CVWPB. That is our LCAM, Donald Foster. I don't know where he gets his energy. His devotion to his job is hard to believe. Thanks again, Donald.

In looking back just a short while ago, remember all the fuss about the sidewalk project on Century Boulevard and the traffic back-ups on West Drive? Now it is just a passing memory. This is hoping and praying that this pandemic will soon be the same passing memory. As I said earlier, I try to be optimistic, maybe my beloved St Louis Cardinals will win another World Series!

Until next month, keep wearing your masks, social distance, stay well and please be polite.



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Chatham • Dorchester
Kent • Northampton • Sussex

Well, we have passed the annual date of the COVID-19 emergence here in Florida, with thousands of residents yet faced with "Shall I continue to wear 'the Mask' or not"? Different strokes for different folks! The impact has stymied the usual use of the facilities at the MCH, as well as the pools, resulting in visitors being disappointed, allowing far fewer than in the past to enjoy the wonderful and varied activities of the past. Confusion and misunderstandings have created resentments regarding the number of Users, Guests and Residents that the PBC Health Dept. will allow you to engage in the activities at any given time.

Shortly, the winter residents will be returning 'home' with mixed emotions for the limitations that have certainly prevented the spread of the virus here in the Village. Most have had to travel East to the shore, for aquatic activities, many restaurants have curtailed the number of patrons, attempting to maintain the usual degree of seating and quality of food, while limiting access to far less than in the past.

May is the time to practice the regimen of procuring and storing the usual non-perishables, along with preparing the exterior of the structure by currently trimming deciduous leaf-bearing trees close to your building and removing no less than thirty (30%) percent of the branches, creating an open canopy for the strong winds to pass through without too much damage to both the tree and the structure. Palms, especially Cocconut-bearing ones, will have their fruit removed by arborists to avoid any Flying Object. The cocoanuts are the inedible fruit that are exposed to a systemic root dredging. Therefore, they should not be consumed. Hot summers can be times when there is less traffic within, allowing the necessary work that has been delayed, while the population is at its greatest. See the Maintenance article for more, regarding exterior projects.



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If you stand under a waterfall, you are going to get wet. If your Association does not follow the correct protocols, your Association will get soaked. For the past months, your UCO officers have identified a serious trend here in the Village that has impacted the effective management of their Associations.

One serious issue that has emerged is the fact that many Associations have absentee Boards of Directors. How can an Association function without leadership? There is no one available to oversee the many issues that constantly need addressing. This is the first step toward disaster. It's like trying to operate a flashlight without batteries. Virtually, every day Association unit owners have sought advice on issues that UCO cannot resolve and must be dealt with by the Association.

We all know that being on a board

is a thankless job, but someone must do it! Board members are responsible for establishing a yearly budget and managing the financial affairs of the Association. In addition, they are responsible for the maintenance of the common elements and enforcing the rules and regulations of the Association. If elected board members do not want to accept the responsibilities that are inherent in being a board member, they must resign. An alternate solution is to hire a company to manage the Association; the cost for this service is outrageous and when proposed, is rejected universally by the unit owners.

The shareholders are all highly invested in the economic welfare of their Associations and in order to protect their interests they cannot just walk away. Your job is your home and you must be prepared to accept these responsibilities.

For example, the weather bureau has announced that this year's hurricane season will start earlier than in the past. They also have predicted that the 2021 season will be much more severe than in the past. You don't have to read the tea leaves to see what will happen to an Association that is not organized and prepared to protect their investment. The UCO Reporter has been and will continue to publish Hurricane guide lines. Please take advantage of this information. Good things do not happen to those who wait. Now is the time to act!



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Wellington • Windsor
and delegate/alternates, so we can update our records. Now that the new

officers are in place, make sure you attend any classes that become available to help you perform in the best manner for your association. Remember not everything is black and white. Being an officer is a slow and never ending process.

As always, your area VP'S are here to help you, but remember we are not here to give you legal advice...we are not lawyers. That is up to your attorney.

Your four vice presidents are in the office five days a week to help you.

For the snowbirds, have a safe trip home and enjoy your summer. For the rest of us, stay safe, keep socially distant and remember that we are not over the issue of covid 19.

Enjoy your summer!

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OF ANY KIND ALLOWED ON
RECREATIONAL PROPERTIES**

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

Property Manager's Report

WWW.UCOMAINTENANCE@GMAIL.COM WWW.UCOGARBAGE@GMAIL.COM



By Donald Foster, LCAM

Rain! Finally, we have some rain. March and April are typically dry months in South Florida and during this time, keeping our Community's irrigation system operational is critical. Nobody likes a brown lawn.

This year's dry season was somewhat easier for two reasons. First, our Community's irrigation system has become more dependable, with far less mechanical breakdowns than in previous years. This mostly is the result of steady improvements and maintenance to the UCO irrigation pump stations, which supply water to UCO property, the recreational facility, and the 309 CV Associations. Second, the supply of reclaimed water sent to Century Village by Palm Beach County Water Utilities during April was more than twice the usual monthly allowance. This reclaimed water kept CV waterways, and especially the North and South Canals, filled. In past years, these canals dried out in April, which forced shutdowns of irrigation pumps at Dorchester, Norwich, Coventry, and Southampton sections.

UCO and the CV Association property managers maintain a large and somewhat complex irrigation system that provides a dependable water supply to the residences, recreational facilities, and common areas of Century Village. The system begins at the man-made canals, lagoons, and "lakes" that surround our homes. Rain is the primary source of water to keep our water-

ways filled. This natural supply, which varies by season, is supplemented by a supply of reclaimed (recycled) water from Palm Beach County Water Utilities. This supplemental water supply, when it is provided, is not free. UCO pays PBCWU 3 cents for each 1000 gallons, plus a monthly facility equipment fee. Reclaimed water is 98 percent potable (and is usually diluted by a much larger amount of rain water), but you probably would not want to drink it, as it contains high levels of phosphorus and nitrogen. These two chemicals are key components of fertilizer, so our lawns love it. So does aquatic algae, so it is important to have regular monitoring of water quality by a certified contractor, especially during dry season, and chemical treatment when needed to maintain water quality.

The next component of our irrigation system are the 22 irrigation pump stations that are spread out across Century Village. At each station, water is drawn from the waterways through intake pipes, powered by electric pumps of various sizes. Regular cleaning and maintenance of intake pipes, screens, and the in-line check valves that prevent reverse water flow, keeps the mechanical components (the pumps and pump motors) from becoming clogged and causing stress and early mechanical failure of the pumps. Another government agency, South Florida Water Management District, requires UCO to account for, and report, every gallon of water pulled from the waterways. Each month this water accounting and reporting is performed by a licensed irrigation contractor, who also performs monthly inspections of mechanical and electrical gear, making repairs as needed.

This preventive maintenance saves UCO money, and ensures a dependable irrigation water supply to the Community.

Once water is "pulled" from the lake by the pump stations, it is "pushed" to the irrigation points (sprinkler heads) through a vast network of underground pipes. At each residential property, the mainline and branch irrigation pipes terminate at a number of electric control valves. This is the point where UCO responsibility for irrigation repair and maintenance ends, and is picked up by the association's property management company. The underground control valves are controlled by timers inside the residential building, usually inside the building's meter room. These timers are set by the association property managers to provide twice weekly irrigation to the association's property. All CV property managers work together to make this complicated schedule work, so that all properties get properly irrigated. Occasionally, a unit owner will reprogram, or manually operate association timers. This unauthorized activity just screws up the whole system, robbing pressure from the scheduled properties, which means that no property gets a good soak. For the most part, Associations and their property managers are very cooperative in making the whole thing work.

On each property, irrigation water is moved to "zone" pipes, and then to the sprinkler heads. Association property managers should be "wet checking" these zones monthly, to ensure proper irrigation. UCO and WPRF properties are wet checked monthly by Seacrest Services, with repairs made as needed.

A common question from CV Associations is: "Who pays?" A fair question, especially when it comes to repairs. There is a long and a short answer. The short answer is, we all pay, one way or the other. Here is the long answer: Maintenance and repair of the Community irrigation system is UCO responsibility from the irrigation pump intake pipes up to the Association control valves. Some of this includes pipes that run under Association property- UCO pays for repairs on these pipes when they leak, but we don't pay for landscape restoration on Association property. From the control valves out to the sprinkler heads, including timers, are Association responsibility. Sometimes, a leak on Association property involves tree roots. When this happens, UCO pays for repair and rerouting of the pipe, but the Association pays for removal of the tree root or sometimes the whole tree. There is also a separate irrigation system that irrigates landscaping along the main roads. This is UCO's responsibility to maintain.

In the final analysis, the most important element of any irrigation program is rain. When there's no rain, our irrigation system, and the people that manage and maintain that system, make best effort to keep the community's landscaping green. The Associations of Century Village can help by selecting "Florida Friendly" or "Xeriscape" plants for their properties - plants that do not require heavy irrigation to remain healthy, and by making sure that leaks on Association property are repaired quickly.



"THE LILAC PUMP"- THIS PUMP, AT NORTHWEST CORNER OF CENTURY VILLAGE, MOVES RECLAIMED IRRIGATION WATER INTO NORTH CANAL. ANY MECHANICAL COMPONENT OR PIPE THAT MOVES RECLAIMED WATER IS PAINTED LILAC PURPLE, TO ENSURE THAT THIS WATER IS NOT CONFUSED WITH POTABLE (DRINKING) WATER.



INCOMING RECLAIMED WATER IS METERED BY PALM BEACH COUNTY WATER UTILITIES. BILL IS SENT TO UCO.



RECLAIMED IRRIGATION WATER ENTERING NORTH CANAL.



THIS IRRIGATION PUMP STATION, ONE OF TWENTY-TWO, PULLS IRRIGATION WATER FROM CV WATERWAYS.

More photos on page 7

Treasurer's Report

NO QUORUM

The Covid-19 Virus pandemic has adversely changed all our lives in many ways. Here at Century Village, one of



By Ed Grossman

our most important forms of communication is the Delegate Assembly. The Assembly provides a platform where every officer has an opportunity to speak and

provide important information, as well as answer questions from the floor by either a delegate or unit holder. The delegates can vote on important issues designated by the UCO bylaws. New matters that are not on the agenda may be aired by those in attendance. The last fully functional Delegate Assembly was held on March 6, 2020. Since that time there has not been a Delegate Assembly because of the precautions taken for the epidemic.

This past Friday, April 9th there was

an attempt to hold a Delegate Assembly. According to UCO Bylaws, the minimum number of delegates necessary for a quorum is 117. Unfortunately, there were only 104 delegates present, therefore no quorum.

It is discouraging to those who attend meetings not to have a quorum and inhibit the progress of the business at hand. What is noted is that many associations do not have board members and/or officers. Every association should have alternate delegates to represent their association.

Every attendee at the Delegate Assembly is supplied with a packet that contains the agenda, the prior meeting's minutes as well as financial and

other important information.

In the absence of the many missed assemblies included in the April 9th packet is a copy of two financial reports which I have included to quickly bring everyone up to date. One is for the year ended 12/31/2020 and for the first quarter ended 3/31/2021. Both reports are of a comparison of the profit and loss per our books and records compared to the budgets in use.

Copies of those reports are available at the UCO office.

UCO's annual audited statement is near completion and should be available at the next Delegate Assembly.

GOD BLESS AMERICA AND GOD BLESS CENTURY VILLAGE

Maintenance



By Dom Guarnagia

It's Saturday afternoon, April 11, 2021 and the heavy rain and strong winds are raising havoc with tree branches, recycle bins and blowing heavy rains onto your porch. A porch, by any other name, is still partially enclosed while being exposed to the weather. Many rear porches have screens and many others have awning windows. Regardless, they all have sloping floors that are intended to direct rain water to the outer edge of the concrete slab and down to the ground below. In many cases, owners wishing to cover the slab with perhaps tile, dense carpeting, or some other material, have omitted one critical "built-in" addition where the bottom aluminum extrusion supporting the light aluminum wall has small holes drilled close to the point where the metal rests on the slab. Holes 1/4" dia., spaced three (3) FT apart, were placed there by the Building Contractor to release any accumulated water thereby preventing precipitation from accumulating and

backing up through those holes. Many who were unaware of the heavy rain came home to wet padding. The solution, if none are visible, is to replace those holes flush with the covering to release the accumulated water from approaching the "slider(s)." This is the time to have exterior work performed by a County-Licensed Contractor who carries Liability Insurance sufficient to cover the depth of work to be performed with the name of your association included on his Certificate. Painting Contractors require Liability Insurance, but do not require a PBC Building Permit. Paint, especially Acrylic paint, should not be applied when the outdoor temperature creates a temperature to the applied surface of more than 80 Degrees F. The hot surface will drive out the chemicals within the applied paint and lead to failure in far less than the normally covered eight (8) year warranty. Roofing is best applied during days when there is no rain predicted, since trapped moisture can damage the roofing paper and cause wrinkles that will telescope later, after the Contractor walks away. Better than two layers of 30# Roofing Paper nailed with roofing nails though tin

washers would be a Bitumen self-sticking membrane that costs more than the paper, but far less in labor for a wash. The two-story structures were designed to be devoid of aluminum gutters. Many associations, however, have opted to install a sloped diffuser that, placed in an inverted "V" above the stairs, is no longer permitted, which leads to gutters and downspouts for directing run-off away from the structure's base.. If you are considering removing a "Load-bearing First-floor wood member to alter the configuration of the condo to simulate today's desire for the 'Open-look", consult a Structural Engineer to assess the situation before moving forward by purchasing Cabinetry, until the evaluation by the Engineer okays the scheme. PBC Building Codes require more safety issues with the number and placement of Duplex receptacles and the requirement for GFCI (Ground Fault Circuit Interceptors) and GFACI (Ground Fault Arc Interceptors). It is less costly to include expert advice than to remove and replace improper material to comply with Code.

Security



By George Franklin

Hi folks! I hope everyone got their vaccine shots without any problems. Today I am going to touch on a few problems that are "ugly," but need to be brought up. First of all, when driving, we just don't seem to slow down! I am letting you know that the Sheriff's motor units and unmarked cars are in here doing a good job and tickets are expensive! SLOW

DOWN!! Rearing its ugly head, believe it or not, are DRUGS. It seems that a few parents have their children living with them..drug addicted children. Now do the association boards know this? Have these children been investigated? Most likely not! We have had a couple of deaths because of Overdose on drugs here! Your Children!! Parents beware! There are a few of you that are looking for problems by having your addicted children living with you. You know who you are and I strongly suggest that you get your children medical and rehab help.

These people are also bringing their friends into the Village who are also drug addicted. This means problems. If you would like to find out how and where you can get help for your child, please call me and I will be glad to help you. Your children DO NOT belong here and need to be set up outside this community. Nuff said! If you have, or know of anyone with a problem and need help, CALL ME at UCO. We will go from there. In the meantime, be safe out there!

WPRF News



By Eva Rachesky

Dear Residents, Whether we like it or not, Covid-19 is still with us. For anyone watching the news, there may be a 3rd vaccine recommended in the near future. While we are all tired of all things Covid related, the truth is there is still need for caution. For those of you availing yourself of the WPRF recreational facilities, whether it be the pools, athletic areas or the clubhouses, please note the Covid-19 rules posted at all entryways.

Myself, my staff and Security will hold you to those rules. Make NO mistake...the rules are non-negotiable and to those who want to push it, I CAN, I HAVE and I WILL continue to suspend individuals and/or close the area down depending on the altercation. Lately Palm Beach County Sheriff's Office (PBSO) had to be called to come out 3 different days to help Security deal with angry residents and guests. At this time guests are still not allowed at any of the WPRF recreational facilities and when asked to leave, both residents and guests take it out on the Guards with an astonishing ferocity. The Guards are trying to earn their paychecks and do not make the rules, but they do need to instruct those breaking the rules that they

must adhere to them. Guests will be asked to leave and if they refuse, they are considered trespassers and Security will call PBSO to remove them. Where has civility gone? Why do we think it is okay to abuse others? Can we not rise above the anger and frustration of the situation at hand and deal with others with respect? To those of you who follow the rules and haven't used Covid as an excuse to abuse others...I THANK YOU. As to the rest of you, I am asking you to bring your manners when coming to any of the recreational areas. Thank you in advance for your anticipated cooperation and stay safe.

Transportation



By Ruth Bernhard-Dreiss

The Transportation Committee met on April 8 for the first time since last August, due to Covid-19. In the absence of VP David Boas, attending to other business, LCAM Donald Foster chaired the meeting. There were only (4) members in attendance and unfortunately, no guests because of current regulations that provide for members only. The committee members need to be increased, particularly with those who ride the buses. Rider input is needed for each bus route to bring back information on violations found, cleanliness

and anything else deemed pertinent. A report was made that bus drivers are not checking ID's. All reports should be given to VP David Boas who chairs and oversees this committee. As to the question about excursion buses, Donald reported that there will not be any in the near future, due to the pandemic and places to go, other than the Festival Flea Market. All scheduled trips this year, of course, were canceled. Excursions will again be on the agenda when there is something positive to report. Watch the UCO Reporter monthly Meeting Schedule for further Transportation Committee meetings. This column will appear to report information when a meeting is held.



Property Manager's Report - cont.



WATER PULLED FROM LAKE IS METERED- REPORT IS SENT TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT EACH MONTH.



IRRIGATION WATER INTAKE PIPE- THESE NEED TO BE PERIODICALLY PULLED FROM LAKE AND CLEANED.



NORTH DRIVE- NEW SUCTION LINE AND CHECK VALVE INSTALLED BY CHABOT IRRIGATION ON 11/27/20. THE GREEN BOX CONTAINS A CHECK VALVE, WHICH KEEPS WATER MOVING IN ONE DIRECTION.



PLASTIC GOOSE FLOATS ARE TIED TO INTAKE PIPES UNDER WATER- THIS KEEPS THE PIPES OUT OF THE MUD. PIGGY BACK BIRD IS REAL.



SOUTH CANAL- LOW WATER LEVELS DURING DRY SEASON CAUSE ALGAE IMBALANCES. SPRAYING WITH ALGAECIDE KNOCKS THESE GROWTHS DOWN. HEAVY RAINS BREAK UP ALGAE MATS, AND RESTORE WATER QUALITY. THIS ALGAE IS NOT HARMFUL TO PEOPLE, BUT LOOKS NASTY.



STRATFORD SECTION- RECLAIMED WATER HAS HIGH LEVELS OF PHOSPHORUS AND NITROGEN, WHICH CAN RESULT IN ALGAE GROWTH, ESPECIALLY WHEN THERE IS NO RAIN TO DILUTE THE RECLAIMED WATER. W.P.R.F. HAS BEEN NOTIFIED, AND WILL HAVE THE SHORELINES SPRAYED WITH ALGAECIDE AS NEEDED.



WELLINGTON SECTION- A BIG SUPPLY OF RECLAIMED WATER, COMBINED WITH ZERO RAIN, RESULTS IN ALGAE GROWTH. THIS NEEDS TO BE CONTROLLED WITH CHEMICALS. THIS SPOT, BETWEEN WELLINGTON G AND H, WAS THE SITE OF A NASTY FISH KILL SOME YEARS AGO- THE ALGAE EATS UP ALL OF THE OXYGEN, AND THE FISH SUFFOCATE. SO, WE KEEP AN EYE ON THIS SPOT.



REGULAR TESTING AND SPRAYING KEEPS AQUATIC ALGAE UNDER CONTROL. REGULAR TESTING AND SPRAYING KEEPS AQUATIC ALGAE UNDER CONTROL.



IRRIGATION MAINLINE PIPES ARE JUST UNDER SURFACE OF THE GRASS- THIS DAMAGE, ALONG NORTH DRIVE, WAS LIKELY CAUSED BY VEHICLES PULLING OFF ROAD ONTO GRASS.



IRRIGATION CONTROL VALVES AT CV RESIDENTIAL BUILDING- THIS IS WHERE UCO RESPONSIBILITY ENDS AND ASSOCIATION'S BEGINS.



MONTHLY WET CHECKS ENSURE PROPER IRRIGATION.

REVISED: BAR CODES & GATE PASSES

UCO office hours for Bar Codes & Gate Passes are:
Monday thru Thursday – 9:30 to 11:30 AM | Friday – 12:30 to 2:30 PM

To expedite the issue of Bar Codes: Have your CV ID and current auto registration ready for presentation, before coming to the desk. The fee for a new bar code is \$10.00 (cash only).

For Gate Passes: Have your CV ID and photo and address of your guest ready for presentation (if he/she is not already in the system), before coming to the desk. Fee is based upon the number of months requested.

- No gate passes are issued for 12 months.

Renters and Occupants must have a current CV ID for any purpose. To save time, present your renewal documents to the ID office in the clubhouse to receive an updated ID. Then come to the UCO office for a bar code update, new bar code, or gate pass.

WEARING A MASK BEFORE ENTERING THE UCO OFFICE IS MANDATORY.
ONLY ONE PERSON AT A TIME IS ADMITTED.

The Pill Drop Program is Scheduled Again

BY GEORGE FRANKLIN

Hi Folks. Please be advised that many of you have been asking for the Pill Drop Program again. In conjunction with the Palm Beach County Sheriff's Office and Solid Waste Authority, we WILL be holding this program on FRIDAY, MAY 7th from 10:00 A.M. to 2:00 P.M. Please look at the flyer, elsewhere in this issue of the UCO Reporter, so you will know what is allowed and what is not -- NO NEEDLES! Let me mention that the program will be held in the Clubhouse Lobby, as we

have done before. Any questions, please call the UCO Office at 561 683 9189. I know you all have been saving meds for a long time. Now you can get rid of them properly. Many thanks to Eva Rachesky of WPRF and her employees for their help with this program and Lt. Monath of the Sheriff's Office, along with his Deputies for their help in making this program happen.

OPERATION PILL DROP

DROP OFF YOUR UNWANTED PRESCRIPTION DRUGS!

Keep prescription medicine away from
our children and out of our water supply!

YES - Accepted

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



NO - NOT Accepted

- Needles (Sharps)
- Thermometers
- Bloody or infectious waste
- Medication from businesses or clinics
- Hydrogen peroxide
- Aerosol cans
- Inhalers
- Medication in glass containers

LOCATIONS:

DISTRICT 1
3228 Gun Club Road
West Palm Beach, FL 33406
(561) 688-3600

DISTRICT 3
8130 Jog Road
West Palm Beach, FL 33412
(561) 688-4900

DISTRICT 7
17901 US Highway 441
Boca Raton, FL 33498
(561) 687-6510

DISTRICT 14
120 North G Street
Lake Worth, FL 33460
(561) 586-1611

DISTRICT 4
14925 Cumberland Dr.
Delray Beach, FL 33446
(561) 688-4760

DISTRICT 8
14000 Greenbriar Blvd.
Wellington, FL 33414
(561) 688-5447

DISTRICT 16
2995 Jog Road
Greenacres, FL 33467
(561) 688-5250

DISTRICT 5
38840 State Road 80
Belle Glade, FL 33430
(561) 996-1670

DISTRICT 9
11498 Okeechobee Blvd.
Royal Palm Beach, FL 33411
(561) 790-5180

DISTRICT 6
7894 S. Jog Road
Lake Worth, FL 33467
(561) 357-7000

DISTRICT 10
700 6th Street
Lake Park, FL 33403
(561) 881-3326



For More Information Please Call: 561-681-4460



An Open Letter to Century Village's 309 Association Presidents

On April 9, the first Delegate Assembly, held more than a year, failed to reach the minimum 117 attendees (of 349 delegates) required for a quorum necessary to enact any proposals. Many associations had no delegates, resulting in what might be termed 'taxation without representation', since all owners have to pay for the use, maintenance, and operation of Century Village's recreational facilities – the Clubhouses, Hastings, and

five satellite pools, owned by Benenson Capital and administered by W.P.R.F. The next Delegate Meeting is scheduled for Friday, May 7. I urge, beg, entreat, importune, and implore each of the 309 CV Condo Association Presidents to insure that their association will be ably represented by their delegates or alternate delegates.

Richard Handelsman

HOW TO GET A COVID-19 VACCINE REPLACEMENT CARD

FLORIDA HEALTH DEPT.
1150 45TH STREET | WEST PALM BEACH, FL 33407
561 514-5330 OR 561 514-5300

OFFICE HOURS: MONDAY – FRIDAY | 8:00 AM – 5:00 PM

- GO TO HEALTH DEPT. HOWEVER, BE PREPARED THERE MAY BE A WAIT
- MUST FILL OUT AUTHORIZATION REQUEST FOR A REPLACEMENT CARD
- BRING CENTURY VILLAGE ID AND GOVERNMENT ISSUED PHOTO ID

- DIRECTIONS:**
- TAKE HAVERHILL ROAD OR MILITARY TRAIL (HEADING NORTH)
 - TURN RIGHT ONTO 45TH STREET (HEADING EAST)
 - CONTINUE EAST – OFFICE ON THE RIGHT SIDE OF ROAD - BEFORE ST. MARY’S HOSPITAL

FACE MASKS AND SOCIAL DISTANCING REQUIRED



The Time Keepers of Century Village

BY RICHARD HANDELSMAN

Unbeknownst to many, the clocks of Century Village require resetting twice a year – when Daylight Savings Time begins and ends: Sunday, March 14th and Sunday, November 7th, 2021. The WPRF maintenance crew has to reset approximately 40 clocks in the Main Clubhouse, another 11 at Hastings, and at least 1 at each of the five satellite pools. Additionally, eight light timers at the Clubhouse island and one at each of the satellite pools, plus one at Hastings, need

resetting. In total, then, Daylight Savings Time involves 70 calibrations, twice a year. Given that each standardization takes about ten minutes – carry stepladder, climb up, remove, turn hour hand, rehang, climb down, clean up, carry stepladder to next clock – the only time saved is on the wall, not in the workload.

(Numbers supplied by Kevin Kapinski, WPRF Maintenance Crew Supervisor.)

PATIENT
ADVOCATE
SERVICES

ARE YOU OR A FAMILY MEMBER
STRUGGLING WITH ANY OF THE FOLLOWING:

- Maintaining proper health care for your loved ones?
- Maintaining quality of life while confused about healthcare issues?
- Navigating the healthcare system and coordinating proper care?
- Concern about an upcoming hospital stay?

If so, let us help you!

MONTHLY MEMBERSHIP
BASIC PLAN \$89/Mo.

- Care Coordination
- Outreach phone calls; Twice/weekly
- Assistance with showering; Twice /weekly
- Medication Management; Compliance

MONTHLY MEMBERSHIP
PREMIUM PLAN \$129/Mo.

- Care Coordination
- Outreach phone calls; Twice/weekly
- Assistance with showering; Twice /weekly
- Assistance with scheduling medical appointments
- Communicating with PCP during visit.
- Medication Management; Compliance and updates

MONTHLY MEMBERSHIP
PREMIUM PLAN PLUS \$169/Mo

- Everything in premium plan plus:
- Light house keeping
- Assistance with meal preparation
- Assistance with chronic disease management, diabetes, high blood pressure, cardiac
- Nutritional guidance /diet compliance

MONTHLY MEMBERSHIP
HEALTH & WELLNESS \$189/Mo.

- Health coaching; Weight management, Diet compliance, Healthy food choices and
- Nutritional guidance / meal planning
- Assistance with chronic disease management; diabetes, high blood pressure,
- Cardiac issues
- Outreach phone calls; twice weekly

Additional services are available, please call for more information.

Healthcare Navigation Systems
www.healthnavisystems.com
Wellington, FL 33449

561.203.0851
CALL US NOW!

An Understanding of the AMR Ambulance Contract

AMR is the ambulance service that we pay for through our monthly maintenance payments. I will try to explain what this service covers and what it does not cover.

If you have the need for an ambulance, please dial 911. We do not recommend that you call AMR directly because they will not respond and you will be losing time in an emergency. The red truck from the Fire Department will respond and determine whether it's a medical emergency or not. They will call AMR if it is not a medical emergency, at which time they will respond. Also, it is not a pick up and delivery service. If you need transportation to or from a doctor, this service is not included. You will need to pay for this service.

We have asked that AMR provide us with a list of services that are covered and what services you need to pay for. We should have this information by the next issue of the UCO Reporter.

If you have any questions, please call your UCO VP, so that we may assist you.

ASSOCIATIONS’ C.E.R.T. REPRESENTATIVES

CERT has requested that each association President assign a person to represent their building in emergency situations.

- ❖ It is imperative that CERT has your assistance in gathering information on the status of the residents, from each of the associations. The information received from the Associations’ Representatives will provide us the ability to proceed directly to those in need of assistance. Knowing which Associations do not need help reduces the need of searching door to door, allowing help to be provided sooner to those in need.

WHAT IS EXPECTED OF THE CERT REPRESENTATIVE

Special training is not necessary, just being a good neighbor is the only requirement needed.

- ❖ Before: Prior to a storm check on your neighbors to make sure they are properly prepared. Identify special needs any of your neighbors might have.
- ❖ Determine who is riding out the storm and in which unit they are staying. (make a list for reference when checking after storm)
- ❖ Check the general area and secure any loose objects that may become airborne in high winds.
- ❖ **DO NOT GO OUTSIDE DURING A HURRICANE**
- ❖ After the all clear is given:
- ❖ Check on the residents in your building and do a general assessment of the association. Report findings to CERT (UCO Office) 683-9189, when completed (even if everything is OK.)

- ❖ Check over the building and report any damage; i.e., roof missing, windows blown out, damage to stairs, etc.
- ❖ Observe whether trees are downed in roadways, flooding, etc,

DO NOT GO OUTSIDE DURING A HURRICANE

After the all clear is given, CERT will be using the UCO office as the command center. The Phone Squad will be mobilized by CERT volunteers to answer calls as soon as possible. CERT personnel will make sure their families and association assessments are taken care of before proceeding to the command center. It may be at least 2 hours after the all clear, until personnel will begin arriving to answer phones.

Assuming all goes well it should take a couple of hours for CERT Reps to complete checking on everyone in their association. Assess any damages to your buildings and/or surrounding areas. (Visual check) for flooding, trees down, etc.

Call 683-9189 with your results, if no answer, keep trying until you get an answer. In a medical emergency call “911”.

Damages to buildings will be directed to the insurance company, who will have people arriving ASAP to be available to take care of mitigating further damage. (Associations that are insured with Legacy only)

You will be asked to remind everyone to stay hydrated, eat, take their medications and stay calm. Your help is needed! Neighbors Helping Neighbors.



Susan
Wolfman

Hall of Fame



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101	WELLINGTON F	2/2	PENDING	\$158,000	62	SOMERSET C	2/2	SOLD	\$85,000
202	WELLINGTON C	2/2	PENDING	\$110,000	320	NORTHAMPTON P	2/1½	UNDER CONTR.	\$56,500
301	WELLINGTON L	2/1½	UNDER CONTR.	\$158,000	67	CAMDEN C	1/1	PENDING	\$50,000
39	BERKSHIRE B	2/1½	PENDING	\$90,000	12	STRATFORD A	2/2	UNDER CONTR.	\$72,000
467	WELLINGTON J	2/2	UNDER CONTR.	\$168,000	220	SOMERSET L	2/2	UNDER CONTR.	\$78,500

Recent Sales

158	PLYMOUTH V	1/2	SOLD	\$93,500	320	WELLINGTON G	2/2	SOLD	\$180,000
410	DOVER A	1/1½	SOLD	\$72,500	103	WELLINGTON D	2/2	SOLD	\$130,000
123	ANDOVER E	1/1½	SOLD	\$39,000	255	CAMDEN K	2/1½	SOLD	\$45,000
221	SOUTHAMPTON B	2/1½	SOLD	\$18,500	212	WELLINGTON K	2/2	SOLD	\$100,000
147	ANDOVER F	2/1½	SOLD	\$51,500	11	GOLF’S EDGE A	2/2	UNDER CONTR.	\$13,000
109	WELLINGTON B	2/2	SOLD	\$187,000	55	STRATFORD D	2/2	UNDER CONTR.	\$131,000
310	WELLINGTON B	2/2	SOLD	\$104,000	265	BEDFORD K	2/2	SOLD	\$110,000
346	NORTHAMPTON Q	1/1	SOLD	\$38,500	256	BEDFORD K	1/1½	SOLD	\$46,500
70	PLYMOUTH H	2/2	SOLD	\$180,000	123	SOUTHAMPTON B	1/1½	SOLD	\$50,000
133	WALTHAM F	2/1½	SOLD	\$95,000	13	PLYMOUTH A	2/2	SOLD	\$75,000
171	BERKSHIRE H	2/1½	SOLD	\$71,000	207	WELLINGTON A	1/1½	SOLD	\$50,000
5	GOLF’S EDGE F	2/2	SOLD	\$85,000	116	CHATHAM E	1/1½	SOLD	\$55,000
70	COVENTRY C	2/2	SOLD	\$63,500	347	CHATHAM Q	2/1½	SOLD	\$79,900
340	CHATHAM Q	2/1½	SOLD	\$12,500	161	SALISBURY G	1/1½	SOLD	\$49,900

The Susans turn Listed into SOLD

Conviva Care Centers. Aging Well starts here.



If you expect more from your primary care provider, get to know the experts at Conviva. We are a physician-led primary care practice setting the standard of excellence in helping seniors live and age well.

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Specialist Care**

**Available at some locations for medically necessary services in coordination with your health plan benefits. **Varies by location.*

We have **16 Care Centers** in **Palm Beach**.

Now more than ever, we believe the most
important part of Aging Well is **Staying Well**.



To experience Conviva firsthand, schedule a private
tour today. We would be pleased to show you around,
answer your questions and earn your confidence.

Call (844) 681-8914 or visit [MeetConviva.com](https://www.meetconviva.com)

We accept a variety of Medicare Advantage plans.



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Follow us on Instagram @ConvivaCare

West Palm Beach *at the movies*

While we are thrilled to once again open the Clubhouse Theater for movies, it is of the utmost importance that we do so safely. A combination of safety protocols and experience enhancements have been put into place which will provide a safe environment for those who choose to attend.

- All residents are required to wear facial coverings and observe social distancing while in the Clubhouse and Theater.
- Restrooms and frequently touched surfaces such as counters, railings, door handles, elevator buttons, and chairs will be cleaned and disinfected regularly.
- Sanitizing stations have been placed at all entry points for hand disinfecting after entering the Clubhouse and Theater and additional sanitizing stations are available throughout the Clubhouse.
- Guests will not be permitted at this time.
- Social distancing is encouraged through the use of signage and visual cues on the floor throughout the Clubhouse - Please follow all directives, including those communicated through signage and visual cues on the floor.
- Limited seating arrangements have been made in the Theater to comply with CDC guidelines and local government regulations regarding capacity and social distancing. Social distancing will require physical separation between seats for all Theater patrons who do not reside in the same household.
- No changing seats after you are seated.
- No admittances to the Theater once the movie starts.
- As always, please take note of the emergency exits: Two at the front of the Theater (right and left of the stage) and one left side exit near balcony.
- Please adjust hearing aids and listening devices and silence cell phones.
- No food or beverages permitted in the Theater.
- Perfume and colognes are not permitted in the Theater. Please be respectful of your neighbor's sensitivities.

Thank you as always for your loyalty, support and encouragement during these challenging times.

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MAY 2021

CV West Palm Beach at the movies

While we are thrilled to once again open the Clubhouse Theater for movies, it is of the utmost importance that we do so safely. A combination of safety protocols and experience enhancements have been put into place which will provide a safe environment for those who choose to attend. Please visit the CV Theater website for the complete list at <https://centuryvillagetheater.com/west-palm-beach>



NORMAN R, 1 HOUR, 58 MIN. (RATED R FOR LANGUAGE.)
The film, subtitled, The Moderate Rise And Tragic Fall Of A New York Fixer, tells the story of Norman Oppenheimer, a small time operator in New York City who helps out a young politician at a low point in his life. Years later, that same politician becomes the Prime Minister of Israel and Norman’s life will now dramatically change for better and also for worse. The movie stars Richard Gere, Lior Ashkenazi, Michael Sheen and Steve Buscemi.

Sun. May 02 1:45 pm



LOVE, WEDDINGS & OTHER DISASTERS PG-13, 1 HOUR, 36 MIN.
The film focuses on the crazy, outlandish relationships between a fussy celebrity caterer, a blind woman, a tour-bus guide and an inexperienced wedding planner who are all involved in trying to create the perfect wedding day for a loving couple. The movie stars Diane Keaton, Jeremy Irons and Maggie Grace.

Mon. May 03 6:30 pm
Tues. May 04 1:45 pm
Thurs. May 06 6:30 pm
Sun. May 09 1:45 pm
Mon. May 10 6:30 pm



WALKING ON SUNSHINE N/R, 1 HOUR, 37 MIN.
This romantic musical, set to the popular hit songs of the ‘80s, takes place in a beautiful coastal village in present-day Italy. As a young woman prepares for her wedding after a whirlwind romance, she is unaware that her sister and her groom were once deeply in love. The film stars Annabel Scholey, Greg Wise and Giulio Berruti.

Tues. May 11 1:45 pm
Thurs. May 13 6:30 pm
Sun. May 16 1:45 pm
Mon. May 17 6:30 pm
Tues. May 18 1:45 pm



NEWS OF THE WORLD PG-13, 1 HOUR, 58 MIN.
Five years after the end of the Civil War, Captain Jefferson Kidd (portrayed by Tom Hanks) travels from town to town recounting news of the world. He comes across a ten-year old girl who was taken by the Kiowa tribe years before and who is being returned, against her will, to an aunt and uncle. Kidd agrees to accompany her and as they travel hundreds of dangerous miles, their search becomes one of finding a place they can call home. The movie also stars Helena Zengel and Mare Winningham.

Thurs. May 20 6:30 pm
Sun. May 23 1:45 pm
Mon. May 24 6:30 pm
Tues. May 25 1:45 pm
Thurs. May 27 6:30 pm



GREENLAND PG-13, 1 HOUR, 59 MIN.
An action thriller about a family desperately racing to find shelter as a planet-killing comet hurtles towards Earth. As the countdown to a global apocalypse approaches zero, their incredible journey ends in a desperate last-minute flight to a possible safe haven. The movie stars Gerard Butler, Morena Baccarin, Roger Dale Floyd and Scott Glenn.

Sun. May 30 1:45 pm
Mon. May 31 6:30 pm

(Continued in June)

(Please note all evening movies this month will start at 6:30 pm)

Movies will be presented with captions when available on the first Monday and Tuesday (only) of each new movie. (Mondays at 6:30 pm and Tuesday at 1:45 pm)
Admission is free and tickets are not required.

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WELLINGTON 2/2's

"B" - OVERSIZED with new patio,new baths,stunning floors!! Cul-de-sac location,lake front,poolside,elevator bldg. \$129,900

"K"- GREAT OPPORTUNITY TO OWN. Ceramic tile on diagonal runs throughout, awning windows. Make this your own . \$110,000

"A"- JUST BRING YOUR SUITCASE!! Open kitchen, new everything,impact windows,furnished. Pristine perfect poolside beauty!..... \$169,900

NEW LISTINGS

WINDSOR S 1/1½ Corner, 2nd floor, updated, open kitchen, tile, furnished, rentable. Walk to pool \$56,000

COVENTRY C 2/1½ Ground floor corner, rentable building, needs TLC..... \$59,900

CHATHAM S 2/1½ Lake Most beautiful spot in CV. Watch the sailboats go by! \$99,000

STRATFORD D 2/2 Priced to sell,2nd floor by the Lake. . . \$84,900

COVENTRY/ 2/1½ Lovely 2nd floor, lift, SS appliances, new baths, wood floors, pristine. \$79,900

SOUTHAMPTON B 2/1½ Ground and baths, new AC, extra large patio on garden. \$73,500

DORCHESTER E 2/1½ Ground floor corner near pool!! Light & bright, ceramic tile, both baths redone..... \$79,900

SOUTHAMPTON C 1/1½ Great view from oversized lanai on garden, across from pool, elevator \$49,900

KENT I 1/1½ Ground flr corner, updated kit/master baths \$54,000

SOUTHAMPTON B 1/1½ Ground flr, newer appls, cen. AC\$54,900

SHEFFIELD G 2/1½ Stunning floors, new kitchen & baths \$64,900

BERKSHIRE D 2/1½ Corner updates throughout, easy walk to pool. \$69,900

STRATFORD K 2/2 Stunning water views from new patio, Lovely association \$115,000

STRATFORD A 2/2 Location,location,location!!! Walk to club and gate, priced to sell. Needs TLC..... \$69,900

SOUTHAMPTON A 2/1½ New from floor to ceiling. Vinyl flooring, new kitchen and baths. Nothing to do but move in \$64,900

WELLINGTON J - LAKEFRONT 2/2

All new, perfection.Open white kitchen with breakfast bar, new window, floors, baths with floor to ceiling impact windows. Best view in town. Poolside, elevator building has it's own lakeside outdoor kitchen MUST SEE!!!!..... \$172,500

SHEFFIELD H - 2/2½!!!

ONE OF A KIND!!!! Double unit, 2nd floor twin master suites, each with walk-in closets and baths, oversized great room with chef's kitchen & pantry, wet bar, stainless appliances. Plantation shutters, impact windows, Porcelain tile runs throughout. Walk to spa and clubhouse, barbecue, fire pit and more MUST SEE!!! . . . \$189,900

WELLINGTON A 2/2

2/2 Perfect for the cook who loves to gather friends and family!!! Redone to perfection with top-of-the-Line upgrades through-out, Cul de sac location Furnished \$169,900

CHATHAM S 2/1.5 BEST VIEW IN VILLAGE!!!!

Watch the sailboats go by WOW!!!! PANORAMIC LAKE VIEWS FROM LIGHT AND BRIGHT CORNER. Stunning modern porcelain tile, upgraded throughout. \$89,900

COVENTRY I 2/1.5

Lovely corner with lift!!! Pristine upgraded light and bright with every attention to detail. Quiet location Walk to both club & gym . . . \$84,900

DOVER

"C" -1 BEDROOM,1½ BATH. Updated all white, furnished, double sing, tile throughout. Huge waterfront patio..... \$117,000

"C" -1 BEDROOM,1½ BATH. Ground floor, updated kitchen and bathrooms, new furniture..... \$98,000

PLYMOUTH

"R"-1 BEDROOM, 2 BATH GROUND FLOOR CORNER WITH WRAP AROUND PATIO! Must see this stunning renovation!! Marble,granite,never used appliances,Kosher kitchen,W/D hookup, all tile.Light and bright. Walk to pool and clubs from great location \$119,000

GREENBRIER

"C"- 2/2, AMAZING VIEW FROM TOP FLOOR!! Oversized, easy walk to clubhouse,tile and updates throughout \$95,000

"B"- PARK AT YOUR DOOR, oversized one bedroom, tile throughout.Great floor plan,dressing area, tons of closets. Across from garden and pool. \$59,900

The "Susans" turn "Listed" into "SOLD"

Clerk's Office Guardianship Investigations Making a Difference in Palm Beach County, Statewide

BY JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT & COMPTROLLER,
PALM BEACH COUNTY

Guardianship has made national headlines in recent weeks, thanks to two movies – one documentary, one fictional – that place court-appointed guardianship squarely in the spotlight.

Both the documentary Framing Britney Spears, about pop star Britney Spears, and the fictional film I Care A Lot examine court-appointed guardianships and the issues that can arise in those cases.

At the Clerk of the Circuit Court & Comptroller in Palm Beach County, our work on guardianship has made headlines for years, thanks to our investigations into allegations of fraud, waste and abuse by court-appointed guardians and anyone willing to exploit vulnerable people.

The Clerk's office has a proud history of leadership on guardianship issues. In my tenure as Clerk, I plan to shine a bright spotlight on the guardianship expertise we have here in Palm Beach County, and the work our office does to protect people under guardianship in our community.

Our office's Division of Inspector General is responsible for conducting audits and investigations of guardianship cases filed in the 15th Judicial Circuit, and works in conjunction with our Court Operations team to ensure re-

ports are submitted timely, completely and accurately. Should any "red flags" appear during those reviews, it triggers a more extensive review of the case by the IG.

These reviews by our IG team can mean a world of difference for the victims of fraud. Consider the case of Lynrod Douglas, who has six separate felony cases pending in Palm Beach County, with the most recent arrest in February.

The arrest reports in four of those six felony cases specifically credit our IG team for discovering a total of \$79,210.07 that Mr. Douglas allegedly stole from his clients.

Thanks to our IG team, Mr. Douglas is no longer registered in Florida as a professional guardian.

The investigators from our IG team also play a key role in investigating guardianship fraud throughout Florida, as part of the Statewide Investigation Alliance. This partnership with the Florida Department of Elder Affairs' Office of Public & Professional Guardians (OPPG) allows accredited IG divisions within Clerk's offices to investigate legally sufficient complaints about the conduct of professional guardians statewide.

This partnership took full effect in 2017, and has resulted in high-profile arrests of profes-

sional guardians throughout Florida.

Our team also serves as subject-matter experts, providing testimony on best practices in guardianship fraud investigations and giving presentations on prevention of guardianship fraud throughout Florida and the country. Our Deputy Inspector General and Chief Guardianship Investigator, Anthony Palmieri, also serves as the president-elect for the National Guardianship Association and is a board member for the Florida State Guardianship Association.

Movies like Framing Britney Spears and I Care A Lot can bring important issues like guardianship into focus for a short time, but our team's vital work in preventing guardianship fraud, waste and abuse will continue long after these movies are forgotten. They also will shine a light on the good work being done by guardians in Palm Beach County and statewide.

This September, our IG team will celebrate the 10-year anniversary of the office's Guardianship Integrity Assurance Hotline. I look forward to building on this success for years to come.

Learn more about the Clerk's guardianship fraud investigations at www.mypalmbeach-clerk.com/fraud.

- Condominium and HOA Law
- Estate Planning
- Wills and Trusts
- Probate
- Revocable Trust Agreements
- Durable Powers of Attorney
- Living Wills
- Residential Real Estate Matters & Deeds
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LEGAL

Life Estates

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

There are many different forms of ownership of real property. One form of ownership that is seen frequently in housing for older persons communities is the life estate. A life estate is an estate held only for the duration of a specified person's life, usually (but not always) the life of the person or persons living in the unit, with a remainder interest granted to another individual or entity whose ownership automatically commences after the life estate terminates. When this occurs in a condominium setting, the question arises whether the individual with a life estate may become a board member or vote on matters which come before the community.

In the case *Sauls v. Crosby*, 258 So. 2d 326 (Fla. 1 DCA 1972), the Court held that "in this jurisdiction a tenant for life or a person vested with an ordinary life estate is entitled to the use and enjoy-

ment of his estate during its existence. The only restriction on the life tenant's use and enjoyment is that he not permanently diminish or change the value of the future estate of the remainderman [the person who will receive the property after the life estate ends]." This case was cited by the Division of Florida Land Sales, Condominiums and Mobile Homes and put into a condominium context in the arbitration decision, *Spevack v. Plaza Del Prado Condominium Association, Inc* (Arb case 04-00-2794). In the *Spevack* case, the Association's governing documents required an individual to be a unit owner, as defined by the Condominium Act, in order to be eligible for a seat on the Board. Section 718.103, Florida Statutes, defines unit owner as the "record owner of legal title to a condominium parcel." The arbitrator, citing to *Sauls v. Crosby*, held that in his capacity as a life estate hold-

er the individual was entitled to the use and enjoyment of his unit, which included rights provided to the unit owners via the governing documents, including the right to vote on association matters and eligibility as a board member. The arbitrator pointed out, however, that this did not hold true for the remainderman who had no right of possession until the life estate terminates.

In a life estate situation, the person who holds the life estate is treated as the owner. The "remainderman" or person who will take title only after the person holding the life estate dies, has no rights at the condominium; cannot be a Board member and cannot vote on issues.

More modern life estate documents often allow the life estate holder to sell or do what they wish with the real property but that is a matter for the life estate holder and

the remainderman to determine with their own legal counsel and should not be a source of concern for the Association or its Board.

If you have questions about life estates or any other form of condominium ownership, consult your Association legal counsel before making any important decisions about what such ownership structure may mean with regard to a person's rights at your association.

Mark D. Friedman, B.C.S. is certified by the Florida Bar in Condominium and Planned Development Law. Mr. Friedman is a shareholder in the law firm of Becker. This article is not intended as legal advice and is provided for educational purposes only. Mr. Friedman may be contacted at MFriedman@becker-lawyers.com.

May Property News

DOROTHY JACKS
PBC PROPERTY APPRAISER

My staff is busy completing preparations for the 2021 estimated taxable property values, which will



be released to all Palm Beach County taxing authorities later this month. Specific details will be forthcoming.

In the meantime, I'd like to provide an update on one of my top priorities when I became your Property Appraiser in 2017: shortening the petition process for taxpayers.

Property owners who would like to appeal an assessed value or denied exemption can file a petition with the Value Adjustment Board (VAB), which is administered by the Clerk of the Circuit Court & Comptroller. Once all VAB hearings have been conducted, the final tax roll – and all changes approved by the VAB – is certified.

Shortening the timeframe of the tax roll's final certification allows my staff to focus all their efforts on the next tax roll. In 2019, we decreased the timeframe by nearly a month. This year, despite taking part in numerous hearings, my staff successfully integrated telephonic technology to make this the most

efficient year yet.

We will continue to work with the VAB to streamline the process and ensure efficiency and transparency for all taxpayers in Palm Beach County.

Public Services Support Department

The Public Services Support department receives and processes hundreds of public records requests annually. Data is derived from our Geographical Information System and appraisal/tax roll systems. We have several standard reports and are able to create customized, specialized reports and maps based on the taxpayer's needs.

Last year, the Public Services Support team, a group of five, managed:

- 733 Data Run Requests/Variations – This includes address labels, maps, owner's lists, and variances for when a taxpayer's planned use of their property deviates from local zoning.
- 109 Archive Records – This includes tax rolls and building cards. Some of our records date back to 1977, and homeowners request these records for income tax purposes. They usually want to know the value when the property changed hands.
- 144 Impact Fee Records – This is a request for a building card from

builders or homeowners who are searching to see if a structure ever existed on a vacant lot, and if so, its square feet, number of bedrooms, baths, etc. If there was a structure, they can submit the building card to the Palm Beach County Planning, Zoning and Building Department for an impact fee credit.

- 93 Custom/Specialized Reports – This could encompass any number of request, such as:
 - o Information from the tax roll by assessed value
 - o The number of homestead properties in certain cities
 - o The entire tax roll or appraisal database file for the current year
 - o Daily/Monthly sales updates
 - o Subdivision reports
 - o All vacant properties
 - o Spreadsheets listing information for certain cities
 - o All properties in an estate
 - o All single family homes or a list by property use code
 - o Certain properties by subdivision or labels for certain areas
 - o Vector and situs files

Did You Know? Our office occasionally receives requests for a listing of residences that have certain breeds of dog. Though we do manage a vast array of parcel data, "we do not track pooches," as our Specialist put it.

If you are interested in any special reports or maps, please contact Public Services Support at 561.355.2881 or pa-pubsvc@pbcgov.org. Fees for reports and programming can be

found at pbcgov.com/PAPA.

Home Values and Property Taxes

Your ad valorem property tax bill is based on two components: the value of your home and the tax rate, or millage. If home values increase, tax bills do not necessarily have to increase as the millage/tax rate could be reduced.

Both home values and proposed millage are revealed in the Notice of Proposed Property Taxes that will be mailed to all property owners in August. If you feel that the market value of your property is inaccurate, you have the right to file a petition for adjustment with the Value Adjustment Board through the Clerk of the Circuit Court & Comptroller. If you would like to address your tax rate, you have the right to speak to the elected officials who levy taxes at the public meetings listed in your Notice.

For more information, visit pbcgov.org/PAPA or contact Residential Appraisal Services at 561.355.2883 or myhouse@pbcgov.org.

Office Closed in Honor of Memorial Day

The Palm Beach County Property Appraiser's Office (including all of our Service Centers) will be closed in honor of Memorial Day on Monday, May 31, 2021. We honor the courageous men and women who died in military service for our country. Let us gratefully remember their sacrifice for our freedom and prosperity.

May Tax Talk

ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR PBC

When I think of change, I like to think of it in terms of progress. It's true that change can sometimes be scary – like changing lanes at 65 mph on I-95 with five lanes of traffic zipping around you! But change can be a good thing and I like to think of those changes as progress. Progress is what we strive for and what fuels our ability to create and deliver new products, services, and conveniences to you. From



the construction of our newest service center to the placement of self-serve kiosks in several Publix locations, I am very proud of the progress our office is making to deliver better service and diversified conveniences to our clients.

Our mission continues to be our commitment to provide unparalleled service that inspires trust.

UPDATE: WESTLAKE SERVICE CENTER

Crews have been extremely busy over the past several months, constructing our new service center in Westlake, located at 16640 Town Center Parkway South. When finished, this 23,735 square-foot building will provide our full slate of services to the residents in the western area of the county. It is exciting to see how fast the progress has been readying the building for an anticipated December 2021 opening. This recent construction photo shows that the roof has been installed and windows will soon be in place allowing for the interior work to begin in earnest.

We look forward to moving into our newest location later this year.

SELF-SERVE KIOSKS AT PUBLIX

Several months ago, we launched the self-serve kiosks in a handful of Palm Beach County Publix stores and invited you to try them to process your vehicle registration. If you had the opportunity to use the kiosk, we would be eager to hear more about your experience with that technology. Please feel free to send us an email at clientadvocate@pbctax.com and let us know your thoughts on your experience in using this convenient new technology to process your vehicle registration. While we currently have these kiosks in operation at five area Publix stores, our plan is to expand and launch several more throughout the county and bring this convenience to more of our clients.

If you plan to visit one of the Publix locations listed below, I encourage you to use one of the kiosks to process your vehicle registration and avoid having to make an appointment at one of our office locations. The kiosks are quick and easy and will provide you with your vehicle registration and sticker right then and there.

Self-Serve Kiosk Locations

- Promenade Shopping Plaza, 9900 FL A1A Alt., Palm Beach Gardens
- Greenwood Shopping Center, 1700 S. Congress Ave., Palm Springs
- Boynton Lakes Plaza, 4770 N. Congress Ave., Boynton Beach

- Addison Centre, 16130 Jog Rd., Delray Beach
- Garden Shops at Boca, 7060 W. Palmetto Park Rd., Boca Raton

MOTORCYCLE SAFETY MONTH

Did you know that May is Motorcycle Safety Month and that our offices can assist with the issuance of a motorcycle endorsement? Once you complete the Motorcycle Safety Course and within a year, make an appointment to bring proof that you have completed the safety course to one of our offices. Our office staff will then confirm your completion of the course and issue you a motorcycle endorsement, which will be added to your driver license.

If it has been more than a year since completing the safety course, then motorcycle riders will be required to pass a Rider Skills Test before the motorcycle endorsement can be added to the license. To set up a Rider Skills Test and for more information about the test, please contact the Florida Rider Training Program at 850-617-2528.

Visit our website at www.pbctax.com/appointments to make an appointment for your motorcycle endorsement.

IMPORTANT DATES & DEADLINES

May	Motorcycle Safety Month
May 1	Tourist Development Tax Due*
May 9	Mother's Day
May 31	Memorial Day – Tax Collector Offices Closed

**Payment deadlines falling on a Saturday, Sunday or holiday are extended to the next business day by 5:00 p.m. or online by 11:59 p.m., EDT.*



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- BERKSHIRE F Outstanding Corner, Furnished, Open Kitchen, Granite Countertops, Tile\$79,900

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- WINDSOR F Completely Furnished, Walk to Pool, Screened Patio, Great Buy\$42,000
- KINGSWOOD A SOLD Rent From Day One, Furnished, Turnkey\$45,500
- CAMDEN I Upgraded, Open Kitchen, New Furniture, Walk to Camden Pool\$45,500
- KENT H New Furnish, Open Kitchen, Laminate Floors, Enclosed Patio, Fans, Near Pool\$59,900

1 BEDROOM, 1½ BATH-UPPERFLOOR

- NORTHAMPTON S BIG PRICE REDUCTION!! Only Steps to Pool, Tile Floors, Enclosed Patio\$49,999
- DOVER C BIG REDUCTION Thoroughly Stunning, Lake View, Large Condo,
Modern New Walk-in Shower, 4th Floor, Walk to Clubhouse and East Gate\$79,900

2 BEDROOMS, 1½ BATH· GROUND FLOOR

- NORWICH K HUGE REDUCTION Corner, Total Renovation, Enclosed Patio, Tile Floors,
Walk-in Shower, Ceiling Fans Throughout, Beautiful Garden Views, Close to East Gate, Must See!!\$89,900

2 BEDROOMS, 1 & 1½ BATH· UPPER FLOORS

- BEDFORD E 1 Bath, REDUCED, Furnished, Lift to 2nd Floor, Great Condition\$56,000
- CHATHAM A Located on Chatham Isle. Beautiful Water View, Tile Floors, Enclosed Patio
With Glass Windows, Central Air Conditioning With Paddle Fans in Bedroom.
Walk To Chatham Pool. Rentable After 1 Year Ownership.\$67,000
- EASTHAMPTON C JUST SOLD Comer, Completely Furnished, Carpet,
Turnkey, Walk to Clubhouse & East Gate\$69,900
- CHATHAM C PENDING Center of Lake, Furnished, Tile Floors, Pristine Condition,\$79,900
- WALTHAM H PENDING Corner, Furnished, New Electric Panel and Water Heater,
Pristine Condition, Steps to East Gate & Clubhouse\$79,900

2 BEDROOMS, 2 BATHS· GROUND FLOOR

- GOLF’S EDGE 4 Corner, Furnished, Water Incl. near E-gate & Clubhouse\$95,000
- STRATFORD B Renovated, Near Lake, Tile Floors,
Furnished, Water Included in Maintenance, Walk to Clubhouse\$139,900
- WELLINGTON G SOLD Corner, Rare Location, 1115 sq. ft. Living Area, Partially Furnished,
100 sq. ft. Tile Enclosed Patio, Lake Views on 2 Sides, Updated Baths,
Updated Kitchen with Granite Counters, Walk to 2 Pools\$179,000

2 BEDROOMS, 2 BATHS· SECOND FLOOR

- WELLINGTON B SOLD Newly Painted, Furnished, Screened Patio,
Beautiful Lake Views, New Laminate Floors, Walk to Both Pools\$119,900

RENTAL

- NORTHAMPTON R 1 Bedroom, 1 Bath, 2nd Floor, Across From Kent Pool\$775.00



APRIL
2021

Clerk Report - May

JOSEPH ABRUZZO, PBC CLERK OF THE CIRCUIT COURT AND COMPTROLLER

Operation Green Light Helps Hundreds Settle Debts, Drive Legally

During our spring 2021 Operation Green



Light event, our ClerkPBC team helped nearly 600 drivers reinstate their driver licenses, and more than 2,000 people save thousands of dollars on collection agency fees.

The event, held March 1-5, brought in more than \$502,000 in overdue fines and fees – a 61% increase from our Operation Green Light event in fall 2020. During Operation Green Light, collection agency fees were waived for anyone with overdue traffic tickets and court fines who paid their debts in full.

Checks & Balances Shows How Your Tax Dollars are Managed and Spent

Check & Balances, our annual citizen's guide

to Palm Beach County finances, is full of valuable information about your tax dollars and public funds. Download your copy to learn more about the County's financial health and other key economic indicators.

Among this year's highlights:

- Revenue from property taxes reached a new record level.
- The median sales price of a single family home continued to grow.
- The County's outstanding debt declined for the fourth straight year.

We're Here to Help You Get Your Passport

Planning a summer getaway? Our ClerkPBC team is here for you. We accept passport applications at our offices in Belle Glade, Delray Beach and Palm Beach Gardens.

Visit our website to schedule an appointment, find online forms and get answers to our most frequently asked questions.

Visit Us at This Year's Black Gold Jubilee

If you're heading to this year's Black Gold Jubilee, stop by and visit our ClerkPBC team.

The outdoor event will be held on April 17 at the Torry Island Campground in Belle Glade. Members of our team will be showcasing our services at a sociallydistanced booth.

Clerk's Office Earns Coveted Certification

Our office has once again been recognized for the transparent investment of more than \$2.6 million in public funds.

For the 12th consecutive year, our ClerkPBC team received the Investment Steward Certification from the Centre for Fiduciary Excellence (CEFEX), an independent global assessment organization that evaluates and audits governments and other financial stewards.

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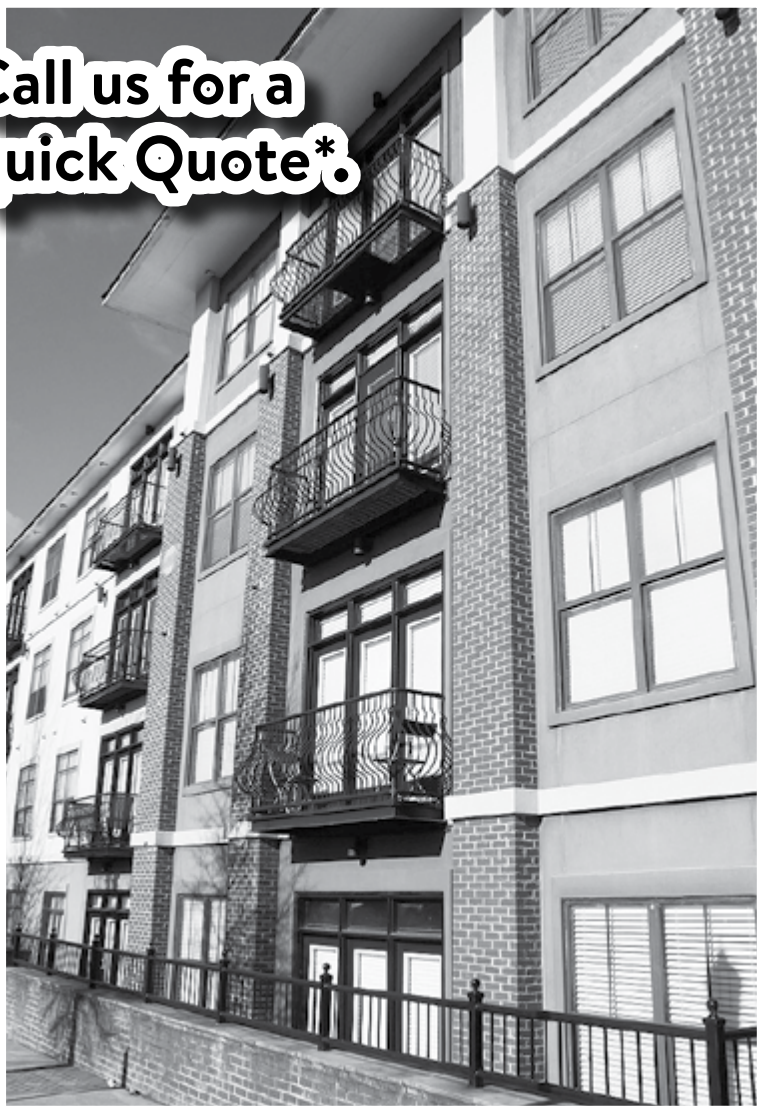
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Palm Beach County News

FROM THE OFFICE OF COMMISSIONER
GREGG WEISS

After more than a year it appears that we're finally getting a handle on the pandemic that's been plaguing us for so long. The overwhelming majority of our seniors have now been vaccinated and the rate of vaccinations is increasing in all age groups. We can't get complacent though, or we'll run the risk of yet another surge as daily case numbers are still in the hundreds and positivity rates are above the 5% threshold. So, while I'm hopeful that the end is in sight, we should remain cautious.

As I'm looking back on what we've been through I'm reminded of the resilience of our county and of some of the amazing groups we have in our community.

For more than ten years Meals on Wheels of the Palm Beaches has been serving the community by delivering nutritious meals to homebound seniors. Within the last year they delivered over 80,000 meals. Low income seniors who are homebound are among the most vulnerable and have a high risk for serious health issues related to poor nutrition and financial uncertainty preventing them from accessing healthy and affordable meals. Heart disease, high blood pressure, diabetes, and mental health issues are all better managed when regular, nutritious meals are provided.

It's because of the important contribution to our community that I want to put the spotlight on Meals on Wheels. In March I had an opportunity to visit the organization to deliver a proclamation declaring March 2021, March for Meals Month.

Following my visit I sent a letter to members of our congressional delegation requesting to increase federal funds to expand the services so that eligible seniors can receive two meals each day. On April 6, my fellow members of the board joined me in voicing support for Meals on Wheels and the board signed on to the letter.

Will you join me in supporting this cause of fighting hunger and isolation among homebound seniors in our county? Meals on Wheels could not do what they do without volunteers, who are the backbone of this program. They are the ones who deliver the meals. But it's more than a meal, they also care for the welfare of the people they serve and as such are a social connection for hundreds of seniors. This helps combat the negative health effects of loneliness and isolation.

If you have time and want to help make a difference, consider becoming a volunteer.

If you have a few dollars to spare, consider making a donation.

Read all about it, here: <https://www.mealsonwheelspalmbeaches.org/> [mealsonwheelspalmbeaches.org]

ABOUT COUNTY COMMISSIONER GREGG WEISS'S OFFICE

Constituents are important to us. We want to hear about the issues that affect you.

If you run into problems that we might be able to help with don't hesitate to contact us.

561-355-2202 or email us: district2@pbcgov.org

Sign up for the Weiss Words e-newsletter. Find us on Facebook: @CountyCommissionerGreggWeiss



Pamela Calzadilla, President & CEO, Commissioner Gregg Weiss and Kristen Smith, Program Manager at the Meals on Wheels Facility in West Palm Beach

ASSOCIATIONS HURRICANE PREPAREDNESS AND FIELD OPERATIONS RESPONSE GUIDE

Associations should:

- Check storm drains regularly to insure they are clog free. Develop a map of their locations for use in storm events
- Arrange tree trimming before Hurricane season begins. Pay close attention to fruit bearing trees (citrus) and coconut palms OR any tree that has growth that can become a projectile in a storm. By June, insure all trees are trimmed for hurricane season, coconuts removed, and trees properly staked
- Make advanced arrangements with their Management Company for securing recycling bins and any other objects on their property in the event of a Hurricane Watch and for after storm assistance and cleanup.
- Have roofs and roof bracing inspected, and repaired where necessary.
- Submit and review bids with the Board. Purchase roof caps to cover holes in the roof left by the removal of roof turbines and arrange for contractors to do the work.
- Remind snowbird neighbors to bring in anything that could become a projectile including all items from their porches.
- Update list of residents including special needs and their emergency contacts
- Develop a contact list of licensed contractors. Consider establishing formal storm response relationships. (Associations should not pledge any portion of insurance proceeds to any contractor in advance of storm event)
- Determine when to remove loose objects, where to store, and what to charge/fine the noncompliant resident



WATCH PERIOD – Hurricane possible within 2-3 days

- Associations should:
- Make certain all items mentioned in the Pre- Event Section above for the Association have been completed.
 - Decide when to install hurricane shutters or other protective measures on common property buildings.
 - Remove and store outside equipment from common areas

- Check that all emergency supplies are ready and available.
- Ensure all resident and association chemicals (fertilizer, chlorine, etc) which react with water are stored a minimum of 12 inches above the floor
- Direct Property Management Companies to:
 - Clean ground debris and storm drain/basins place sturdy stakes in their vicinity to make them easier to locate.
 - Stake trees, where required
 - Advise residents to make provisions for pets (food, water, shelter)
 - Advise residents on unplugging electrical equipment
- Make a door-to-door check to determine which residents will be on premises during the storm.
- Check for residents with special needs. Record the data for a report to CERT and the Board.
- Contact the contractors and Management Company reps which the Association has previously established formal relationships with for hurricane prep and clean up. Establish communications and other contact protocols.

WARNING PERIOD- Hurricane likely within 1-2 days

- Associations should:
- Check on special needs people: Have they left for the shelters? Are they prepared?
 - Finalize list of residents staying in their units
 - Shut off Association’s water supply and electricity (shut individual breakers off first, then turn off the main breakers) including power to elevators just prior to the storm. Obviously, evacuate elevators first and leave the sump pump in the elevator pit on.
 - Close shutters (or batten/board glass windows) on all residential buildings
 - Have a petty cash fund available. (no more than a couple of hundred dollars)



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What a shame! Only 104 delegates were interested to show up for our first DELEGATE MEETING since the Covid started. Thanks to those that cared enough to show. Just 13 more and a meeting would have happened. Aren't people interested in what is happening in the village and the millennium agreement. Even with the committees like transportation and landscaping which has big contracts coming up. I wish the officers would have taken a little time to explain what is happening in our village. No votes could be taken but for the 104 that showed it would have been nice. Hopefully next month more delegates will come.

Concerned Resident
Barbara Cornish

CLASSIFIED

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- For Sale:** Northampton G, 2nd fl., 1 Br, 1 Ba, \$43,000. Call Kerry: 561-398-8336.

For Sale: By owner, beautifully re-done, \$102,500. Corner 2-bedroom, 1-1/2 bath. New everything! Kitchen cabinets, dishwasher, granite countertops. New wood flooring throughout. Patio view of lake, walk to synagogue. Call: 561-536-8488.

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Smokefree Condominiums: Good for Your Health, Good for Your Bottom Line

BY KATHY SWINDLE, SENIOR HEALTH EDUCATOR
FLORIDA DEPT. OF HEALTH, PALM BEACH COUNTY

Condominium communities across Florida and Palm Beach County are going smokefree to protect the health of their residents and their bottom line. The primary benefit from implementing a smokefree condo policy is eliminating secondhand smoke. According to the American Lung Association, secondhand smoke exposure results in more than 41,000 deaths in the United States each year and causes numerous adverse health outcomes, such as lung cancer, heart disease and respiratory infections¹. The US Surgeon General has stated there is no safe level of secondhand smoke exposure and the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) has determined ventilation does not provide protection from secondhand smoke exposure and the only complete resolution is the implementation of smokefree policies^{2,3}.

Implementing a smokefree policy at your association has benefits beyond the critical protection from secondhand smoke exposure. A study found that units that allowed smoking had turnover cleaning costs doubled that of units that did not allow smoking⁴. Such costs include repainting walls, replacing ceiling, lighting fixtures, and replacing carpet. Fires caused by lit tobacco accounts for 14% of residential fire deaths in the United States, more than any other fire sources⁵.

Smokefree housing policies are legal. Smoking

is not a constitutional right and individuals who smoke are not a protected class⁶. Smokefree housing is in such high demand that apartment search engines now include “smokefree” as a housing amenity. Tobacco Free Florida in Palm Beach County has identified 176 multiunit housing communities (apartments, condos, public housing and assisted living facilities) that are smokefree. Our program has worked with over 20 communities to implement smokefree policies and have presented to numerous more on their benefits.

Providing linkage to cessation resources is a key component of our program’s policy efforts. Access to the free resources provided by the Tobacco Free Florida Quit Your Way program can help residents both acclimate to the new policy and succeed with their cessation efforts. Free tools and services are provided at no cost to Florida residents at www.tobaccofreeflorida.com/quityourway. For more information on the benefits of smokefree condominium policies, visit www.tobaccofreeflorida.com/smokefreehousing or If you are interested in making your condo smokefree, please email us at chd5ofeedback@flhealth.gov.

¹ Health Effects of Secondhand Smoke. The American Lung Association. Accessed at <https://www.lung.org/quit-smoking/smoking-facts/>

health-effects/secondhand-smoke#:~:text=Health%20Effects%20of%20Secondhand%20Smoke%20Secondhand%20smoke%20is,adults%2C%20includin g%20lung%20cancer%2C%20respiratory%20infections%20and%20asthma.

² The Surgeon General’s Report on The Health Consequences of Involuntary Exposure to Tobacco Smoke. Accessed at https://www.cdc.gov/tobacco/data_statistics/sgr/2006/pdfs/no-risk-free.pdf

³ ASHRAE Position Document on Environmental Tobacco Smoke. Accessed at https://www.ashrae.org/file%20library/about/position%20documents/pd_environmental-tobacco-smoke-2020-07-1.pdf

⁴ Ong et al. Estimates of Smoking-Related Property Cost in California Multiunit Housing. American Journal of Public Health 102, no. 3 (March 1, 2012): pp 490-493.

⁵ The Benefit of Smokefree Buildings Fact Sheet. Americans for Nonsmokers Rights. Accessed at <https://no-smoke.org/benefits-of-smokefree-buildings-fact-sheet/>

⁶ There is No Constitutional Right To Smoke: 2008. Tobacco Control Legal Consortium. Accessed at <https://www.publichealthlawcenter.org/sites/default/files/resources/tclc-syn-constitution-2008.pdf>

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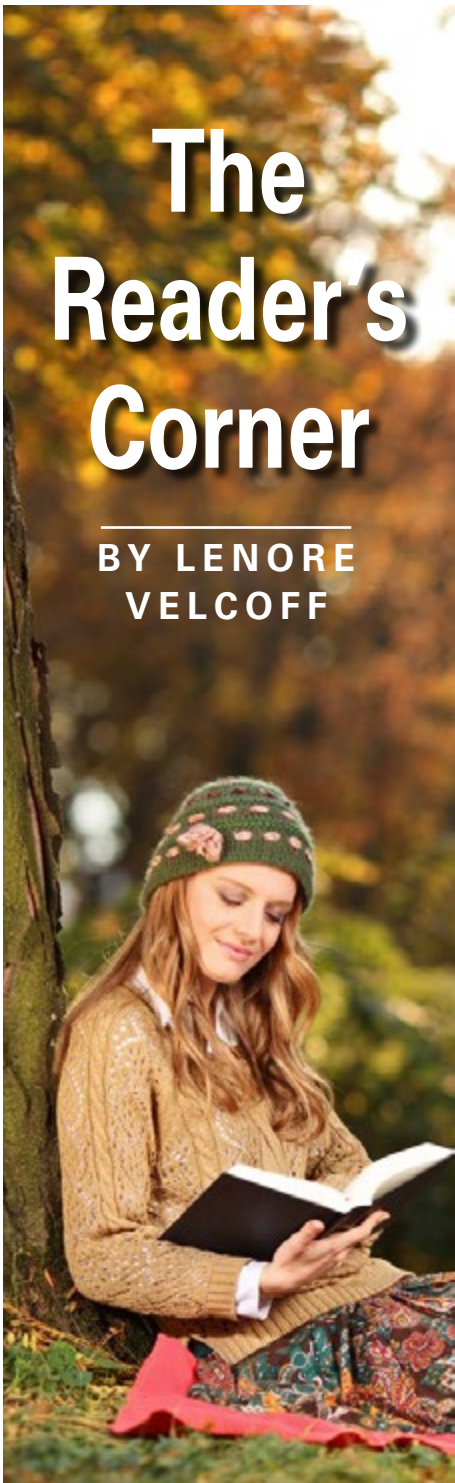
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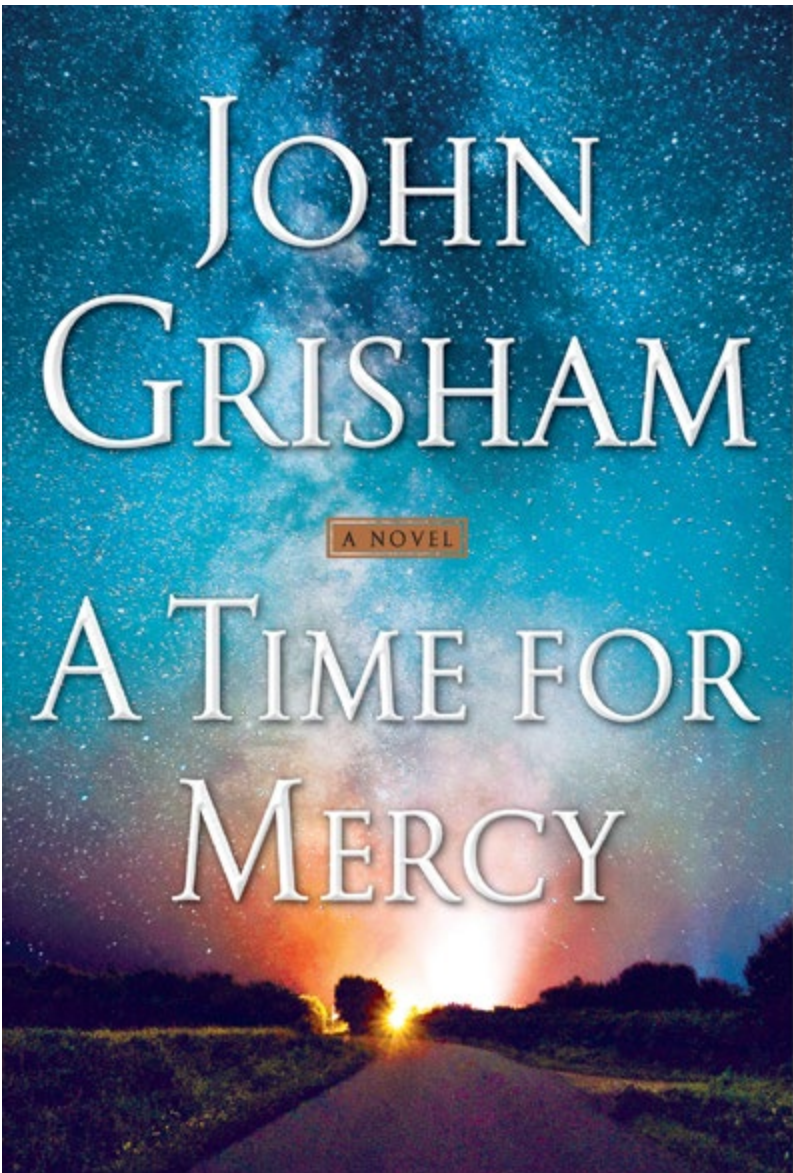
A Time for Mercy by John Grisham

We now go into our fourth decade with John Grisham near the top of A-list authors. He has deservedly perched atop the legal thriller genre with a cornucopia of best sellers. Many of them have made it to the big screen, including such terrific entrees as “The Firm”, “The Pelican Brief”, “The Client”, and “The Runaway Jury”.

Jake Brigance is back and better than ever. The drama in this third Brigance installment. I could not help seeing Matthew McConaughey in my mind's eye as I read this book. The case is complicated. The town is once again in an uproar and Jake has become the least popular guy in Clanton, MI. The story follows the real-world disagreements about domestic violence and what happens when the children victims fight back. It starts off powerfully as we are plunged into the death of a blind-drunk abusive police officer by one of his terrified victims.

The setting is the same sleepy, insular stereotyped Mississippi community as in two other Grisham novels. The town was still rife with racial tension and seemingly filled with the winners and losers in life. Sadly, Brigance is slipping towards the latter with a practice that is not exactly paying the bills and frankly, not exactly getting real justice. “Mercy” tells the story of a 16- year-old boy who is charged with capital murder after killing his mother’s abusive boyfriend. Will Jake be able to get a boy off for these charges using a 'mercy' defense? Stuart Kofer may have been a local deputy, but he wasn't innocent, nor was he a man of virtue, dignity, character, or even respect. Yes, the boy is guilty and, yes, there are extenuating circumstances.

The plot is interesting and the characters are colorful. There is enough legal drama to keep you on edge. The Courtroom is where Grisham is at his best.



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RESTAURANT REVIEW

BY LENORE VELCOFF

I have told you about the wonderful breakfasts at this neighborhood restaurant, but let's share lunch at one of their outside tables, or their spotlessly clean indoors.

There are at least ten salads available – everything from Cobb (rows of bacon, ham, turkey, cheddar, tomato, carrot, cucumber and egg) to a picnic in a bowl, Fried Chicken (house breaded white meat chicken, cheddar cheese, tomato, carrot, cucumber, onion, croutons and egg). My favorite is the Lemon Pepper Chicken (a large bowl of mixed greens with grilled seasoned chicken, tomato, cucumber, hard boiled egg and croutons. All their salads are \$9.49.

Don't want a salad? How about a wrap? All are served with fries and are \$8.99. You can substitute fruit or onion rings for an extra \$1.59. They have Chicken Caesar, Turkey Club, Fried Chicken, or for something different, South West (blackened chicken, black beans, cheddar, rice, lettuce and tomato), yum.



In addition, there are eight 1/2lb. Deli Sandwiches – all served with lettuce, tomato, or onion. They come with fries, cole slaw, potato, raisin or krab pasta salad. They are all \$8.99. If you are really HUNGRY, try their New Yorker – a full pound of corned beef, pastrami and Swiss cheese on extra thick cut rye bread for \$14.99.

Pete's always has Chicken Noodle Soup, soup of the day and Homemade Beef Chili. Also available are several gluten-free options.

This is not a fancy restaurant, but for a delicious, economical lunch, they can't be beat.

1760 N Jog Rd. | W. Palm Beach



Nutrition and Health What's All the Buzz?

BY JEANIE W. FRIEDMAN, MS RD LD/N



Spring is a time of life and renewal; a new start. In the animal kingdom, mating season has begun. Flowers and other plants flourish. Bees are also very active, diligently pollinating (bringing pollen from one plant to another) plants during their day-to-day activities in collecting nectar for food. It is estimated that around 75% of crops depend on pollination from honey bees in order to reproduce and survive.

Bees are also important because of the honey that they produce. Honey brings in approximately \$4.7 billion dollars annually and the industry provides for over 20,000 jobs. Honey is considered to be an all-natural sweetener, made by the hardworking bees who share our planet.

HISTORY

For thousands of years, ancient cultures enjoyed the addition of honey into their diets, as a food and energy source, as well as an alcoholic beverage (mead). Honey provided a rich sweetness. Hives were kept secret, to prevent others from stealing the honey within. Throughout history, honey has been utilized as currency and as an important offering to gods. Ancient peoples found many uses for it, even to aid in wound healing.

BENEFITS

Honey has minerals, some enzymes, and antioxidants. Pressure ulcers and burns have been treated with pharmaceutical grade manuka

honey. The manuka flower is a native plant of New Zealand.

Honey can also help ease coughs. The World Health Organization suggests using honey as a natural remedy for coughs. More studies are needed to ascertain other benefits.

TYPES OF HONEY BASED ON FLOWER SOURCES

There are over 300 varieties of honey available in the U.S., with some that are lighter and darker hued, depending on which flowers were involved in the nectar-gathering process.

Some common types of honey found in our local grocery stores include clover or orange blossom which are both lighter in color.

Manuka honey and buckwheat honey both tend to be darker in color and have a stronger taste. Studies have noted that darker honey varieties seem to have more antioxidants than lighter honey varieties.

TYPES OF HONEY BY PROCESSING METHOD

- Raw honey is minimally processed, basically fresh from the hive, so it might contain some pollen.

- Comb honey is raw honey that is still present in a section of the honeycomb from the hive.

- Pasteurized honey has been processed and heated to improve shelf life and make the product more visually appealing.

ALTERNATIVES TO HONEY

If you prefer other types of sweeteners that are not from animals or the work of animals, there are several choices. However, any benefits may differ from honey.

- Agave nectar
- Maple syrup
- Date syrup
- Golden syrup

WAYS TO USE HONEY

- Drizzle over yogurt
- Add to fruit like berries
- Mix into oatmeal or other hot cereal
- In a sauce for fish like salmon or shrimp
- A glaze for spiced nuts
- With vegetables like glazed carrots
- In a sauce for chicken
- Use in a dressing for salads
- Sweeten coffee or tea

KEEP IN MIND

Remember, although honey is a minimally-processed sweetener, it does have sugars and calories. It is a good idea to use it in moderation.

Ask your doctor about including honey in your diet.

Jeanie W. Friedman is a Registered Dietitian and nutritionist licensed in the State of Florida. This article is intended for educational purposes only and is not intended as a substitute for consultation with your health care professional.



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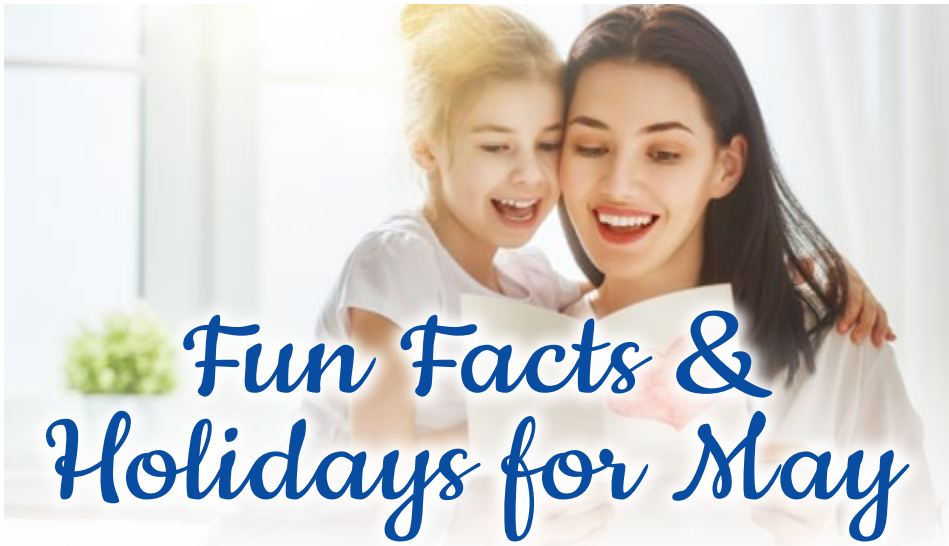
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Fun Facts & Holidays for May

BY RUTH BERNHARD-DREISS

Since Covid-19 emerged, numerous events that were available in the West Palm Beach area have temporarily closed, but a search online will show which events are available at this time. There are shows and concerts still scheduled that you may want to take advantage of during May, so check out the offerings.



Holidays in May include Cinco de Mayo on the 5th, Mothers Day on the 9th, armed Forces Day on the 15th and Memorial Day on the 31st.

The Birthstone for May is the Em-

erald, the Flower is the Lily of the Valley and the Zodiac Signs are Taurus and Gemini.

It was considered, at one time, bad luck to marry in May. A poem says, "Marry in May and you'll rue the day." The most popular and memorable day in May, and a national holiday is Memorial Day. Again, this year, we honor our First Responders, doctors and all medical staff workers who go above and beyond the call with Covid-19 testing and now vaccinations.

World Telecommunications Day (Information Society Day) is May 17th. It is the day set on a pedestal to give it its due. WTD was renamed in 2005 as World Information Society Day, in order to recognize the prominence of the Internet in everyday life, since it encompasses telecommunications, too.

Notables Born in May

BY LENORE VELCOFF

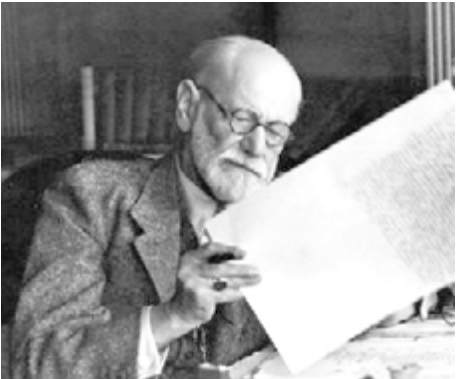
HARRY TRUMAN was the 33rd president of the United States, serving from 1945 to 1953. He implemented the Marshall Plan to rebuild the economy of Western Europe and established the Truman Doctrine and NATO to contain Communist expansion.



KATHARINE HEPBURN was an American actress of film, stage, and television. Hepburn's career as a Hollywood leading lady spanned more than 60 years. Known for her headstrong independence and spirited personality, she regularly played strong-willed, sophisticated women.

SIGMUND FREUD was an Austrian neurologist and the founder

of psychoanalysis, a clinical method for treating psychopathology through dialogue between a patient and a psychoanalyst that still is favored today.



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Do You Walk Clockwise or Anti-clockwise? Morning Walk Meditation Memoirs

BY SRI VASUDEVAN, PH.D.

On this beautiful April morning of Easter Monday, I started jogging at 5 am. It was beautiful to see so many people walking, jogging and bicycling, making me feel that we have many healthy residents in my community.

Often I have wondered why some walk clockwise like me and others walk anticlockwise. Often I wondered if this is European versus American tendency, or Eastern versus Western tendency.

I saw two beautiful women walking clockwise and decided to ask them "What is the difference between walking clockwise versus anti-clockwise?" One of them said "We don't know. Tell us."

I slowed down and said, "Indians believe that walking clockwise is holy and walking anti-clockwise is unholy. In fact, Indians walk around temples thinking of God and they always walk clockwise. If you visited South India and walked anti-clockwise as you tour a temple, people would find you peculiar if you walked the other way around deities in a temple."

The woman asked "Which way are we walking, holy way or unholy way?" I said, "When you walk clockwise in a circular path, you always make a right turn at every turn of the circle; if you make a left turn you are going anti-clockwise. Thus all three of us are walking in a holy path around the clubhouse not that there are any deities there!"

They seemed to enjoy this conversation, so I asked them "Where are you from?" One said, "Lithuania". I said, "Are you both from Lithuania?" The other lady said she is from Medellin, Colombia.

I was pleasantly surprised that they both knew Lithuanian, but one was from South America. I thought to myself "What a cosmopolitan community this is from so many parts of the world."

I had to interject a bit of linguistic component to our conversation. I said, "Did you know Lithuanian vocabulary is very close to Sanskrit from India?" They said, "No."

I said, "I once met a linguist that studied Lithuanian and Sanskrit; he said the two languages share a lot of common or similar sounding words. I did not know this until I met this man."

They seemed surprised. I continued, "Aryans from Europe invaded India from the North many centuries ago. Perhaps Sanskrit was born during Indus Valley Civilization when the Aryans pushed down an indigenous race called "Dravidians" and they occupied North India. This is why European languages are often called Indo-European. Dravidian languages like Tamil sound very different from Sanskrit or Hindi from the north. Tamil which is my mother tongue, is probably one of the oldest languages still spoken by millions of people in the southern state called TamilNadu. Tamil has a very rich history and literature and it has borrowed



a lot of words from Sanskrit or vice versa."

She said "We are all brothers and sisters". I concurred and parted, telling myself "the day has started beautifully."

Om shAnthi.

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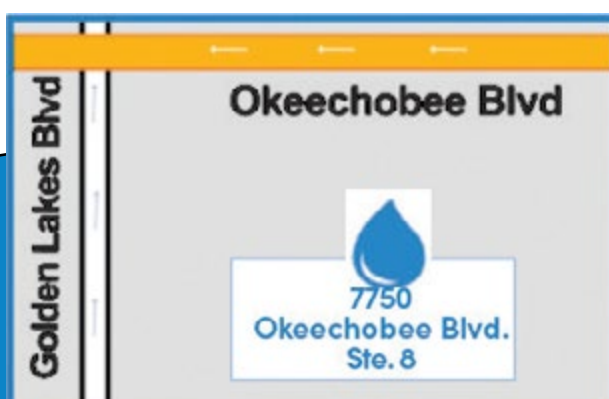
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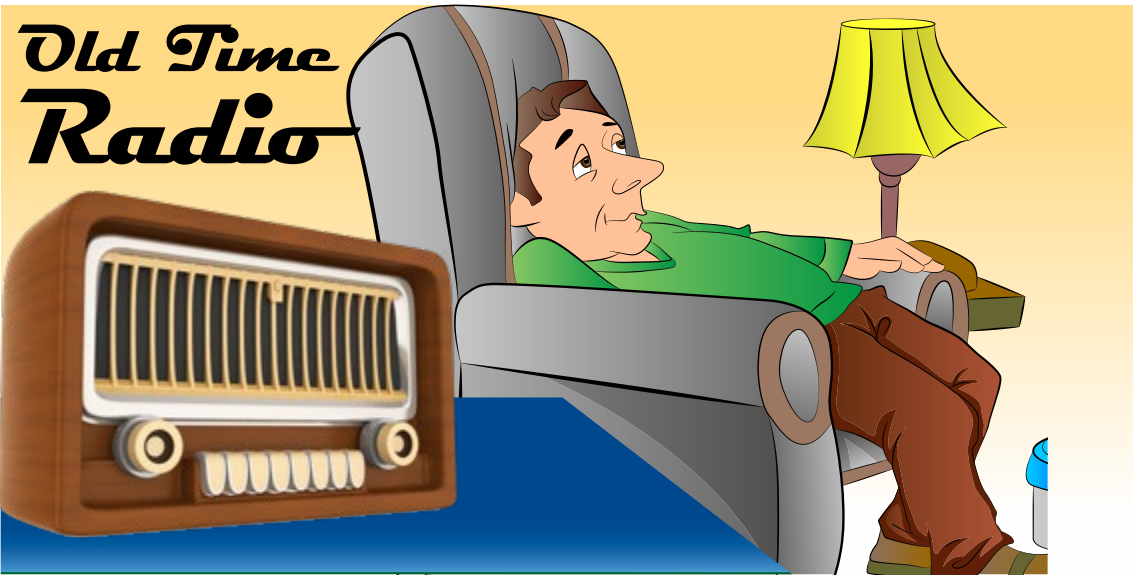
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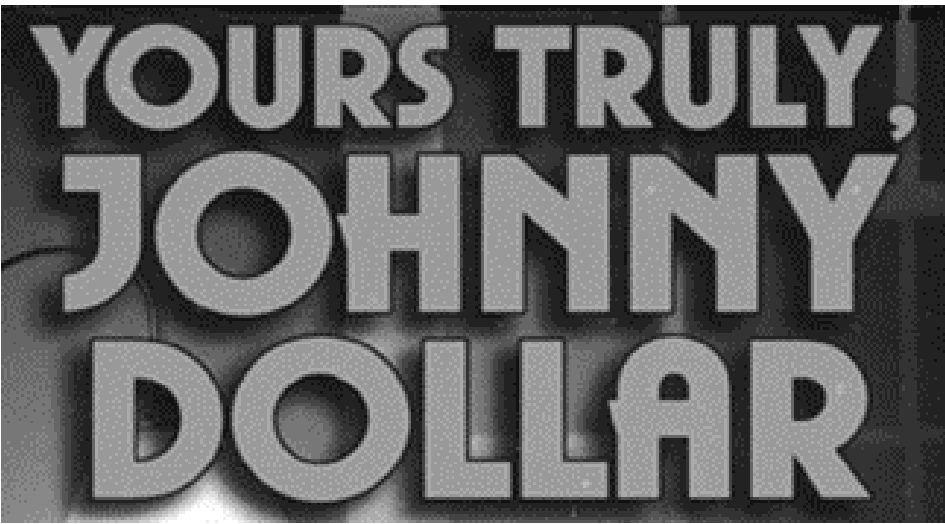
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The Hartford Insurance Investigator With the Action-Packed Expense Account

BY STEW RICHLAND



Everyone has a favorite radio series. Yours Truly, Johnny Dollar was one of the most popular shows of radio programming. For over 12 years (1949 - 1962, including a one-year hiatus in 1954-55), the series recounted the cases of JOHNNY DOLLAR, "the insurance investigator with the action-packed expense account." Johnny was an accomplished "padder" of his expense account. The name of the show derives from the fact he closed each show by totaling up his expense account and signing it "End of report...Yours Truly, Johnny Dollar."

Each story required Johnny to travel to some distant locale, usually within the United States but sometimes abroad, where he was almost always threatened with personal danger in the course of his investigations. Each story was recounted in flashback, as Johnny listed each line item from his expense account. Most of the items related to transportation and lodging, but no incidental expense was too small for Johnny to itemize, as in

"Item nine, 10 cents. Aspirin. I needed them."

Dollar usually headed out of town immediately after the opening phone call. Given Hartford's long-time status as the "insurance capital of the world," many of the companies that hired him resided there, though the show provided few details about Dollar's life in Hartford and only occasionally did an episode take place in Connecticut.

There were some unusual devices used in the show that helped set it apart from other shows. There was no partner, assistant or secretary for Johnny. Another atypical aspect gave the show additional credibility. Frequently, characters on the show would mention that they had heard about Johnny's cases on the radio. Johnny often used his time when filling out his expense account to give the audience necessary background information or to express his thoughts about the current case.

Johnny usually stuck to business, but

would engage in romantic dalliances with women he encountered in his travels; later episodes gave Johnny a steady girlfriend, Betty Lewis. Johnny's precious recreational time was usually spent fishing, and it was not uncommon for Johnny's clients to exploit this favorite pastime in convincing him to take on a job. The episodes generally finished with Johnny tallying up his account, making final remarks on the report, and traveling back to Hartford, Connecticut, where he was based.

Some of the actors that played 'Johnny Dollar' over the years were:

Dick Powell, starred in 1948, one audition episode only

Charles Russell, starred in 1949 - 1950, episodes #1-34 (Russell played the part for a year) and then movie star Edmond O'Brien, starred in 1950 - 1952, episodes #35 - 139 followed by John Lund, starred in 1952 - 1954, episodes #140 - 232

Gerald Mohr, starred in 1955, One Audition Episode

Bob Bailey, starred in 1955 - 1960, episodes #233 - 716

Bob Bailey, generally thought of as the most popular of the Johnny Dollars, brought a new interpretation to the character. Tough, but not hard-boiled; street-wise, but not overly cynical, Bailey's Dollar was smart and gritty when he had to be. But Bailey's Dollar was also human. His character would get emotionally involved in some of his cases. He had a streak of impatience and would occasionally not fully listen to a witness and rush off on a tangent before realizing his mistake.

Bailey left in 1960 and the show lasted two more years with Robert Readick and



Bob Bailey

Mandel Kramer each playing Dollar for a year. The final episode aired on September 30, 1962, followed by an episode of Suspense. They were the last two remaining shows of their kind still on the air and that date is often considered the final night of the golden age of radio. Plans for a television series fell through. A T.V. pilot show was made and aired in 1962. Television executives felt that Bob Bailey just didn't "look the part" of Johnny Dollar (Bailey stood 5-foot-9 and weighed 150-pounds) and that the public wouldn't accept another actor in the role.

Yours Truly, Johnny Dollar is widely regarded by old-time radio enthusiasts as one of radio's best shows. It remains popular today and can often be heard regularly on shows dedicated to old-time radio as well as online. Thanks to the show, it can always be said that Connecticut has a direct connection to the final night of the "Golden Age of Radio."

Disappearance of Old Words / Phrases

Murgatroyd? When was the last time you heard the word Murgatroyd? Heavens to Murgatroyd! Lost Words from our youth. Words gone as surely as the buggy whip! Sad really!

How about a "whatchamacallit"?

The other day, a not so elderly (65) lady said something to her son about driving a "jalopy" and he looked at her quizzically and said what the heck is a jalopy? OMG (new phrase!), he had never heard of the word jalopy! She knew she was old but not that old.

Well, I hope you are "hunky dory" after you read this and chuckle.

About a month ago, I illuminated some old expressions that have become obsolete because of the inexorable march of time and technology. These phrases included "Don't touch that dial," "carbon copy," "You sound like a broken record" and "Hung out to dry."

Back in the olden days, we had a lot of moxie. We tried to straighten up and fly right. Heavens to Betsy! Gee willikers! Jumping Jehoshaphat!

Holy moley! Peachy keen! We were living the Life of Riley and even a regular guy couldn't accuse us of being a knucklehead, a nincompoop or a pill. Not for all the tea in China!

Back in the olden days, life used to be swell, but when was the last time anything was swell? Swell has gone the way of the D.A, the duck-tail hairdo, penny loafers, poodle skirts, saddle shoes, and pedal pushers. Oh, my aching back. Kilroy was here but he isn't anymore.

We wake up from what surely has been just a short nap and before we can say, "Well I'll be a monkey's uncle!/This is a fine kettle of fish!" - we discover that the words we grew up with, the words that seemed as omnipresent as oxygen, have vanished with scarcely a notice from our tongues, our pens, and our keyboards.

Poof, go the words of our youth, the words we've left behind. We blink and they're gone. Where have all those phrases gone?

Long gone: Pshaw, The milkman did it, Hey!, It's your nickel. Don't yank my chain. Knee high to a grasshopper. Fiddlesticks! I'll see you in the



funny papers. Don't take any wooden nickels.

It turns out there are more of these lost words and expressions than Carter has liver pills. This can be disturbing stuff! We of a certain age have been blessed to live in changeful times. For a child each new word is like a shiny toy, a toy that has no age. We at the other end of the chronological arc have fond memories, there are words that once did not exist and there were words that once strutted their days upon the earthly stage and now are heard no more except in our collective memory. See ya later, alligator!

Submitted by Bobbi Levin



Don't miss the iguana on the rail

Florida Fun Facts



It's time for a Florida Fun Fact –

LENGTH NORTH & SOUTH

447 Miles Long

St Mary's River to Key West

WIDTH EAST & WEST

361 Miles Wide

Atlantic Ocean to Perdido River

We all know that Florida is the third most populous state in the entire country, with a population of roughly 21.48 million people. But do you know just how big it is? Florida is 447 miles from north to south from the St. Mary's River to Key West. From east to west, Florida is 361 miles wide from the Atlantic Ocean to the Perdido River. This river is 65.4 miles long in the states of Alabama and Florida.

RESTRICTED SHUFFLEBOARD PLAY

(CDC/PBC MANDATES)

HOURS
MONDAY — FRIDAY
9:00 — 4:00 PM

SATURDAY/SUNDAY/HOLIDAYS
9:00 — 12:00 PM & 1:00 — 4:00 PM

**PLEASE NOTE:
EQUIPMENT MUST BE RETURNED BY: 4:30 PM**

- **RESIDENTS ONLY (NO GUESTS)**
 - **MUST KEEP SIX-FOOT SOCIAL DISTANCING**
 - **MUST WEAR FACE MASK WHILE PLAYING**
 - **MUST WEAR MASK TO AND FROM BATHROOM**
 - **MUST WEAR FACE MASK TO ACCESS POOL DECK**
 - **NON-COMPLIANCE WILL RESULT IN COURT CLOSURE**
 - **RESIDENTS ARE ENCOURAGED TO DO ADDITIONAL SANITIZING**
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NEW RESIDENTS HURRICANE PREPAREDNESS AND RESPONSE GUIDE

RESIDENTS must understand that, in the event of a major storm, all emergency personnel and services could be overwhelmed. In the worst cases, emergency response times will not be measured in minutes but rather hours or even days. Electricity can be out for days. Roads will be impassable for some time. Residents must be prepared.

Residents must (listed in order of importance):

- #1 **Properly** prepare for a major storm event.
- #2 **Help** their neighbors, both before and after the storm.
- #3 **Communicate** the storm with their Association and CERT representative who will pass this information to UCO and the CERT (Team)

NO TIME DURING THE ACTUAL HURRICANE SHOULD ANYBODY VENTURE OUT INTO THE STORM.

This includes the lull period when the eye of the storm passes.

Residents should monitor radio and Television emergency broadcasts.

Considering all the loose debris created by the storm, it is unwise to venture out until the wind has subsided to less than 35 MPH. Travel by auto is not recommended for an even longer period as roads will be strewn with vegetation and roofing materials, including nails, which could flatten tires.

#1 Preparing for a Storm

Seasonal residents – Prior to leaving for the summer:

- Remove and store outside items that can become missiles in a storm, or make arrange for their removal.
- Leave updated contact information with Association
- Insure all important papers and valuables are properly protected and stored
- Insure all batteries in thermostats and smoke detectors are replaced as needed.
- Have window shutters available, including all attachment hardware and tools. Make arrangements with a contractor, the Association or a neighbor to close hurricane shutters and prepare your unit in the event of a Hurricane Watch being declared.

Year-round Residents should:

- Prepare or refresh their disaster supply kit. There are many different free publications available with comprehensive lists of items required in your disaster supply kit. These can be found on the UCO blog, at local grocery stores, on the web and in local newspapers.
- Prepare a checklist list of items you need to take in the event of a mandatory evacuation. (A “Go Bag”) This list identifies medicines, important papers, contact information, water, non-perishable food and other emergency supplies. Assemble the “go bag” if authorities are warning that a mandatory evacuation might be announced.
- Store all hurricane supplies in safe location in the house, known and accessible to all residents
- Recharge all batteries for cell phones, radios, lanterns. Have fresh supply on hand.
- Have an adequate supply (1 week, minimum) of prescription and OTC medicines per person
- Where applicable: Have window shutters available, including all attachment hardware and tools. Make arrangements with a contractor, the Association or a neighbor to close hurricane shutters and prepare your unit in the event of a Hurricane Watch being declared.

- Have a family emergency response plan. Know where to meet should your family or friends become separated. Identify out-of-area family contact for status calls.
- Identify your safe room
- Check, turn over, and tap fire extinguishers every six months
- Review your insurance policy for coverage, exclusions and restrictions, particularly replacement clause. Have policies and all related contact numbers safe but readily available.
- Decide if you need or want flood insurance.
- Update their household goods inventory. Store a copy in an off-site “safe” location
- Make plans and pre-arrangements for care and/or boarding of pets during and after a storm
- Get bids from available vendors for shutter installation and removal.

WATCH PERIOD - Hurricane possible within 2-3 days
Year-round Residents should:

- Fuel up their vehicles and purchase emergency supplies at the **BEGINNING** of this period if *this has not already been done*.
- Make certain all items mentioned in the Pre- Event Section above for residents have been completed.
- Ensure all first aid kits are fully stocked with supplies and are accessible

WARNING PERIOD - Hurricane likely within 1-2 days
Year-round Residents should:

- Turn refrigerators and freezers to coldest setting
- Fill tubs with water
- Charge cell phone batteries
- Have sufficient cash on hand in small denominations
- Secure vital papers in water-proof containers
- Check on neighbors to make sure they are prepared
- Close all shutters and window protection
- Prepare safe room: Blanket, pillow, radio, prescriptions, documents etc.
- Follow safe procedures and practices for operating residential emergency generators, if applicable.
- Freeze large bottles of water for use in fridge and later for drinking if necessary

#2 Helping your neighbor

The “Neighbor Helping Neighbor” Initiative

Prior to the storm check on your neighbors to make sure they are properly prepared. Be aware of which neighbors are staying and which are leaving. Identify special needs any of your neighbors might have. Pass this info to your CERT building representative

After a storm has passed and it is safe to venture outside, check on theirs neighbors to see if they are safe and well. We do not have enough CERT members to check on every house, door to door. County fire rescue will be overwhelmed. Response time might be measured in days rather than minutes. This is a community problem and our residents must pitch in by tending to those in distress, **Neighbor Helping Neighbor** can work.

#3 Communications after a storm

Your association and building’s CERT representative must be informed of any emergency needs of residents, structural conditions of the building or other emergency situations. They will pass this information on to UCO and CERT at the emergency contact numbers. All emergency response agencies outside our village will be using this info to prioritize their assistance to our community. Remember emergency agencies will be overwhelmed after any major Hurricane and will deal with the most pressing medical emergencies.