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Important Security  
Request  
Turn to page 6  
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# U.C.O. REPORTER

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AMR Ambulance  
Contract  
Turn to page 16  
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VOL. 40 ISSUE 6 • OFFICIAL PUBLICATION OF UNITED CIVIC ORGANIZATION OF CENTURY VILLAGE, WEST PALM BEACH, FLORIDA • JUNE 2021



Happy  
**Father's**  
Day

June 20th

**DON'T GET CAUGHT UNPREPARED!**

**HURRICANE SEASON STARTS  
June 1st**

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### REMINDER

**DELEGATE MEETING**  
Friday 6/4/21  
9:30AM in the Theater

Email articles & comments:  
ucoreporterwpb@gmail.com





# The President's Report

BY PRES. DAVID ISRAEL

Each month, UCO receives a series of reports by PBSO, detailing their law enforcement activities **here in Century Village, WPB.**

The following is extracted from one of April's reports:

"The victim received a call from her grandson who needed cash to bond out of jail. She was instructed to withdraw \$9K cash from the bank and was given an address to mail the funds. After taking the envelope to UPS, the victim contacted her grandson and discovered it was a scam. UPS personnel and PBSO detectives were able to intercept the package and retrieve the funds, which were returned to the victim. No loss."

No loss in this case, but such is not always the case.

Grandparent scams typically work something like this: The victim gets a call from someone posing as his or her grandchild. This person explains, in a frantic-sounding voice, that he or she is in trouble: There's been an accident, or an arrest, or a robbery.

To up the drama and urgency, the caller might claim to be hospitalized or stuck in a foreign country; to make the impersonation more convincing, he or she will throw in a few family particulars, gleaned from the actual grandchild's social media activity.

The impostor offers just enough detail about where and how the emergency happened to make it seem plausible and perhaps turns the phone over to another scammer who pretends to be a doctor, police officer or lawyer and backs up the story. The "grandchild" implores the target to wire money immediately, adding an anxious plea: "Don't tell Mom and Dad!"

**Grandparent scams** and related cons are common — from 2015 through the first quarter of 2020, the FTC logged more than 91,000 reports of crooks posing as a relative or friend of the victim. And they can be lucrative: A New York City man was charged in May 2020 in an alleged scam spree that bilked five-figure sums from grandparents across New Jersey, according to state and federal investigators.

Following are a few "do's and don'ts."

## DO

- Do set the privacy settings on your social media accounts so that only people you know can access your posts and photos. Scammers search Facebook, Instagram and other social networks for family information

they can use to fool you.

- Do ask questions someone else is unlikely to be able to answer, such as the name and species of your grandchild's first pet.
- Do say you'll call right back, then call your grandchild's usual phone number. With luck, he or she will answer, and you'll know that the supposed emergency call is a scam.
- Do contact other family members or friends and see whether they can verify the story. Scammers plead with you to keep the emergency a secret precisely, so you won't try to confirm it.
- If you speak to someone who claims to be a police officer, do call the relevant law enforcement agency to verify the person's identity and any information they have given you.
- Do trust your instincts. As the American Bar Association advises, if something does not feel right, it probably is not.

## DON'T

- Don't drop your guard because the number on your caller ID looks familiar. Scammers can use technological tricks to make it appear that they're calling from a trusted number, the Federal Communications Commission warns.
- Don't volunteer information — scammers fish for facts they can use to make the impersonation believable. For example, if the caller says, "It's me, grandpa!" don't say your grandchild's name. Wait for the caller to say it.
- Don't let a caller rush you into making a decision.
- Don't send cash, wire money, or provide numbers from gift or cash-reload cards to a person claiming to be a grandchild. Scammers prefer those payment methods because they're difficult to trace.
- Don't panic, no matter how dire the grandchild's predicament sounds. Scam artists want to get you upset to distract you from spotting the ruse. Finally, if you receive such a call, and are suspicious, call your grandchild, and if it turns out that there is no problem, call PBSO, in some cases, you may get your money back.

## NEED A COVID-19 VACCINE? NEED A RIDE? CALL UCO!

**The Mid County Senior Center, at 3680 Lake Worth Road,** will administer the Pfizer or Moderna vaccine to any Century Village resident. Appointments are preferred, but walk-ins are accepted. **To make an appointment, send an email to: [chd50cc@flhealth.gov](mailto:chd50cc@flhealth.gov), or call 561-625-5180.** POD operating hours are Monday-Friday, 9am-3:30pm (last walk-in 3:30 pm).

For CV residents who do not drive, UCO will provide transportation to and from the Mid County Senior Center on **Thursday, June 3rd. The Bus will leave the Century Village Clubhouse at 1:00 PM,** and arrive at the Mid County Senior Center at approximately 1:30 PM. The bus will return to the Century Village Clubhouse after all on the bus have been vaccinated. A second date, for the second vaccine shots, will be announced later.

For CV residents who need a ride to and from the above Point Of Distribution site, advance registration is required. Please send an email to [UCOMAINTENANCE@GMAILCOM](mailto:UCOMAINTENANCE@GMAILCOM), or call UCO during regular office hours at 689-9189.

Also, the regular CV Bus Service provides frequent daily transportation to and from Publix, which now administers vaccines on a walk-in basis. For homebound CV residents who wish to receive COVID-19 vaccines, please send an email to [HomeboundVaccine@em.myflorida.com](mailto:HomeboundVaccine@em.myflorida.com), or call **833-930-3672.**

U.C.O.  
**REPORTER**  
*The Official Newspaper of Century Village*

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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**

I am pleased to report to you this month that the UCO Reporter has reached the point that it has no outstanding past due balances. We are at \$-0- for unpaid advertising bills. We, Fausto, our Business Manager, Chris, our Accountant and I have made this come to pass, after monthly reports of monies due in 5 figures. Our current policy is that payment for advertising is due by the 20th of the month in order for an ad to be published.

As I announced at the Delegate Assembly in May, we always welcome articles for the UCO Reporter and if you can write, or have items of interest, please send your copy to ucoreporterwpb@gmail.com. All submissions will be considered.

As clubs and organizations are beginning to function again, I am resurrecting the Organization News page in the paper and ask that you email your information early in the month to get the word out to your members and residents of CV.

Watch for notices about wearing masks at the clubhouse and recreation facilities. The UCO office still requires mandatory masks. If this changes, notifications will be posted. Whatever the rule or regulation, it is still at your discretion to continue to wear a mask. Although you may be fully vaccinated, you can still contract Covid-19 and other viruses, but the good news is that you will not die from these diseases.



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

**JUNE 2021**

**UCO Committee Meetings**

TUE 1	TRANSPORTATION	1:30 PM	MCH ROOM C
WED 2	PROGRAMS & SERVICES	1:00 PM	MCH ROOM C
FRI 4	DELEGATE ASSEMBLY	9:30 AM	MCH AUDITORIUM
FRI 4	SECURITY	1:00 PM	MCH ROOM C
TUES 8	ADVISORY	1:00 PM	MCH ROOM C
THU 10	COP	1:00 PM	MCH ROOM C
FRI 11	CERT	1:00 PM	MCH ROOM C
NONE	BROADBAND	N/A	N/A
WED 16	BEAUTIFICATION	12:00 PM	MCH ROOM C
THU 17	BIDS/INFRASTRUCTURE	1:00 PM	MCH ROOM C
TUE 22	INSURANCE	1:00 PM	MCH ROOM C
THU 24	OFFICERS	1:00 PM	UCO BOARDROOM
WED 23	FINANCE	1:00 PM	MCH ROOM C
FRI 25	EXECUTIVE BOARD	10:00 AM	MCH ROOM C
TUE 29	OPERATIONS	1:00 PM	MCH ROOM C

**Meetings are limited to Committee Members until further notice. Committee Meetings are Subject to change. Check with Committee Chair for updates/cancellations. Committee Members and Officers only. Masks and Social Distancing, Visitors Will Not Be Permitted at this time.**



# UCO OFFICERS' REPORTS



**David Boas**  
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Coventry • Easthampton  
Norwich • Plymouth  
Sheffield • Stratford • Waltham

Beating the drum, again! I don't know how many times my fellow officers and I write about issues that continue month to month. Really folks, how difficult is it to remember that bulk trash does not get put out until Thursday evening for Friday pick up? If you need a list of items that are allowed to be put out, you can pick one up at the UCO office. I am a dog person, but come on, those of us that have them, please remember to pick up after them and only walk them where they are permitted. Bicycle riders, please obey the traffic rules when on the roads and when on

the pavements, remember that some of us may not be able to get out of the way as quickly as you may think. Repairs or upgrades to your unit, remember to check with your Board to first see if you are able to do what you want. Please hire licensed and insured contractors and check to see if permits are necessary. The list can go on further, but I'm tired of writing about them for now. Many I am sure are tired of reading about them as well.

However, there is one thing that I don't get tired of beating the drum about. And what is that Dave? That's easy. How fortunate I am to be living in CVWPB. Our campus, the amenities, the ease of access to the airport, major roads, and of course the closeness of shopping and places to visit. No place else but here in CVWPB.

I would like to mention two associations for the improvements and appearance of their properties. Somerset A who along with other improvements, removed old and planted new vegetation around their building. It looks great. And of course, my own association, Southampton B. All year long this building is maintained excellently and is a pleasure to see and, of course, live in.

Until next month, please wear your mask, practice social distancing, stay well, and please be polite.



**Dom Guarnagia**  
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Cambridge • Canterbury  
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Kent • Northampton • Sussex

We were fortunate to have attained a "Summertime Delegates Quorum" of 117 delegates that allows the resumption of meetings that literally "Make The World Go Around." With 117 Delegates present, the work of the Advisory Board had previously worked, "Dotting their 'I's and crossing their 'T's regarding UCO By-Law's that were hashed and re-hashed, culminating about fifteen months of work and deliberation, requiring the acceptance or rejections by the Delegates.

Had the Delegate count not been met (and it was exactly the number required for quorum), once again, it would have prevented necessary changes in the ocean of articles that make life simpler. We UCO Officers hope that this response will continue to grow in number and elicit reaction from those who are charged with maintaining order in a time of chaos.

Being considered now with the aid of an Attorney, representing UCO's negotiations with the Landlord, Benson Corp., is "OUR" place in an agreement that was designed to in-

volve the land mass being leased to us for ninety-nine (99) years, a lease which was signed by each of us, the unit owners, as a condition of sale and later amended by the Millennium Agreement.

The time frame has very little to do with most of us, while the results of the negotiation involves the "out of pocket" monthly indebtedness to each one of us. Unit owners will continue to be required to contribute to the privileges on the premises that are located throughout the Village. The "Millennium Agreement" ends at the end of this year and negotiations continue. There will, obviously, be rumors and stories regarding the process. Do not rely on hearsay. Unit owners will be advised when there is something to report. Once again, we are faced with the working relations between UCO and WPRF regarding the financial obligation(s).

Those of you, who have been here in South Florida for some time, are aware that June 1 begins the "Rainy/Hurricane Season"...the word obscures the true meaning....a time until November 30, when the rains turn to strong winds with the ability to cause structural damage to all structures, old and new, with the old (fifty years or more) having the diminishing ability to resist the "winds". I suggest that you read the article elsewhere in this edition regarding "should we stay or go elsewhere?". The difficulty of leaving with little advance notice has consequences. To hunker-down with the quantities of drinkable water, medicines, batteries for lighting devices and so forth, requires serious thought now, especially if it involves spending time with a relative beyond the storm. Stick to that which you plan, after serious thought and a reasonable plan.



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

Is it all fine and dandy like sugar candy with the running of your Association? I doubt it! Based on the concerns that your UCO Vice Presidents have had to cope with these past months, I would say that if you think so, you may be slightly delusional.

At one time those "old folks" who were officers of Association boards had a solid grip on Association activities. Unfortunately, we cannot not say that. We have board members who accept the job just to satisfy the Florida State regulations. Most of these new board members have not been briefed on the past activities of the Association, have no idea who their attorney is, and have not even looked at the financials of the Association they represent. Some new board members have told the VPs that there are no documents available to be reviewed. For your edification, a board member can request to see all documents relating to the running of the Association. The president has 10 business days

to meet this demand. Failure to respond to a proper request can result in an arbitration and costly legal fees.

The Board of Directors can set policies on how their Association operates. However, they must operate on the basis of majority rule. Without an established authority structure within a board, there is chaos. A code of ethics may not be enforceable, but it does set a bar for expected behavior of board members, which is a good thing.

Unfortunately, the reality that seems to be raising its ugly head here in the Village is that we seem to have Associations being run by one or two board members. Many board members are snow birds that flee to nest and leave the problems to others to resolve. Sadly, this is the new normal here in Century Village, West Palm Beach. We here at UCO will try our best to assist whenever asked. However, the final responsibility rests within the Association board.

A Delegate Assembly meeting was recently held with the quorum just being met. This is a perfect example of what I have been alluding to. Based on the reports provided by our Property Manager, Donald Foster, many Associations are in need of extensive repair. As you are aware, the Hurricane season is right around the corner. If Associations are not going to be proactive in their plans to protect their buildings from these destructive acts of nature, your financial investments will be in jeopardy. Please act quickly and resolutely in resolving issues. If not, you will not get the peanuts, but the shells.



**Fausto Fabbro**  
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Berkshire • Camden  
Hastings • Salisbury • Somerset  
Wellington • Windsor

Let me start by saying that taking over the UCO Reporter Financials was a great opportunity to put a working plan together to get the paper operating as a business. Editor Ruth, Accountant Chris and I sat around a table and worked together on a plan that turned out to be very successful.

We started with the advertisers that owed the most in past due amounts to the paper. This was

done via phone calls, then emails and finally personal visits by me to collect any outstanding funds. We are now updating our contracts. We must have a current and signed contract, and a payment in place before any ads go into the paper. The billing is now done by email with reminders, if needed. The invoice now shows the month that the ad was run. There was some confusion with past invoicing. All advertisers are asked to provide a copy of a license and insurance. This is done to protect the residents. We do not accept any ads from unlicensed, uninsured advertisers. You should always ask for this information before you get any work done. These few changes have corrected some of the past problems. We are still making some corrections to improve our system. Final report, as of this writing, all past due monies have been collected and with the current plan in place, we will pay our obligations for the newspaper production and hopefully break even.

Have a safe summer. Remember the UCO Officers are ready to help answer your questions.



# Property Manager's Report

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



By Donald Foster, LCAM

Hurricane season is upon us, and tree trimming is an important part of the preparations that are made each year by UCO, WPRF, and CV Association Property Managers. Last month, Timberland Tree Service performed annual maintenance trimming of all trees and palms on UCO property and CV Associations that are managed by Seacrest Services, which covers the majority of the trees and palms at Century Village. This work will limit damage to trees and palms during storms, keep flying debris to a minimum, and make post-storm cleanups easier. All Association properties should have their trees and palms trimmed every year.

Each year, I hear from CV unit owners who have questions about a particular tree or palm. The most common question is “these guys aren’t cutting enough”. From the standpoint of a unit owner who is paying for this work, it makes sense to try to get the most for their money, but there are other considerations that limit how much a tree can be trimmed each year.

All tree trimming at Century Village is (or should be) performed by certified arborists, who work under an industry standard called ANSI A300. This standard is designed to protect the long term health of trees and palms by restricting over trimming, or any other action that might, over time, kill the tree. Some of these restrictions include:

- Removing no more than 25 percent of a single branch.
- Removing no more than 25 percent of a tree in a single year.
- Not over-thinning, which is very common in hurricane prone areas.
- Indiscriminate removal of limbs, especially below the horizontal plane.
- No uneven trimming, which makes the tree unstable.



CENTURY BOULEVARD- TRIMMING THESE FRONDS OFF NOW WILL REDUCE CLEANUP TIMES AFTER STORMS.

- Frequent cleaning of cutting tools, to prevent spread of disease.

Because of these restrictions, it is important for tree and palm trimming to happen at all properties every year. Skipping a year or two will make it difficult for a tree or palm to be properly trimmed in a single year. These pruning standards are also part of the Palm Beach County Property Maintenance Code, and PBC Inspectors can issue Notices of Violation to Associations or Managers that allow trees to be over-trimmed.

Think of it this way- trees and palms mostly get their “food” from the Sun, and leaves and palm fronds are their “solar collectors”. Everyone wants their trees and palms to look trimmed, and thinning of trees reduces the risk of the trees being blown down in a storm, but taking off too many leaves or fronds will cause the tree to be starved for energy, which makes the tree or palm susceptible to pests and disease. When trees and palms get sick, or die and must be removed, there is a cost for treatment or removal, and a PBC requirement for replacement, so keeping your trees and palms healthy through proper trimming will limit future expenses to the Association.

CV Associations, and their Property Managers, should be inspecting their properties for trees and palms that are too close to the buildings. Trees and palms that are too close to buildings are hurricane risks, and can allow for rodents to get into the attic (that’s why they call them roof rats). PBC Code requires that no part of a tree or palm should touch any part of any building. This includes staircases. If a tree or palm cannot be safely trimmed to meet this requirement, it should be removed. Again, trees and palms that are removed must be replaced on another part of the property. The placement of new trees and palms should be carefully considered to reduce the possibility of needing to be removed in the future.

One last thing- It is very important that CV Associations only hire licensed, insured, and certified arborists to trim trees and palms on their properties,



WEST DRIVE- THIS RUBBER TREE NEEDED TO BE THINNED OUT, TO ALLOW WIND THROUGH FLOW THROUGH DURING A STORM, BUT IT ALSO NEEDED TO BE SHAPED. THE ARBORIST DID HIS BEST TO DO BOTH THINGS AND STILL STAY WITHIN THE ANSI A300 STANDARD.

preferably through their Property Managers. Occasionally, an Association will directly hire an uncredentialed “contractor” (I put “contractor” quotes because there usually is no contract) to save money. I call these people “pirates”, and my first clue is when they show up to cut down a tree on a Sunday or Holiday morning. Please don’t hire people with chainsaws who advertise with paper signs on the side of the road. If you need to know why this is a bad idea, stop by UCO and speak to Toni Salometo.



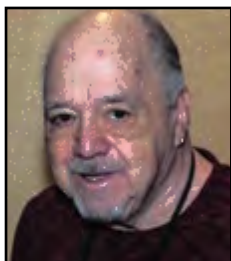
WEST DRIVE- GETTING THE SEED PODS AND COCONUTS OFF THE PALMS TWICE A YEAR REDUCES STORM DAMAGE. MANY PROPERTIES TRIM PALMS MORE OFTEN, BECAUSE THEY PREFER A MORE MANICURED LOOK, BUT THAT STRESSES THE PALMS.



TREES THAT TOUCH THE BUILDING NEED TO BE TRIMMED BACK TO KEEP ROOF RATS OUT OF THE ATTIC, AND TO REDUCE THE RISK OF DAMAGE TO THE BUILDING DURING STORMS.

## Treasurer's Report

### The Renewal of the Millennium Amendment



By Ed Grossman

I am sure every unit holder knows that they must send a separate check to W.P.R.F. for the use of the recreational facilities. The monthly amount paid is determined by the current Millennium Long Term Lease Amendment which commenced in 2000 and ends this year.

Over this 20-year period the rent has increased. Presently, UCO unit holders are paying approximately \$12.8 million, of which approximately \$4.8 million is used to maintain and improve the physical facilities. Thus, nearly \$8M is pure profit for the owners.

Also, there is no provision in the agreement for W.P.R.F. to bear the cost of “Capital Improvements”. Thus, over the last 20 years W.P.R.F. has paid virtually nothing for such items. This situation cannot continue in the future. Currently on

the table is the replacement in the Clubhouse of a substantial portion of the air conditioning at a projected cost or approximately four and one half million dollars to five million dollars, which W.P.R.F. expects the unit owner to pay in addition to the regular rent.

UCO has hired an in-house counsel, resident Bruce Kaplan Esq., in an attempt to correct the inequities which have transpired over the last 20 years. With UCO’s concurrence, Mr. Kaplan has put forward several options to correct this situation. But unfortunately, thus far W.P.R.F. has rejected all of UCO’s fair and reasonable requests to change the flawed Millennium Amendment. So, there is still a long way to go.

However, should the parties reach

an agreement, it will still take the approval of a significant portion of the associations and their members to approve the final agreement. To this end, a letter containing the necessary documents to facilitate the agreement will be mailed to each association giving UCO the working tools to complete the changes in the new agreement. It is hoped that these documents will be timely, signed and returned. Should there be no agreement between the parties as to the new agreement, the next step is arbitration. While UCO hopes that this step can be avoided, it is prepared to take whatever steps are necessary to reach a fair new agreement for the benefit of all unit owners.



# Security



By George Franklin

Hi folks. Well it looks like my last article shook the trees out quite a bit. I received phone calls and names that were "alleged" to be users/dealers in this nasty stuff we call DRUGS!! One thing I have written about many times is leaving your car doors and windows unlocked. WHAT IN THE WORLD IS THE MATTER WITH YOU?? This is an open invitation to a robbery. I received information on vehicle break ins. Do you think the residents called the Sheriff? NO, but called Security wasting precious time. AGAIN, if you see or hear something going on CALL 9-1-1. Security Officers are NOT POLICE OFFICERS and

do not have law enforcement powers. It is important to UNDERSTAND this? Here was a case, had the Sheriff been called, Deputies could POSSIBLY have been dispatched and arrests made. Back to the drugs. We are FED UP with drug use and sales going on here in our midst. You didn't know? Yes, and we ARE doing something about it. If you are aware of anything going on, like seeing many cars, or persons going back and forth at all hours of day and night, Call 9-1-1!! If possible, Getting the tag number from the car is even better. It must have been nice that a parent getting up to make coffee in the morning found her child dead from a drug overdose. How awful! And you didn't know he used drugs? That's why he lived with you!! I am so angry that you are so laid back. Didn't know? Not believable. And no, I don't have sympathy for these people, not one bit!! Folks, I have been living here for 27 years now

and have seen us heading down hill by taking a long walk off a short pier!! !! I would like the Old Century Village back!! I know we can't catch every one, BUT we are going to do everything in our power to rid the CV community of these unwanted individuals. So, if you are reading this and know of a family member, or other person, including yourself, who is buying, using or selling drugs, let me know. Didn't like this article? Do something. Using drugs: Need help? Need ReHab? Let me know! I will keep your information confidential. I promise! Call me at UCO 561 683 9189 and I will be glad to discuss the problem you may have. There is a new Sheriff in town, so "dopers" get out of Dodge!! Because we will get you sooner or later and you WILL go to jail...!! Didn't like my writing about this problem? Unfortunate for you if you did not. I am furious! Remember, the Sheriff LOVES to arrest dopers!

## An Important Security Request

Hi folks. Something came up today that we had no idea was happening and it was turned over to us by PBSO at our Security meeting. The arrests that were made for the car burglaries a few days ago had people wondering how these bad guys got in here. Very simple...They knew someone who had passed away who lived here, so they removed the barcode from the deceased's vehicle and placed it on their own car. It is unusual that this worked because tampering or moving the barcode, in most cases, renders it useless. So this enabled car burglars to come and go as they pleased!! NO, these barcodes are not supposed to be able to work once they are removed, but this was an exception. So what I am now asking is that If

you are a President, Officer, or Board Member of your building association and a resident of your building passes away, PLEASE notify UCO, so that the BARCODE can be removed from the system by computer deactivation, rendering it inoperable at the security gates. This is very important! Of course, this applies only to residents who owned cars and have passed. This will be a big help in stopping crime in our Village. I thank you for your help in this most important matter to help us stay safe and thank the Palm Beach County Sheriff's Office for this valuable information..PBSO Capt. Palenzuela and Lt. Monath. In addition, I will point out that some residents who are moving out of the Village have come into the

office and asked that their barcode be deactivated in the system which is very kind and thoughtful on their part. Many thanks to those persons who enable the bar code system to act more efficiently. If you plan to move, do please do the same. So, the two important steps to remember are:

1. Association Officers or Board members should contact the UCO office to deactivate barcodes on the cars of deceased persons.
2. Persons moving should notify the UCO office to deactivate their barcodes.

In the meantime, be safe and healthy out there !

George Franklin, Security Chair



By Eva Rachesky

Dear Residents, This past month both UCO and WPRF received numerous phone calls of alligators spotted in various areas of the Village. While two were in the 3 - 4 foot range, a very large gator put in an appearance behind the Wellington area on a weekend in May, causing great anxiety among the residents. WPRF had already contacted Palm Beach County Animal Control who had assigned a trapper to come out. Thankfully, he came that following Monday and left with the Wellington gator who was 9 feet, 7 inches long and easily weighed over 400 pounds. The reason I am providing the details is, parallel to the gator story, I saw Security footage of two separate groups fishing along the water's edge with dogs on leashes at the same time we had that gator swimming in our waters. We might as well wave a red flag and yell "come and get it". I cannot say it often or strenuously enough...dogs and children do not belong at the water's edge.

Please exercise extreme caution. Now that all the pool furniture has been set back up at all WPRF pools; please note that WPRF continues to recommend mask wearing and social distancing at all of its recreational



Trapping the gator

facilities. An inherent risk of exposure to COVID-19 exists any place where people are present. By choosing to recreate at the WPRF facilities, you voluntarily assume all risks related to exposure to COVID-19. Please choose wisely.



By Ruth Bernhard-Dreiss

Our May meeting was called for 1:30 pm (instead of 1:00 pm) on the first Tuesday of the month and will continue to be scheduled on that day and time to accommodate the riders on the bus. VP David Boas chaired the meeting and LCAM Donald Foster announced that RFP's (Request for Proposal) were sent out to bus companies in

anticipation of the expiration of our present 5-year contract at the end of the year. The deadline for responses to bid proposals is June 1, at which time a company will be selected and a new contract signed. Riders are reminded to write in their comments on our present service and direct them to David Boas. In the written comments, the date, time and bus route must be reported for follow-up. Only written reports will be acknowledged. Recent reports have cited ID's not asked to be shown by the drivers and lack of cleanliness on the bus.

It was suggested that when shopping for groceries, that you don't buy more than you can carry in one trip. During Covid-19, no assistance can be offered by the drivers. In answer to questions about excursions, no immediate plans are being made at this time. Excursion buses are an addition to the contract and not a part of the regular schedule. There will be no change in the summer bus schedule. Copies are available on the buses, in the Clubhouse Ticket Office and UCO Office.

## Transportation



# Minutes Delegate Assembly

## May 7, 2021

0930 Meeting is called to order.

Pledge of Allegiance led by Captain Valenzuela.

Law Enforcement Report.

Be prepared for the upcoming Hurricane season to ensure you have needed items and supplies.

LT John Hill has retired. Introduced LT Eric Monath.

March 232 calls for service, 49 resulted in reports, 6 car crashes, 30 citations, 10 written warnings.

April 239 calls for service, 41 resulted in reports, 10 citations, 5 written warnings.

Discussed last year's homicide, auto burglaries (LOCK YOUR CAR), various scams (If they ask for money it may be a scam, if they ask for gift cards, it IS a scam).

2 arrests made for vehicle burglaries, they gained access by stealing a deceased resident's bar code. Scam callers are spoofing numbers used to call people.

Quorum of 117 is present.

Bylaw amendment leftover from last year. This bylaw will change the votes counted from the number of delegates signed in, to the delegates seated at the time of a vote.

Vote taken by show of placards, overwhelmingly for, none against. Motion passes.

Second item, ratification of 3 appointees for

Executive Board, Suzie Byrnes, Olga Wolkenstein and Joyce Reiss. Vote by show of placards, overwhelmingly for, 2 against. Motion passes.

President notes UCO Reporter Editor Ruth Dreiss ' presence on the stage.

Officer Reports:

Dom: Bar Codes-

Condo Sales are up

Tree trimming is about to start. Only 30% of the trees are permitted to be trimmed.

Project - Norwood J installing isolation valves to reduce size of areas when boil orders from county are issued due to damaged pipes.

Stewart: Fewer bike riders on sidewalks, however increases in speed riders on the roads and not stopping at stop signs.

There is a limited staff at UCO - when calling, please leave a message.

When coming into the office, please be sure to have all documents necessary to keep the lines flowing.

David B.: Gate pass policy has changed, there is a 6 month limit now and UCO now informs Associations whenever anyone in their Association gets a gate pass. This informs Associations of who is coming and going in their buildings.

Fausto: When coming in for Bar codes, Please be

prepared, Have a current vehicle registration and your CV ID card.

Bob: Please include an alternate delegate when filling out your Officer, Delegate and CERT contact report. If your delegate does not, or cannot attend, make sure your association is represented.

Called for the resignation of Corresponding Secretary, Mary Patrick for failure of performing the duties of her elected position.

Ed: Treasurer's Report:

Gave Kudos for Fausto for his diligent work as The Reporter's Business Manager.

Mentioned some Associations do not have CAMs, one Association has been behind in payments and is in the process of being resolved. They have a new President that is being active in resolving all issues and getting caught up.

Audit statement should be available next month.

Barbara Cornish expressed concerns about a Landscaping Contract that she felt should have gone to the bid Committee for "tweaking".

CAM gives his Report.

Guests make presentations:

Katherine Waldron, Port Commissioner

Beth and Mike from Property Appraiser's Office

Meeting adjourned 11:05 AM

## Delegates Absent at May 7th Delegates Assembly

Here they are, or to be accurate, Here they're NOT. The following is a list of Associations NOT Represented at last month's Delegate Assembly Meeting... Associations with an \* after the Letter Do NOT have an Alternate Delegate. Only 3 of the 33 Associations having only one delegate showed up. Hint, hint... If there is a number after the letter, it is how many delegates (including alternates) in each Association, that Did NOT attend. (d)=deceased (VP)=UCO Vice President.

Andover: A / B / D\* / E / I\* / K / L

Bedford: B / C / D / E\* / J

Berkshire: A / B / C-10 / D / F / I / J / K\*(d)

Cambridge A\* / B / E\* / G\*

Camden: E / F / G / H / J / K / L\* / M\* / N-7 / P\*

Canterbury: A / E / F / G / H / I-5 / J / K-5

Chatham: A / B\* / C / I-3 / J / K-3 / L / O-3 / P\* / Q / R / S

Coventry: A-5 / B / D / E / F / H-3 / I-3 / J / K

Dorchester: A / F / J / K

Dover: 3 OF 9 DELEGATES PRESENT

Easthampton: A-3 / B\* / C / D / E / F / I

Golf's Edge: 0 OF 7 DELEGATES PRESENT

Greenbrier: C-3 1 OF 2 DELEGATES PRESENT

Hastings: B-8 / C-3 / D / I-4

Kent: C / D / F / G\* / H / I-5 / K\* / L / N

Kingswood: A / B-4 / C / E\* / F

Northampton: A / B / C / D / E-6 / F-5 / G\* / H-3 / I / J / N / O / P-4 / Q\*

Norwich: A-3 / B / C\* / D\* / E / F / G / H-3 / I-3 / J / K / L / N / O

Oxford: 200-4 / 300 / 600-3

Plymouth: 4 / 5 - 1 OF 2 PRESENT

Salisbury: B / C / D / E / F / G-3 / H / I-3

Sheffield: C\* / D / E-3 / F / H-3 / J / K / M / N-5 / O / P-3 / Q-4

Somerset: B-3 / D / H\* / J / L-5

Southampton: A-4 / B-6

Stratford: A / C / D-4 / E-7 / G\* / H / I / L / M-3 / N-5

Sussex: A-3 / B / C-3 / D\* / E / F / G / H-3 / J / K\* / L-3 / M-3

Waltham: A-3 / B / C\* (VP) / D\* / E-4 / F / G\*

Wellington: B-3 / C-5 / D / J-4 / M-5

Windsor: A / B / C / D-4 / E\* / F / G / H / I / L-3

Luckily we had exactly the number for quorum. All business requiring a vote had to be put to the head of the agenda in order to be able to conduct business.

It really is a sad sight to see the lack of concern for the representation of and for the owners of Century Village WPB.

There are issues coming up in the very near future that will require the votes of the delegates, and if they keep ignoring the Assembly Meetings, YOU, the owners, will be the ones that will feel it. **Most likely in your pockets.** New Contracts, Lawsuits, and just plain normal everyday operations. If the delegates do not represent your association, you may need to rethink your delegate(s).

My apologies if the truth offends anyone, but it needs to be said.

Bob Rivera, USN Ret.  
UCO Secretary

### A Request from George Franklin

Hi Folks -- Any former Law Enforcement or Security Officers interested in joining the Security Committee at this time are welcome to apply. Number is limited. You must have either a Law Enforcement background or a Security background to be considered. The committee meets the FIRST Friday of the month at 1:00 P.M. in the UCO Office. Discussions include goings on in the Village, any problems and crime prevention. These meetings are open only to members. Contact me at 561 471 9929 for information. Thank you.

George M Franklin, Committee Chair

## Organization News

**Cong. Anshei Sholom:** 5348 Grove St, Century Village. We are happy to welcome you to our Synagogue. Shabbat Services Saturday morning, 9:15 AM. (Masks Mandatory). Following are activities and events scheduled for **June, 2021:**  
**Sunday June 6th** - Summer Bash- 6:00 pm - Vendors will be on hand to hand out interesting information. Entertainment and a door prize. Also enjoy a goodie bag and dessert to go. Donation \$10.00 per person. Call Harriet Waghelstein for reservations

and information at 596-5635.  
**Wednesday June 16th** - Sisterhood Card Party and Deli Luncheon at 11:00 AM. For information call Roz Meilamed: 310-1186.  
For further information on any of these events, please call the Synagogue office: 684-3212.  
**Shuffleboard Club:** Summer schedule, every Tues., 9AM, all welcome, equipment provided. Come and learn the game. Questions, please call Ed Wright: 561-632-5268

# A series of things that suggest thoughtful consideration regarding the upcoming "rainy" season

BY DOM GUARNAGIA

“Global Warming” has given way to “Climate Change” and more active tornadic weather in the Atlantic Basin with more intensive hurricanes attacking structures, especially those built about fifty (50) years ago, several miles inland on former swampland with residential structures conforming to a now-antiquated Building Code that did not reflect the coming climate changes regarding both the number and intensity of today's predicted storms.

We are about to enter the phase of seasons where heavy rain combined with very strong winds, (i.e.) intensity over a category three (3) create predictable situations that include both building stresses and human exposure the likes of which have not been seen here in South Florida for decades. The devastation from “Hurricane Marie” in 2019 of the wind-driven structural damage, as well as debris from fallen trees in the Bahamas, was not predicted along the Florida peninsula where human injuries and deaths were not experienced since Homestead. Photos revealed that many of the surviving structures had “Hip Roofs”.....all four (4) roof surfaces were sloped, thereby repelling the wind's forces regardless of direction from which the winds attacked.

Structures, like ours that were erected conforming to an earlier Palm Beach County Building Code, were commensurate with weather conditions for those times. Here, Century Village construction requirements were created to meet loads. Today's Building Code prohibits the configuration of roofs that have vertical gable ended roofs, (i.e.) triangular short ends of single and multi-story residential structures that cannot cope with the wind-load.

This season, the National Weather Bureau will

begin naming storms beginning in late May-early June. There is consideration to discard those in the Greek Alphabet to avoid confusion. During the past five (5) decades, one storm that decimated South Florida, was in Homestead, near Miami. With that in mind, the current wind-loads predicted to be higher than a Category Two (2), will subject our two-story structures with wood-trussed roofs to higher forces acting on structural members secured to the top of the wall with toe-nailed spikes, nailed at an angle through the truss and into the top of the wood-framed walls. Stress, after fifty (50) years of wind and rain are no longer sufficiently resistant to the winds of today's predicted forces

About ten (10) years ago, a method of securing the roof trusses to the wall was by having Roofers and/or Carpenters crawl into the attic space and secure a metal “Strap”, connecting the wooden truss bottom chord with the top wooden member of the wall framing. The unfortunate result was that workers attempting the task, fell through the sheetrock ceiling of the room below, requiring replacement of the damaged sheetrock. That gave rise to one method that could be accomplished when the roofing was replaced. Cutting and removing a two (2) Ft. area, parallel to the roof edge, about two FT. wide and five (5) FT. back from the gutter allowed the installation of the missing “Metal Strap”. The plywood sheathing, reserved, could be reset in place and the result meant that the roof was properly secured.

Unfortunately, a mere handful of Associations performed the task and those roofs will be resistant to these seasonal storms. Other roofs will lose shingles and still too many will succumb to “the Umbrella Effect”, where the winds invert

the fabric and metal spokes, exposing the owner to considerable rain. Serious consideration should be given before the “Season”, if and only if, you intend to have the work performed.

Considering joining the caravan exiting South Florida can be a big mistake, especially days prior to a supposed landfall. The dilemma involves whether or not to seek refuge elsewhere, or join those who are attempting to drive North to a safer area with no certainty that there will be accommodations when and if you arrive in time. Leaving South Florida on I-95 or worse, the Turnpike, will result in joining thousands of others choking the roads, refueling stations, Rest Areas, and a place to sleep with all motels, hotels occupied forcing you to rest “wherever you can” that may not come to fruition causing consternation and dangerous actions.

The most vulnerable Associations are the totally wood-framed mansard-roofed buildings of “Golfs Edge”, where you will seek shelter at “home,” but where total evacuation will be necessary, during a Category Three or higher. This group was existing when the land was purchased for the current use, under an even less resistant Code. Do not wait till it is late and a difficult decision may be the sole choice.

Also, don't wait till it is too late to conclude your decision to perform the task of “Riding out the Storm” in Century Village. Perform the usual tasks....extra prescriptive medicines, batteries, drinking water and fill the bathtub with water to flush the toilet in the event that the County-provided water is unavailable. In conclusion, ..... those structures built of “STICKS” may well succumb to the Big Bad Wolf's successful attempt to “Blow Your House Down.”

# Clerk’s Financial Guide Shows How Palm Beach County Tax Dollars are Budgeted and Spent

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

Your property taxes are the largest single source of revenue for Palm Beach County, funding everything from parks and recreation to public safety to the community services we depend on every day.

More than one-third of your total countywide property tax bill is used by the County to pay for programs and services in our community. My office is responsible for providing you with a clear view of how your tax dollars are spent.

Our annual Checks & Balances guide makes it easy for you to track how your tax money is collected, budgeted and invested until it is needed to pay for County services. It puts all of the information you need to know in one place, with simple charts that give a detailed overview of Palm Beach County's financial health and other important economic indicators.

With Checks & Balances, you can see how the County's budget impacts you. For example, the average cost per taxpayer for County services in Fiscal Year 2020 included:

- \$85 for parks and recreation
- \$36 for community services
- \$31 for public safety
- \$28 for engineering and public works

You can also learn more about economic trends affecting our local economy and the County's bottom line. Among the highlights:

- Record Property Tax Revenue: Palm Beach County collected \$1.27 billion in property tax revenue in FY 2020, an increase of 5 percent over the previous year.

- Rising Home Values: The median sales price for a single-family home in the County grew by 16.8 percent in 2020, ending the year at \$425,000.
- Taxpayer Savings: My office earned \$40 million through its management of the County's investment portfolio. That's a savings of \$62 for every County taxpayer.

Checks & Balances, which is also known as the Popular Annual Financial Report, or PAFR, is available online at [mypalmbeachclerk.com/pafr](http://mypalmbeachclerk.com/pafr). We encourage you to download a copy and share it with others in our community.

This award-winning guide is part of our office's ongoing commitment to transparency in government. I know it will be a valuable resource for you.

## NOTARY SERVICE AT UCO

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



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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"



**REQUIRED!**

**MASK MUST COVER**


**NOSE AND MOUTH**

**WHEN IN THE**

**FITNESS CENTER**

**MAIN CLUBHOUSE**

**OFFICES**



**For your safety  
and ours, masks  
are required while  
on these premises.**

*Thank you!*

WPRF, Inc.

**GUEST PASSES AVAILABLE  
STARTING  
THURSDAY, MAY 6, 2021  
FOR  
GUEST POOL ONLY**

**RESIDENT MUST BE WITH THEIR  
GUESTS AT THE GUEST POOL**

**GUESTS MUST HAVE A GUEST ID  
OR WILL BE ASKED TO LEAVE**

**USE OF FACILITIES AT  
USERS OWN RISK**

**6' DISTANCING & WEARING OF MASK  
RECOMMENDED**

**ID OFFICE HOURS  
MONDAY—FRIDAY  
8:30-12:00 PM & 1:00-4:00 PM**

**STAFF OFFICE  
SATURDAY, SUNDAY  
9:00-12:00 PM & 1:00-4:30 PM**

WPRF, Inc.

A COMMUNITY BUILT ON TEAMWORK

# Comprehensive Cancer Care Takes the Good Samaritan Medical Center Team

Shaun Trueman, RN

Shachar Peles, MD,  
Medical Oncologist

Barry Berman, MD,  
Medical Oncologist

Randi Smith, USM

Not all cancer treatment centers are the same. At Good Samaritan Medical Center, our experienced team is continuously working at the forefront of research and technology to bring patients new and innovative diagnosis and treatment options, as well as access to clinical trials.

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- Genetic counseling and hereditary risk assessment
- Cancer screenings
- Some of the latest advances in cancer diagnosis and treatment
- Access to clinical trials

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SALES

**UPPER FLOOR, CORNER, 1 BED 1.5/2 BATH**

**244 CAMDEN J** OUTSIDE CORNER UNIT, UNFURNISHED, STAINLESS STEEL APPLIANCES, LOTS OF LIGHT AND AIRY, CENTRAL AIR CONDITIONING, CERAMIC TILE FLOORING THRU OUT. PATIO OVERLOOKS THE GARDEN, NEW TOILETS AND NEW VANITIES IN BATHS, NEW HOT WATER TANK, NEW PLATES AND SWITCHES, NEAR THE PATIO AND THE WEST GATE

\$49,900

**69 WALTHAM C** ABSOLUTELY BEAUTIFUL AND NICELY DECORATED, MOVE RIGHT INT, CERAMIC TILE FLOORING, CENTRAL AIR CONDITIONING, LOTS OF UPGRADES, LOTS OF LIGHT AND NICE BREEZES. NEAR THE EAST GATE AND CLUBHOUSE RENTABLE.

\$65,000

**113 WALTHAM E** FULLY FURNISHED, CARPET, CERAMIC TILE, CENTRAL AIR CONDITIONING, LOTS OF LIGHT AND BREEZY, ENCLOSED PATIO, COMMUNITY PATIO, THIS CONDO HAS BEEN WELL TAKEN CARE OF, MOVE RIGHT INTO. NEAR THE CLUBHOUSE AND THE HAVER HILL GATE.

\$55,000

**26 GOLFS EDGE E** TENANT IN PLACE, UNFURN, CENTRAL AIR, WASHER/DRYER CAN BE PLACED IN UNIT. NEAR EAST GATE AND CLUBHOUSE.

\$49,000

**GROUND FLOOR CORNER 1 BED 1.5 BATH**

**379 SHEFFIELD P** FURNISHED, CERAMIC TILE AND CARPET FLOORING, CENTRAL AIR, NEW AIR CONDITIONING SYSTEM, NEW REFRIGERATOR, NEW STOVE, WELL INSIDE CORNER GARDEN VIEW OFF OF PATIO. LOCATION IS DESIRABLE AND NEAR THE HAVER HILL GATE. ASSOCIATION HAS GREAT RESERVES AND THE NEIGHBORS ARE GREAT.

\$55,000

**UPPER FLOOR 1 BEDROOM 1.5 BATH**

**145 ANDOVER F** NEWER REFRIGERATOR, NEW AC UNIT, WOOD FLOORING AND CERAMIC TILE FLOORING, WELL TAKEN CARE OF, THIS UNIT IS LIGHT AND AIRY. FURNISHED AND READY FOR YOU.

\$49,900

**304 WELLINGTON M** CERAMIC TILE FLOORING, LARGE SPACIOUS ROOMS, LOTS OF LIGHT AND VERY QUIET, OVERLOOKING ONE OF THE PRETTIEST WATERVIEWS IN THE DEVELOPMENT, CLOSE TO WEST GATE. THIS UNIT IS IN EXCELLENT CONDITION, YOU CAN MOVE RIGHT INTO.

\$75,000

**150 HASTINGS I** UNFURNISHED, CERAMIC TILE FLOORING, CENTRAL AIR CONDITIONING, WELL TAKEN CARE OF CONDO. SERENE LOCATION, GARDEN VIEW FROM PATIO, WALKING STEPS TO HASTINGS FITNESS CENTER AND POOL, CLOSE TO PARKING, NO THRU TRAFFIC, LAUNDRY ON SECOND FLOOR

\$51,000

**307 WELLINGTON D** ABSOLUTELY BEAUTIFULL, LARGE SPACIOUS KITCHEN AND RENOVATED LOTS OF STORAGE, FLOORING IS CERAMIC TILE AND IS THROUGH OUT THE CONDO, UPDATED BATHS, THERMAL WINDOWS ON PATIO, IMPACT WINDOWS IN FRONT OF CONDO. THIS IS A TURN KEY CONDO WITH ONE OF PRETTIES VIEWS OF THE LAKE FROM THE PATIO. WILL NOT LAST! LOCATION IS VERY DESIRABLE, AND THIS DEVELOPMENT HAS TWO POOLS, ONLY FOR THE WELLINGTON RESIDENTS, CENTRAL AIR CONDITIONING, LAUNDRY ON EACH FLOOR, AS WILL AS GARBAGE SHOOT. ELEVATOR IN BUILDING.

\$99,000

**GROUND FLOOR 1 BEDROOM 1.5 BATHS**

**111 DOVER A** FULLY FURNISHED, CERAMIC TILE FLOORS, LARGE SPACIOUS ROOMS WITH HUGE PATIO, OVER LOOKING THE LAKE, FOUNTAINS AND CLUBHOUSE, NEAR THE LAUNDRY, AND MAILBOXES, STEPS TO DOOR FROM PARKING, THIS AREA IS SOUGHT AFTER, NEAR THE EAST GATE WHICH IS HAVERHILL AND CLUBHOUSE.

\$99,900

**GROUND FLOOR 1 BED 1 BATH**

**226 SHEFFIELD J** ABSOLUTELY BEAUTIFUL, NEAR LAUNDRY AND MAIL BOXES, CERAMIC TILE FLOORING, NEWER KITCHEN AND UPDATED BATHROOM, WELL TAKEN CARE OF STEPS FROM PARKING FROM PATIO.

\$52,000

**82 BERKSHIRE D** WATER VIEW, STEPS TO PARKING, FURNISHED, RENT ABLE, AND A GREAT INVESTMENT. NEAR THE KENT POOL, AND THE WEST GATE.

\$52,000

**227 NORTHAMPTON L** UNFURNISHED, CLOSE TO PARKING, CERAMIC TILE FLOORING, GARDEN VIEW.

\$49,900

**222 NORTHAMPTON L** STEPS TO PARKING, UNFURNISHED, WELL TAKEN CARE OF, CERAMIC TILE FLOORING LOTS OF LIGHT, WALK IN CLOSET, CLOSE TO THE WEST GATE, GREAT INVESTMENT!

\$49,000

**359 NORTHAMPTON R** THIS CONDO HAS A TENANT AND WANTS TO STAY, UNFURNISHED, CERAMIC TILE FLOORING, STEPS TO POOL AND PARKING, GREAT ASSOCIATION

\$52,000

**UPPER FLOOR 1 BEDROOM ONE BATH**

**321 WINDSOR N** ABSOLUTELY ONE OF THE CLEANEST CONDO'S IN THE VILLAGE, WELL TAKEN CARE OF KNOCK DOWN WALL IN KITCHEN WHICH OPENS UP INTO A GREAT ROOM, FULLY FURNISHED AND STOCK FOR MOVE RIGHT INTO. LOTS OF UPGRADES COME AND SEE

\$47,000

**19 DORCHESTER A** THIS CONDO IS CUTE AS A BUTTON, FURNISHED, PET FRIENDLY BUILDING, GARDEN VIEW FROM PATIO, GREAT ASSOCIATION AND A GREAT BUILDING.

\$42,000

**284 CAMDEN L** WELL KEPT UNIT, TENANT IN PLACE AND WANTS TO STAY. CLOSE TO LAUNDRY AND MAIL BOXES, UNFURNISHED, CERAMIC TILE, NEW HOT WATER TANK, NEW AC IN LIVING ROOM, TWO AC UNITS, CLOSE TO THE CAMDEN POOL AND THE WEST GATE.

\$47,000

**159 NORTHAMPTON H** BEAUTIFUL AND SERENE WATERVIEW WITH NATURAL HABITAT, UNFURNISHED, CERAMIC TILE FLOORING, LIFT IN BUILDING, RENTABLE, PET FRIENDLY, NEW DOOR, STEPS TO PARKING, CLOSE TO KENT POOL. GREAT LOCATION AND GREAT ASSOCIATION.

\$54,900

**UPPER FLOOR CORNER 2 BED.1.5/2 BATHS**

**DORCHESTER G** CERAMIC TILE FLOORING, NEW LIFT IN BUILDING,, KITCHEN COMPLETELY RENOVATED, BATHROOMS HAVE UPDATES, CENTRAL AIR CONDITIONING, ABSOLUTELY BEAUTIFUL, THIS CONDO HAS BEEN TASTEFULLY FURNISHED, WELL TAKEN CARE OF, COMMUNITY PATIO, AND NEAR DORCHESTER POOL AND HASTINGS FITNESS CENTER

\$89,900

**184 CAMBRIDGE H** OUTSIDE CORNER UNIT, THE BEST LOCATION, LOTS OF LIGHT AND VERY BREEZY, FURNISHED, RENT ABLE, AND PETS ALLOWED WITH CERTIFICATION. WELL TAKEN CARE OF, CENTRAL AIR CONDITIONING, CARPET AND CERAMIC TILE FLOORING. GREAT INVESTMENT. GREAT ASSOCIATION AND GREAT NEIGHBORS.

\$79,900

**76 BERKSHIRE C** FURNISHED, NEW AC NEW REFRIGERATOR, NEW DISH WASHER AND A BEAUTIFUL VIEW OF THE LAKE FROM PATIO, VERY SERENE, THIS CONDO IS PICTURE PERFECT AND READY TO MOVE INTO.

\$89,900

**13 SALISBURY A** OUTSIDE CORNER, RENTABLE, UNFURNISHED, BEAUTIFUL CERAMIC TILE FLOORING, WALKING DISTANCE TO THE HAVER HILL GATE, 24 HOUR SECURITY, TRANSPORTATION, TENNIS, CLUBHOUSE AND FITNESS CENTER. SO MANY CLUBS TO BELONG TO, DANCES ON SATURDAY EVENING, THIS BUILDING HAS A GREAT ASSOCIATION.

\$75,000

**133 SALISBURY F** NEWER KITCHEN, CERAMIC TILE FLOORING, NEWER BATHROOMS, OUT SIDE CORNER, RENT ABLE, UNFURNISHED. LOTS OF UPGRADES. NEAR THE HAVER HILL GATE AND CLUBHOUSE, GREAT INVESTMENT

\$95,000

**132 DORCHESTER F** UNFURNISHED, GRANITE COUNTERTOPS, ENCLOSED PATIO, BEAUTIFUL CERAMIC TILE FLOORING, INSIDE CORNER, CUL-DE-SAC, STEPS TO DORCHESTER POOL, HASTINGS FITNESS CENTER. ACTIVE COMMUNITY, GATED AND TRANSPORTATION

\$65,000

**136 WALTHAM F** NEAR THE HAVER HILL ENTRANCE AND CLUBHOUSE, INSIDE CORNER, FURNISHED, GREAT LOCATION AND A GREAT ASSOCIATION. COME SEE!!

\$75000.00

**22 GOLFS EDGE D** VERY SERENE AREA, TWO FULL BATHS, LIFT ON STAIRS, LARGE SPACIOUS ROOMS DEVEL HAS ITS OWN POOL, CENTRAL AIR CONDITIONING

\$93,000

**301 NORTHAMPTON O** CARPET AND CERAMIC TILE FLOORING, CENTRAL AIR, INSIDE CORNER, BUILDING SITS ON A CORNER LOT WITH LOTS OF LUSH LANDSCAPING, AND SPACE BETWEEN THE BUILDING, TENANT IN PLACE, PAYING \$1000 PER MONTH. THERE IS A TWO YEAR WAITING PERIOD TO RENT. ACTIVE CLUBHOUSE AND FITNESS CENTER, POOL, TENNIS, RACQUETBALL AND SO MUCH MORE. NEAR THE WEST GATE.

\$65,000

**231 NORTHAMPTON L** OUTSIDE CORNER UNIT, FURNISHED, TENANT IN PLACE, CENTRAL AIR, PRIVATE LOCATION, NEAR THE WEST GATE, STEPS TO THE PARKING, LOTS OF ACTIVITIES, TRANSPORTATION.

\$78,900

**GROUND FLOOR CORNER 2BED,1.5 BATHS**

**82 CAMDEN D** THIS CONDO IS A MINT, MOVE IN CONDITION, FURNISHED, CERAMIC TILE FLOORING, NEWER KITCHEN AND UPDATE MASTER BATH WITH SHOWER, CENTRAL AIR CONDITIONING. WATER VIEW, STEPS TO LAUNDRY AND MAIL. HURRICANE ROLL UPS. THE CONDO HAS BEEN WELL TAKEN CARE OF. GREAT BUILDING WITH GREAT NEIGHBORS.

\$85,000

**28 SALISBURY B** THIS CONDO HAS BEEN TAKEN CARE OF THE OWNER IS METICULOUS, INVENTORY OF FURNITURE TO BE SUPPLIED UPON REQUEST, NEWER KITCHEN AND BATHS, PLANTATION SHUTTERS IN MASTER SUITE, ENCLOSED PATIO, LARGE WALK IN CLOSET, GREAT ASSOCIATION, RENTABLE. NEAR THE EAST GATE, CLUBHOUSE, TRANSPORTATION AND SO MUCH MORE AMENITIES TO PARTICIPATE IN, GATED COMMUNITY.

\$89,000

**174 SHEFFIELD H** STAINLESS STEEL APPLIANCES, FURNISHED, GRANITE VANITIES, AC LESS THAN 3 YEARS PET FRIENDLY, WALKING DISTANCE TO HASTINGS FITNESS CENTER.

\$70,000

**GROUND FLOOR 2BED 1 ½ BATHS**

**82 CAMDEN D** ABSOLUTELY BEAUTIFUL AND NICELY DECORATED. MOVE RIGHT INTO AND WATER VIEW, NEWER UPGRADES TO INCLUDE NEWER KITCHEN.

\$80,000

**102 CAMDEN E** TENANT IN PLACE AND WANTS TO STAY WATERVIEW, CENTRAL AIR, NEAR THE KENT POOL

\$85,000

**112 GREENBRIER A** STEPS TO PARKING AND A BEAUTIFUL POOL, CERAMIC TILE FLOORING THRU OUT, UNFURNISHED, ENCLOSED PATIO OVERLOOKING THE GARDEN AREA. LARGE SPACIOUS ROOMS, LIGHT AND AIRY, CUL DE SAC, LAUNDRY AND GARBAGE SHOOT ON EVERY FLOOR, ADDITIONAL STORAGE IN BUILDING, ELEVATOR BUILDING, VERY DESIRABLE AREA.

\$99,000

**228 WINDSOR K** THIS CONDO HAS LOTS OF LIGHT, SOME FURNISHINGS WILL CONVEY WITH PURCHASE, SERENE GARDEN VIEW, AND PRIVACY. BEAUTIFUL FLOORING, WELL TAKEN CARE, USED ONLY SEASONALLY. GREAT ASSOCIATION AND BUILDING IS IN GREAT FINANCIAL SHAPE. NEAR THE WEST GATE AND THE CAMDEN POOL. STEPS TO PARKING.

\$80,000

**UPPER FLOOR 2 BED,1.5 BATH OR 2 BATHS**

**183 SOMERSET I** WATER VIEW FROM THE PATIO, VERY SOUGHT AFTER AREA, NEEDS TLC, NEAR THE POOL AND TENNIS

\$79,000

**216 NORTHAMPTON K** WATER VIEW FROM THE PATIO, THIS UNIT HAS BEEN WELL TAKEN CARE OF PARTIALLY FURNISHED.

\$62,000

**422 SOUTHAMPTON B** THIS CONDO IS IN EXCELLENT CONDITION, BEAUTIFULLY FURNISHED, LARGE SPACIOUS ROOMS, ENCLOSED PATIO THAT IS EXTRA LARGE, CERAMIC TILE FLOORING, DECORATOR'S TOUCH IN NEWER KITCHEN, UPDATED BATHROOMS, CENTRAL AIR CONDITIONING, SO MANY UPGRADES AND SO VERY WELL TAKEN CARE OF, ELEVATOR BUILDING, GARBAGE SHOOT AND LAUNDRIES ON EACH FLOOR, DEVELOPMENT HAS ITS OWN POOL, SERENE PATIO VIEW WITH BAMBOO TREES THAT SOUND LIKE SO CHARMING

\$88,900

**264 WELLIINGTON J** ABSOLUTELY STUNNING, CENTRAL AIR CONDITIONING, EVERY INCH HAS BEEN UPDATED, SOME FURNISHINGS, LARGE SPACIOUS ROOMS WITH A SERENE WATERVIEW TO ENJOY WITH NATURAL HABITAT FROM PATIO, THIS DEVELOPMENT HAS ITS OWN POOLS, ELEVATOR BUILDING, GARBAGE SHOOT AND LAUNDRIES ON EACH FLOOR. MOVE RIGHT INTO THIS BEAUTIFUL CONDO!

\$149,000

**CHATHAM L** CERAMIC TILE FLOORING, UPDATED, UNFURNISHED, ONE OF THE BEST WATER VIEWS IN CENTURY VILLAGE, VERY DESIRABLE AREA, CENTRAL AIR CONDITIONING, STEPS TO PARKING, HEART OF THE VILLAGE

\$91,900

**313 WELLINGTON E** LARGE SPACIOUS ROOMS, MASTER BATH FROM MASTER SUITE, WALK IN CLOSET, CARPET, BEAUTIFUL ENCLOSED PATIO OVERLOOKING THE LAKE AND NATURAL HABITAT. UNFURNISHED, GARBAGE SHOOT AND LAUNDRY ON EACH FLOOR. ELEVATOR BUILDING, DEVELOPMENT HAS TWO POOLS ONLY FOR WELLINGTON RESIDENTS. NEAR THE WEST GATE. GREAT ASSOCIATION

\$119,900

**2 GOLFS EDGE E** NEWER KITCHEN, NEW REFRIGERATOR, BEAUTIFUL CERAMIC TILE FLOORING, WASHER AND DRYER CAN BE PLACED IN CONDO, TWO FULL BATHS WITH MASTER SUITE HAS PRIVATE BATH. GARDEN VIEW, NEAR THE HAVER HILL GATE AND CLUBHOUSE, LOCATION, LOCATION, LOCATION, BEAUTIFUL BREEZES

\$88,500

**203 OXFORD 400** LARGE CONDO WITH TWO FULL BATHS, WASHER AND DRYER ALLOWED IN CONDO, DEVELOPMENT HAS ITS OWN POOL, NEW SHOWER BATH IN MASTER, LIFT IN BUILDING, WELL TAKEN CARE OF CENTRAL AIR CONDITIONING, CLUBHOUSE AND THE EAST GATE, GREAT BUILDING, GREAT RESERVES

\$75,000

**19 BEDFORD A** LIFT INCLUDED, LAUNDRY UPSTAIRS, COMMUNITY PATIO, THIS CONDO HAS BEEN WELL TAKEN CARE OF, SOME FURNISHING WILL CONVEY. CERAMIC TILE FLOORING, MOVE RIGHT INTO.

\$59,000

ANNUAL RENTALS

**227 NORTHAMPTON L** FURNISHED, UNFURNISHED, STEPS TO PARKING AND THE KENT POOL, CERAMIC TILE FLOORING, MINI BLINDS, QUIET AREA, 24 HOUR GATED COMMUNITY

\$900

**UPPER FLOOR CORNER 1 BED 1.5 BATH**

**36 CAMDEN B** UNFURNISHED, OUT SIDE CORNER, WATERVIEW, ENCLOSED PATIO, NEAR THE CAMDEN POOL AND THE WEST GATE.

\$950

**122 CANTERBURY E** UNFURNISHED, CERAMIC TILE FLOORING, FRESHLY PAINTED, CENTRAL AIR CONDITIONER, LOTS OF LIGHT AND AIRY, CUL DE SAC, NEAR THE DORCHESTER POOL, 24 HOUR SECURITY, TRANSPORTATION, RECREATION AND CABLE COMES WITH RENTAL.

\$975

**244 CAMDEN J** UNFURNISHED, CERAMIC TILE FLOORING, CENTRAL AIR CONDITIONING, WELL TAKEN CARE OF CONDO. SERENE LOCATION, GARDEN VIEW FROM PATIO, WALKING STEPS TO CAMDEN POOL, CLOSE TO PARKING, STAINLESS STEEL APPLIANCES,

\$975

**GROUND FLOOR CORNER 1 BEDROOM 1.5 BATHS**

**149 CAMDEN G** INSIDE CORNER, COMPLETELY REMODELED, ABSOLUTELY BEAUTIFUL CENTRAL AIR UNFURNISHED, READY FOR OCCUPANCY

\$1,100

**UPPER FLOOR 2 BED 1/5 BATH CORNER**

**76 BERKSHIRE C** FULLY FURNISHED, CERAMIC TILE FLOORS, WATER VIEW FROM THE PATIO, VERY SERENE, CLOSE TO PARKING, NEW REFRIGERATOR, NEW DISHWASHER, CENTRAL AIR CONDITIONING. CLOSE TO THE WEST GATE.

\$1,100

SEASONAL

**COVENTRY** TWO BEDROOM AND 1.5 BATHS, SECOND FLOOR, CERAMIC TILE, BEAUTIFULLY FURNISHED, A GREAT WINTER RETREAT, IMMACULATE! GET AWAY FROM THE COLD AND ENJOY BEAUTIFUL WEATHER IN PALM BEACH.

\$1,350

CRESTHAVEN

**2920 CROSLY DRIVE EAST F** TENANT IN PLACE, AND WANTS TO STAY, COZY ONE BEDROOM ONE BATH, NEWER AIR CONDITIONING, GARDEN VIEW, ENCLOSED PATIO, STEPS TO PARKING, GREAT LOCATION GREAT INVESTMENT

\$49,900

**2511 BARKLEY DRIVE WEST, G** TENANT IN PLACE AND WANTS TO STAY, GARDEN VIEW, ENCLOSED PATIO, STEPS TO PARKING AND A REALLY GREAT INVESTMENT

\$52,000



# Do Your Homework

BY RUTH DREISS

Having bought in the Century Village community in 1971, I am not aware of anyone still living here who came in at the beginning and units were brand new. Each unit owner got a walk-thru inspection to see that all was in order and if it was not, adjustments were made. Now 50 years later, or less, with many units turned over, time and time again, buyers and sellers should consider what they need to look for if buying and what to disclose if selling.

**Sellers Disclosure** - It is important for sellers to disclose potential problems in the unit that are known at the time of sale that could become problematic to the new buyer. If they inadvertently forget to mention something, the buyer could come after them later.

**Buyers Questions** - There are major items that need to be considered. The roof is critically important. How old is it and is there a plan for replacement if it is old?

Are there sufficient reserves in the treasury to cover it? If not, you could be facing a large assessment. Check the building gutters, if there are any. Check the condition of the building. You will be responsible for your share of the upkeep of the common elements. This is calculated by your percentage of ownership.

How old is the water heater in the unit and will it need replacement shortly? This expense is yours alone. Likewise, the air conditioner in the unit should be checked (both, if there is more than one). What is the age and condition, and how soon will it need to be replaced? Ask whether there is a large assessment coming up for any repair or replacement. Once you are the owner of a unit, it becomes your responsibility, but likewise, you become the owner of any reserve funds in the building association's treasury. It is wise to get your own inspection before signing on the dotted line.

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COVID-19 CONTINUES TO EXIST  
WHEREVER PEOPLE ARE PRESENT.**

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THEIR OWN RISK.**

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**Another Florida Fun Fact**

State Wildflower .....	Coreopsis
State Tree .....	Sabal Palmetto
State Saltwater Mammal.....	Porpoise
State Reptile .....	American Alligator
State Animal.....	Florida Panther
State Butterfly.....	Zebra Longwing

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321 Sheffield N  
102 Oxford 300  
106 Oxford 200  
8 Cambridge A  
217 Bedford I  
107 Greenbrier C  
210 Greenbrier C  
63 Dorchester C  
56 Sheffield C  
106 Wellington E  
17 Kingswood A  
61 Somerset C  
163 Bedford G  
302 Sheffield M  
348 Southampton C  
201 Greenbrier A  
443 Wellington H  
92 Hastings F  
304 Greenbrier A  
428 Windsor S  
39 Camden B  
4 Cambridge A  
126 Andover E  
50 Northampton C  
325 Wellington G  
255 Sheffield K  
31 Kingswood B  
9 Cambridge A  
217 Bedford I  
302 Sheffield M

#### STRATFORD B 2 BEDROOM / 2 BATH, GROUND FLOOR \$139,900

Renovated, Near Lake, Tile Floors, Furnished,  
Water Included in Maintenance, Walk to Clubhouse and East Gate

#### 1 BEDROOM, 1 BATH - GROUND FLOOR

**SHEFFIELD F** Excellent Home, Furnished, Rentable, Laminate Floors,

Steps to Beautiful Health Club with Pools.....\$60,000

#### 1 BEDROOM, 1 BATH - UPPER FLOOR

**WINDSOR F SOLD** Completely Furnished, Walk to Pool, Screened Patio, Great Buy.....\$42,000

**KINGSWOOD A SOLD** Rent From Day One, Furnished, Turnkey .....\$45,500

**CAMDEN I SOLD** Upgraded, Open Kitchen, New Furniture, Walk to Camden Pool .....\$45,500

#### 1 BEDROOM, 1½ BATH - GROUND FLOOR

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

#### 1 BEDROOM, 1½ BATH - UPPER FLOOR

**NORTHAMPTON S SOLD** Across from Pool, Tile Floors, Much More.....\$54,000

**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

**EASTHAMPTON A** Corner, Outstanding Condition, Furnished, Walk to Clubhouse & East Gate .....\$89,900

**NORWICH K** Corner, Total Renovation, Enclosed Patio, Tile Floors, Walk in Shower,

Ceiling Fans Throughout, Beautiful Garden Views, Steps to East Gate & Clubhouse .....\$89,900

#### 2 BEDROOMS, 1 & 1½ BATH - UPPER FLOORS

**SHEFFIELD Q** Outstanding Corner, Secluded Garden Area, Furnished, 2 Easy Boy Chairs,

Carpeting, 2nd Floor Laundry, Easy Walk To Health Club and Spa with Resistance Pool .....\$69,900

**BEDFORD E** 1 Bath, REDUCED, Furnished, Lift to 2nd Floor, Great Condition.....\$56,000

**CHATHAM A** Unfurnished, Walk to Chatham Pool, Lagoon View, Tile Floors, .....\$67,000

**EASTHAMPTON C PENDING** Corner, Completely Furnished, Carpet,

Turnkey, Walk to Clubhouse & East Gate .....\$69,900

**CHATHAM C SOLD** Center of Lake, Furnished, Tile Floors, Pristine Condition .....\$79,900

#### 2 BEDROOMS, 2 BATHS - GROUND FLOOR

**GOLF'S EDGE 4** Corner, Furnished, Water Included in Maintenance, Near East Gate & Clubhouse.....\$95,000

**STRATFORD D** Renovated, Near Lake, Tile Floors,

Furnished, Water Included in Maintenance, Walk to Clubhouse .....\$125,000





LEGAL

The Other Laws that Apply

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

What is Chapter 617, Florida Statutes, and how does that impact us?

Chapter 617 is where a significant number of the corporation’s powers are derived. Chapter 617 is the Florida Not-For-Profit Corporation Act. Each of the condominiums in Century Village is a not-for-profit corporation in the State of Florida. A not-for-profit corporation is not the same as a non-profit (think of March of Dimes as an example). A not-for-profit organization is not trying to make more money in a give year (a profit) than it has budgeted for its expenses. Your only concern is only bringing in enough money to pay your bills and fund your reserves (unless waived) each year.

Chapter 718 and 617 are also

linked together by a provision in Section 718.111, which provides that “the powers and duties of the association include those set forth in this section and, except as expressly limited or restricted in this chapter, those set forth in the declaration and bylaws and part I of . . . chapter 617, as applicable.”

The powers of a not-for-profit corporation are also listed in the statute, subject only to being overridden in most cases by provisions of your Articles or Bylaws.

When there is a conflict between the statutes, Chapter 718 controls the outcome.

What is Section 163.04, Florida Statutes?

This is another statute that you must deal with in Condominium

Living. It prohibits deed restrictions from prohibiting energy devices based on renewable resources. As to condominiums, however, the statute was amended a few years ago to state that unit owners are only allowed to use such devices “within the boundaries of a condominium unit.” Why is this significant? I had one solar company that wanted to put a solar collector on the roof try to tell me that the unit owner had the authority to do so. However, once I pointed out this small change of a few words in the law, and that the unit owner was not allowed to place any device on the common elements, they backed off.

Does the ADA apply to our building?

The Americans with Disabilities Act applies to places of public accommodation, such as businesses, hotels, restaurants, etc. It does not apply to condominiums where the public has no access. However, the Fair Housing Act does apply to your condominium. This comes into play a lot with issues such as emotional support animals and service

animals as the ADA and FHA have slightly different rules about what types of animals may be used. This is also a reason that you do not want your condominiums to be used as short term AirBnB-type rentals because in allowing a significant number of rentals under 30-days you could arguably be reclassified as a transient lodging facility like a motel. If that happens and ADA were to apply, there could be issues with your physical structure not being ADA compliant. The last thing you would ever want to have to do is to retrofit your building to make it ADA complaint.

Mark D. Friedman is a shareholder at the law firm of Becker and is Board Certified by the Florida Bar in Condominium and Planned Development Law. This article is intended for educational purposes only and is not intended as legal advice. You should consult your association’s legal counsel when dealing with any of these issues. Mr. Friedman may be reached at MFriedman@Beckerlawyers.com.



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Rotobrush duct clean with interior and viral whole house treatment  
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\*Additional cost from larger units and added vents will apply

\*Emergency restoration service for water leaks



# June Tax Talk

**ANNE M. GANNON**  
**CONSTITUTIONAL TAX COLLECTOR PBC**

With more than 90,000 businesses in Palm Beach County, we are preparing for the annual Business Tax Receipt (BTR) renewal period which runs July 1 through September 30. I thought this would be a perfect time to answer some of the more common questions we receive about the BTR and to provide you with resources for additional information.



June also brings the start of Hurricane Season and I, like you, want to be prepared for any storms that may come our way this year. Now is the time to make your plans and we want to help you with those plans, so I am thrilled to announce the availability of our hurricane guide for our Palm Beach County residents and businesses

**PLAN. PREPARE. PROTECT.**

June 1 marks the beginning of hurricane season and each year at this time it is all about preparations. Those of us who have been through storms before, understand the importance of preparing and planning to avoid being caught off guard from an approaching storm. For our newest neighbors who have not experienced one of these tropical storms or hurricanes, we can help you become more prepared and more informed with your storm preparations. We are very proud to once again provide our Hurricane Guide filled with crucial information for preparing for this year's hurricane season. The guide is chock-full of information, such as, important phone numbers, items to include in your hurricane supply kit and steps you can take to prepare before a storm

arrives.

To download a copy of our Hurricane Guide, please visit [www.pbctax.com](http://www.pbctax.com).

**NEW BUSINESS LISTING**

Did you know that we offer new Palm Beach County business listings to the general public through our subscription service? Visit [www.pbctax.com](http://www.pbctax.com) to complete an application to sign up for this subscription service.

**ASK ANNE**

We receive many inquiries from business owners, sole proprietors and professionals who work from home and others about the Local Business Tax Receipt (BTR). Any person selling merchandise or services in Palm Beach County, or operating as a one-person, remote, or home-based business must have a BTR, and renew it annually. There are some exemptions to this requirement that can be found on our website, [www.pbctax.com](http://www.pbctax.com). You must also check with your local city or municipality in which you operate as to local business requirements as well. Recently, we have been hearing from remote or home-based professionals seeking information. Here are a few questions from Tax Talk readers.

**Q. I just moved to Florida and plan on working remotely before establishing an office for my business, what Business Tax Receipt type will I need to obtain?**

A. As a sole professional working from your home, you will need to apply for a Business Tax Receipt for yourself. Once you open your office, the office will need a BTR as well. If you grow your business and have other professionals working in your office (such

as a law firm or medical practice with multiple practitioners), each professional under your office roof will need their own BTR. Also, check with your local municipality for its local Business Tax Receipt requirements.

**Q. I'm an art student and run a small side business selling my crafts directly to buyers on Instagram and other selling platforms like Etsy, do I need a Business Tax Receipt?**

A. Yes, you do need a Business Tax Receipt, even if you're selling home-made goods online and don't intend to open a storefront. The BTR application is available on [www.pbctax.com](http://www.pbctax.com) and the annual BTR renewal fee can be paid online. Also check with your local municipality for its local Business Tax Receipt requirements.

**Q. I live in Martin County but run a construction business that recently started doing work in Palm Beach County, what are my Business Tax Receipt obligations?**

A. You will need to apply for a BTR from Palm Beach County by visiting [www.pbctax.com](http://www.pbctax.com) and be sure to check the local municipalities within PBC that you are doing business in, as each has separate BTR requirements, and will verify that your BTR is up to date prior to issuing work permits. You are required to obtain a BTR within 30 days of starting business in Palm Beach County, and penalties will be charged after that grace period.

**Q. I work from home as a customer service representative answering phone calls for my employer, who has provided me with all the necessary equipment I need to perform my job, do I need a Business Tax Receipt?**

A. No. If you are a home-based employee answering customer service calls from your home for your company and you receive a W-2 from that company, you do not need to obtain a BTR.

Visit [www.pbctax.com/local-business-tax](http://www.pbctax.com/local-business-tax) for full details, forms, and an online payment portal.

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# June Property News

**DOROTHY JACKS**  
**PBC PROPERTY APPRAISER**

Welcome to our South Florida summer!

On June 1, my office submits the estimated taxable property values for 2020 to all Palm Beach County taxing authorities. These values assist in the groundwork for the taxing authorities' budgets.

On July 1, my office submits a preliminary tax roll to Florida's Department of Revenue, the agency that oversees the operations of all Property Appraisers in the state.

During the next few months, the tax roll process will continue as always. Because Florida law requires my office to value property based on the status of the real estate market and the personal property mar-

ket as of January 1, the impacts of COVID-19 will be incorporated into the tax roll. While markets were slow in the early days of the pandemic, the second half of 2020 saw record sales in both volume and prices. As always, I welcome your comments and questions regarding your property value and exemption amounts.

Now is also a good time to check the mailing address associated with your property at [pbcgov.org/PAPA](https://pbcgov.org/PAPA). Simply search your property and confirm that your mailing address is correct. If it needs an update, just click the "Change of Address" button under the "Owner Information" section.

### HURRICANE SEASON BEGINS

June kicks off Hurricane Season, which runs through November 30. As part of your hurricane preparations,

take a moment to review the 'Report Storm Damaged Property' information on our website, [pbcgov.com/PAPA](https://pbcgov.com/PAPA). It offers important details you need to know if your property sustains severe storm damage. If you have any questions, call my office at 561.355.3230. Palm Beach County Emergency Management offers essential tips on hurricane preparedness in their Hurricane Planning Guide PDF: <https://discover.pbcgov.org/publicsafety/PDF/Hurricane-Guide.pdf>.

### E FILING FOR HOMESTEAD AND PORTABILITY

With the homestead exemption E file module (<https://www.pbcgov.com/papa/>); click "Homestead Exemption E file" under "Quick Links"), you can E file the same day you close on a new home without the deed. Simultaneously, you can E file for portability if moving within the state of Florida and filing for a homestead exemption.

A homestead exemption can reduce the assessed value of your property, thereby reducing the amount of property tax you pay.

A \$25,000 exemption is applied to the first \$50,000 of your property's assessed value if your property is your permanent residence and you owned the property as of January 1. This exemption applies to all taxes, including school district taxes. An additional exemption of up to \$25,000 will be applied if your property's assessed value is between at least \$50,000 and \$75,000. This exemption is not applied to school district taxes.

In addition, a homestead exemption limits any increase to your assessed value to a maximum of 3% each year or the amount of the change in the Consumer Price Index, whichever is lower. Portability transfers all or a significant portion of your cap savings, up to \$500,000, from a home with a homestead exemption to a new home within the state of Florida that qualifies for a homestead exemption.

Our Exemption Services Department administers all exemptions and portability applications and is available to answer your questions. Contact them at [myexemption@pbcgov.org](mailto:myexemption@pbcgov.org) or 561.355.2866.

## 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.



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# Oh, no! It's not possible

BY LENORE VELCOFF

Here I was – one of the lucky ones. Thanks to the wonderful volunteers at UCO, I had received my two Pfizer vaccine shots and was again going out to an outdoor restaurant with two friends for lunch. But what a rude awakening I had. Here is my saga.

On Friday morning, I awoke with an infection. My doctor's office prescribed an antibiotic, but early Saturday I started to have a fever and by Saturday evening it had climbed to almost 103 degrees. So I had a friend take me to the off-campus Emergency Room at Haverhill Road and Okeechobee Blvd. Upon arrival, they immediately took me into a private examining room, leaving my friend waiting for hours with no information.

Blood work performed eventually showed that I would require hospitalization to have my infection remediated by intravenous injections. My friend was sent home, with my thanks for his patience, while I waited for a bed to open up at

Good Samaritan Hospital for me.

However, they insisted upon doing a COVID-19 test before transporting me by ambulance. Why? I had my two shots but they insisted. Low and behold (a good old-fashioned expression), I tested positive. Suddenly the protocol changed. The door to my room was closed, the nurse and doctor entering wore heavy duty masks, shields, gowns, and booties. The ambulance drivers (supplied by our UCO contract) accompanying me wore the same uniforms. At the hospital they had to make sure there was no one else in the halls as they were wheeling me through to the COVID-19 floor.

The COVID area is heavily restricted. No outside visitors – no outside staff. Every time someone entered my room they changed gowns and gloves. The RNs worked 12-hour shifts, 7:00 – 7:00. My first 24 hours there are a complete blank. I was diagnosed with Hypoxia COVID pneumonia by an infectious disease physician.

Another diagnosis was Sepsis to the infection, made by the hospitalist. I was not seen by any of my own private doctors because they were not allowed. Massive doses of antibiotics and steroids were administered. I had my vitals checked at least a dozen times a day – no rest for the patient. In addition, because of the medications, old illnesses became apparent. These also needed remediation. Unlike other hospital stays, there was no choice of food and no outside material – only the TV and I...hour after hour after hour.

Eventually, nine long days later, I have recovered. The doctors did state that I was only the second person they had heard of that got the virus after full inoculation. However, they added that the vaccine saved my life. I have no idea from whom I contracted the virus. No one I have spoken to since has come down with the disease. If you haven't already, please get vaccinated. It could save YOUR life.

HOW GOOD TO BE HOME!

## 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)
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# What is Your Favorite Exercise?

BY SRI VASUDEVAN, PH.D.

This warm April morning, it already felt hot and humid. With the rain forecast in the afternoon, I stepped out at 5 am. Yet morning weather was beautiful with a southerly humid wind. I passed a fast walker from New Jersey that expects to go North in June. She said, “Go, go!” as I passed her. I turned around and said to her. “Jog with me”. She politely declined with a smile saying, “Maybe tomorrow”.

I started jogging backward in front of her as she continued to walk fast. I told her why jogging beats quick walking because of the coordinated arm/ leg movement that is more cardiovascular, even at the same pace as fast walking.

Of course, many people opine that jogging is hard on the knees, especially with old age. This is a myth since knee joint pain is caused more by obesity than jogging, especially

if one has nicely padded shoes. One can also change the surface into a beach softened and cooled by water right at the shoreline, a grass meadow or clay - much like clay tennis in French Open, as opposed to hard court tennis in New York Open.

Here is how I order different common exercises with my reasons - what is your order?

1. Yoga and meditation (Use every muscle, deep breathing, integrate body and mind, can do at home or outdoor)
2. Mix of fast walking/slow jogging and sprinting (Achieve variable heart rate especially if you had a heart attack or stroke)
3. Jogging alone (Cardiovascular – be careful with your knee, get good jogging shoes)
4. Fast walking (Easy on your knee)



## How Dare They (UCO Officers)

I said at the Delegate Assembly that the UCO officers had no right to approve a landscaping contract without it going to BIDS. It is in our UCO BYLAWS. Usually we try to get 2 bids, especially if the contract is \$98,000+. Why did the officers ignore their own bylaws? No officer replied at the Delegate Assembly. What are they hiding?

I have requested to attend the Officers meeting and was told only members? The room holds 49 people legally. Yet someone was allowed in the Executive Board meeting and Transportation that were not members. Also at the Delegate meeting, why were outside guests allowed to come in when some residents were not allowed? The theater is approved for 329 seats.

Concerned Resident  
Barbara Cornish

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# Another Visit to a Senior Living Facility

BY RUTH BERNHARD-DREISS

For an older adult, thoughts turn to alternate types of living. The choice between assisted living and independent living usually depends on how well the individual can manage daily activities without extra assistance. Among these are preparing meals, personal hygiene, managing medications, doing household chores, driving, using methods of other transportation and maintaining personal finances. These are all important independent activities to consider when we find we are no longer in a position to do them, or even if we are still able, there is luxury in not having to cook and clean. It is now the time to think about the maintenance-free lifestyle of an independent/assisted living community. Such is life at Fountainview, a senior living community that offers both. It is located not far from Century Village, on Executive Center Drive, off Congress Ave. I had occasion to revisit there because of my interest in bringing information back to our CV residents who may have had such thoughts, since I last wrote a review in October, 2020. I was pleased to see that the renovations that I mentioned then had been completed after a year's work. I didn't know where to look first because the finished product is truly elegant! And much like CV, not all facilities are open yet, in the interest of safety for its residents and staff. In the meantime, there is a monthly

calendar of activities to provide enjoyment for all. As to living accommodations, there are 3 types of unit accommodations for independent and assisted living only. There is no provision for dementia/Alzheimer's needs at this facility. The Independent Living Rates are: DeLuxe Suite (small bedroom apt.) \$1,900-\$2,370; 1 Bedroom \$2,250-2,995; 2 Bedroom \$3,430-\$3,530. The Assisted Living Rates are: DeLuxe Suite \$2,650-\$3,295; 1 Bedroom \$3,300-\$3,750; 2 Bedroom \$4,695-\$4,745. Price ranges for all units are based on location. Consider what you may be interested in, or ready for now, with an eye toward what you may require in the future. Sandy Syphurs, Fountainview's Sales Director will be pleased to speak with you in this regard. A call to her for any appointment at 561-688-5996 will provide you with a tour to see all of the facilities and types of units available. With her help, you can make a decision about what would be best for you. At this time they are 79% occupied which indicates a lot of happy residents who made the move from various places. Speaking with some of them during my visit confirmed that. To appreciate the ambiance and amenities, it's a must see.

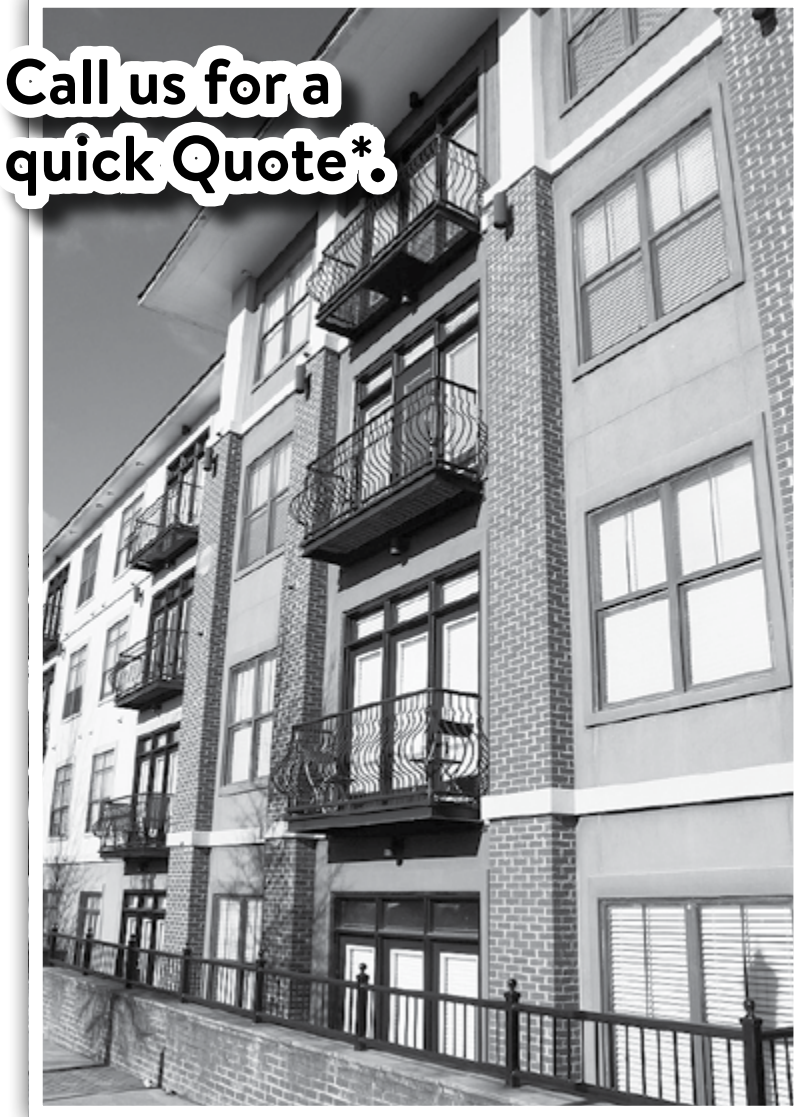
# Musings on a Ramble

BY MARILYN CURTIS AND BOBBI LEVIN

Hello fellow Centenarians! We want to urge everyone to start moving about the Village again? We recently decided that the time had come for us to get out and move. We knew that if we didn't start moving immediately, and consistently, we were destined to live with COVID weight gains and activity restrictions forever. We're now walking three days a week and finding that even three days a week is taking some getting used to. We haven't made a full loop of the Village yet, but that's our goal. Some of the topics we discuss on these walks bear reporting. They're proof positive that it isn't only our bones and muscles that have become rusty, but sometimes our minds stall out on us too. We're hoping that with enough miles clocked, both our minds and bodies will regain their former strength. We both find selecting the 'right' word can be challenging. For instance, one morning I had to ask Bobbi about the name of the little creature skittering around in front of us. Bobbi asked, "Do you mean the squirrel?" Today we chatted with fellow walkers who reported on a visit to Mounts Botanical Gardens. The weather and the time they chose

to visit lent themselves to a perfect walk. Everything was blooming and considering it was Mother's Day weekend, foot traffic was light, so they were able to get an eyeful of Mother Nature all dressed up for the holiday. (Mounts is open Thurs-Sat from 9-3 (last guests admitted at 2PM). Located at 531 N Military Trail in West Palm Beach. Admission is \$10). Signs of life can be spotted within the Village. We stopped on a recent ramble to watch six small turtles bobbing in the water near the west side bridge. We weren't the only ones watching. A hungry ibis hovered on the bank's edge, watching them intently. We prayed for the turtles and moved on. We also saw a roseate spoonbill on a lawn - her color was a beautiful contrast to the murky green water. Almost to our goal, Bobbi's back took a nasty turn and my knee started to protest, so we headed home. We limped to the finish, high-fived (we didn't have to summon the EMT's) and promised another try next week. Stop us if you're having trouble keeping up... we'll gladly slow the pace.

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BY RUTH BERNHARD-DREISS

June's Birthstones are the Pearl, Alexandrite and Moonstone.

The Birth Flowers are the Rose and Honeysuckle.

Zodiac Signs are Gemini (May 21-June 20) and Cancer (June 21-July 22). Happy Birthday to all of our Villagers born under these signs.

In any year, no month begins on the same day of the week as June. You're checking this out, aren't you?

George Bush, Sr. is the only US president to have been born in June, until Donald Trump.

"There are two seasons in Scotland...June and winter." (Billy Connolly, comedian)

On June 14, 1977, the flag of the US was adopted by the Continental Congress.

June is National Oceans Month in the USA. It is also National Candy Month, National Dairy Month and National Iced Tea Month.

June dates to remember are: **Flag Day** in the US comes on June 14th,

**Father's Day**, the third Sunday of June, will be celebrated on June 20th this year and the **First day of Summer** is June 21st, although some say summer starts on the 20th with Summer Solstice. June 1st is the beginning of **Hurricane Season** which lasts through November 30th. Again this year with COVID-19 still in our midst, we have to be extra hopeful that hurricanes pass us by.

**Some historical events:**

June 6, 1945 was WWII D-Day and war ended in Europe.

US Senator Robert F. Kennedy was shot by an assassin on June 5, 1968. And finally, Congress adopted the design for the Great Seal of the US on June 20, 1782.

With the relaxation directing the use of masks outdoors, continue to be cautious. Practice distancing, especially when coming in contact with strangers who may not have been vaccinated. Watch the evolving changes in regulations and have a safe summer.

## Notables Born in June

BY LENORE VELCOFF



**Judy Garland** was an American actress, singer and dancer. With a career spanning 45 years, she attained international stardom as an actress in both musical and dramatic roles, as a recording artist, and on the concert stage. Renowned for her versatility, she received an Academy Juvenile Award, a Golden Globe Award, and a Special Tony Award. Garland was the first woman to win the Grammy Award for Album of the Year, which she won for her 1961 live recording titled Judy at Carnegie Hall.

**Paul McCartney** is an English singer, songwriter, musician, and record and film producer who gained worldwide fame as co-lead vocalist and bassist for the Beatles. His songwriting partnership with



John Lennon remains the most successful in history. After the group disbanded in 1970, he pursued a solo career and formed the band Wings with his first wife, Linda, and Denny Laine.

**Andy Griffith** was an American actor, comedian, television producer, Southern gospel singer, and writer whose career spanned seven decades in music and television. Known for his Southern drawl, his characters with a folksy-friendly personality, and his gruff but friendly voice, Griffith was a Tony Award nominee for two roles before he became better known for his television roles, playing the lead roles in the sitcom The Andy Griffith Show and Ben Matlock in the legal drama Matlock.

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Sheffield B.....	2BR / 1.5BA.....	\$65,900

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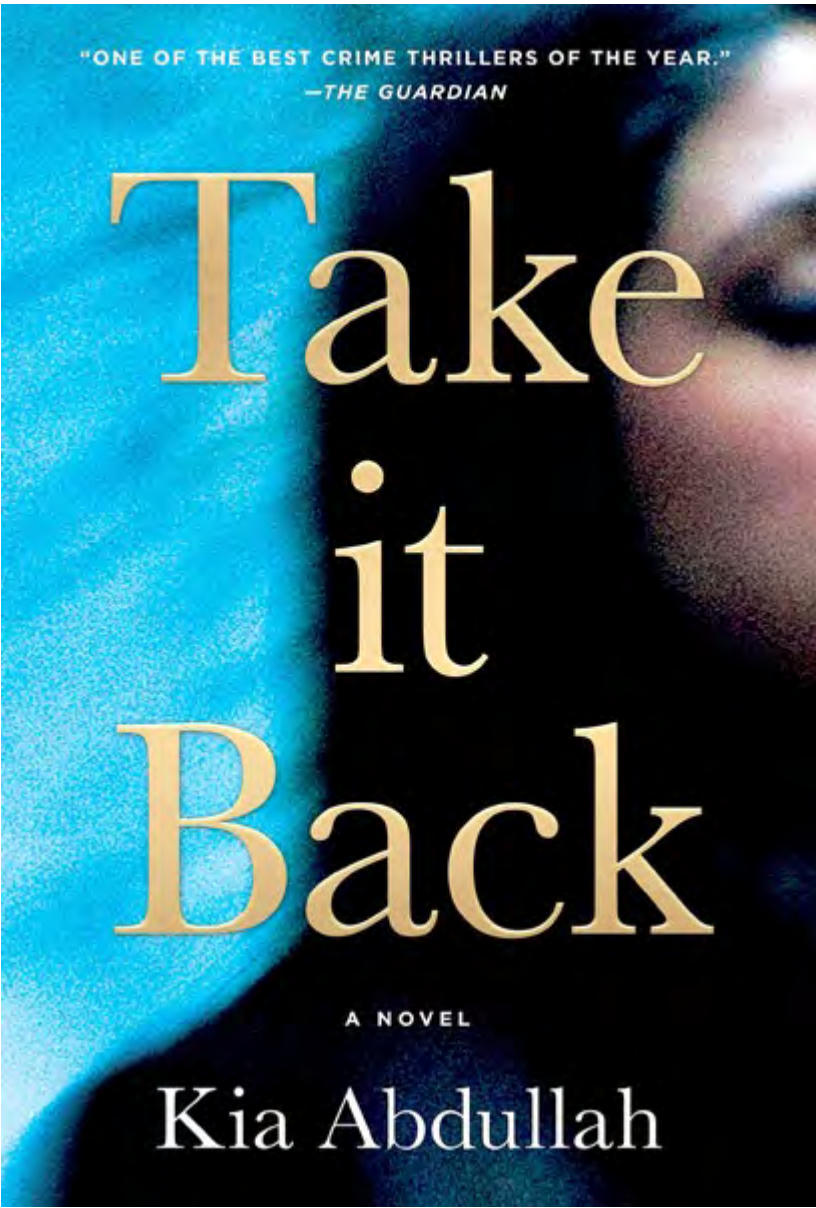
# Take It Back by Kia Abdullah

This is a crime novel which is as much about RACE as it is about RAPE. It is a complex courtroom drama about a 16-year-old disabled white girl who accuses four boys of rape. Jodie Wolfe is a girl born with facial deformities, living in London with her alcoholic mother that she cares for. She confides being raped at a warehouse by four hard working Muslim Asian classmates, from immigrant families, to Zara Kaleel who works at an abused women's charity.

The Muslim Zara had a short lived arranged marriage, left behind a glittering legal career and is estranged from her family. Her own Muslim culture, community and family question her motives as she fights for the girl. She believes Jodie, even though those close to Jodie do not, and is driven to fight for justice in the tense and explosive courtroom trial that follows.

It grabbed my attention right from the first page and never let go. What seems like a pretty open and shut case becomes a tangled mess of he said, she said. I went from moments of believing the stories of both Jodie and the boys accused, to not believing a single thing anyone said. The ending threw me for a total loop.

If I were a publisher, and someone came to me and said they had an idea for a book that would shine a harsh light on rape, race, religion, gender, class, the media, drug dependency, disability, the justice system and assault I would have said, "Take it down a notch, you're biting off way more than you can chew." But I'd be wrong because that's exactly what Kia Abdullah did and I think she did an outstanding job of it. This is a powerful, thought provoking read that could have been ripped from the headlines.



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# LUNCH WITH LENORE

**BY LENORE VELCOFF**

Finally, my dear friend and I were ready to enjoy eating in a restaurant instead of my dining room. She chose this spot because they have a lovely side patio with room for social distancing, although we were the only ones seated out there.

We both had a simple lunch - a cup of thick pasta, fagioli soup and individual pizza. We both opted for pepperoni as an additional topping on the pie. Good crust and tasty sauce. Good basic food. But you could certainly be a lot more adventurous.

To start, they have Insalata Caprese, Antipasto or a House Salad, or a bowl of soup. Then you could move on to Spaghetti or Penne (Ziti) with one of 15 sauces, everything from Clam Sauce (White or Red) to Gnocchi Sorrentina. Perhaps a baked dish is more for you - Cannelloni (Cheese, Meat or Spinach) or Eggplant Parmigiana w/Spaghetti. Still not what you want? Try a meat dish such as Sausage & Peppers or Veal Scaloppine, or a hot sub (1 of 14) such

as Chicken Parmigiana or Egg & Peppers. They also have 5 cold subs and numerous Specialty Pizzas. So knock yourself out selecting from THE BUTCHER which is Pepperoni, Sausage, Meatball, Ham & Bacon to PIZZA GAETA, their tribute to their Father - which is made with Fresh Mozzarella & Fresh Basil to MARIO'S "WHITE" Garlic, Olive Oil, Oregano, Mozzarella and Dollops of Ricotta Cheese. Enough!

If after all this you can squeeze in a dessert, they have 5 to choose from. We found that they have tasty, plentiful food and fair prices. So go. Enjoy!



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**8:00 AM — 8:00 PM**

**ALL GUESTS MUST USE THE  
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**GUEST, RESIDENT & INDOOR POOLS**  
**9:00 AM — 9:00 PM**

**HASTINGS CLUBHOUSE**  
7:00 AM — 9:00 PM

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**STRENGTH & BALANCE**  
**8:00 — 8:45 AM**

**CHAIR AEROBICS**  
**9:00 — 9:45 AM**

**TUESDAY & THURSDAY  
STRENGTH & BALANCE  
9:00 — 9:45 AM**

**CHAIR AEROBICS**  
**10:00 — 10:45 AM**

**CLASS CAPACITY: 42**

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**RESEARCH**



# Nutrition and Health

## Nutritional Myth-busting

BY JEANIE W. FRIEDMAN, MS RD LD/N

This month’s article will focus on some common nutrition or health myths.

**MYTH: IF I GO ON A DIET, IT MEANS I CAN’T HAVE THE FOODS I LOVE.**

When people hear the word “diet”, it usually conjures up images of carrot sticks or cabbage soup. The term is usually associated with restrictions and avoidance of certain things. A diet can be thought of more as a healthy lifestyle, making wiser choices that will give you the most nutritional advantage over another choice. By monitoring what you eat, there can be some wiggle room for the foods we love by watching portion sizes and how often you indulge.

**MYTH: GLUTEN-FREE FOODS ARE EXPENSIVE, SO THEY MUST BE HEALTHIER.**

Gluten-free foods do tend to cost more than their regular counterparts, but not necessarily due to having more health benefits. People who have been diagnosed

with a gluten allergy need to avoid gluten in their diets. (A previous article discussed gluten in greater detail.)

The increased costs are generally due to several factors, one of which is the usual culprit; supply and demand. There are far fewer food companies who produce gluten-free products than there are who produce regular products containing gluten. In order to produce gluten-free items and avoid cross contamination with regular products, separate equipment or even separate facilities are required during processing which drives up the cost.

Some gluten-free products, especially bread, contain many more ingredients as compared to their regular counterparts in order to have a similar texture and consistency. All of these steps add additional costs which are passed on to us, the consumer.

**MYTH: SKIPPING/EATING BREAKFAST CAN HELP ME LOSE WEIGHT.**

From studies conducted, researchers did not find much difference between breakfast eaters and breakfast skippers regarding weight loss. Are you hungry in the when you wake up? What do you choose to start your day? Breakfast skippers can end up consuming more fat and calories when they find themselves starving before lunchtime and end up overeating. Breakfast eaters who choose healthier items, like doughnuts, can also find themselves in a similar predicament. Breakfast choices like eggs, whole grain products, or Greek yogurt will offer valuable nutrients like fiber or protein which would help them feel satisfied longer.

**MYTH: I DON’T HAVE A PROBLEM WITH HIGH BLOOD PRESSURE, SO I DON’T HAVE TO WATCH HOW MUCH SALT I HAVE.**

Americans tend to consume too much salt, which can not only affect blood pressure, but also kidney health as well as increase your risk of stroke. Even though you may not be diagnosed with high blood



pressure, it is a good idea to watch your salt intake. Most of the salt we eat is from packaged, highly processed foods. Fast food and restaurant meals can also account for the added salt we eat. By cooking from scratch a little more often, you can have greater control of how much salt you consume. Use herbs to flavor your food. Buy lower salt or no salt added versions of canned or frozen products.

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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- “B” - PENTHOUSE! Spacious 2/2, tile floors, under contract. .... \$94,900**



# An Amazing 2-Letter English Word

A reminder that one word in the English language that can be a noun, verb, adjective, adverb and preposition.

UP

Read until the end ... you'll laugh.

This two-letter word in English has more meanings than any other two-letter word, and that word is 'UP.' It is listed in the dictionary as an [adv.], [prep.], [adj.], [n] or [v].

It's easy to understand UP, meaning toward the sky or at the top of the list, but when we awaken in the morning, why do we wake UP?

At a meeting, why does a topic come UP? Why do we speak UP, and why are the officers UP for election and why is it UP to the secretary to write UP a report?

We call UP our friends, brighten UP a room, polish UP the silver, warm UP the leftovers and clean UP the kitchen. We lock UP the house and fix UP the old car.

At other times, this little word has real special meaning. People stir UP trouble, line UP for tickets, work UP an appetite, and think UP excuses.

To be dressed is one thing but to be dressed UP is special.

And this UP is confusing: A drain must be opened UP because it is stopped UP.

We open UP a store in the morning but we close it UP at night. We seem to be pretty mixed UP about UP!

To be knowledgeable about the proper uses of UP, look UP the word UP in the dictionary. In a desk-sized dictionary, it takes UP almost 1/4 of the page and can add UP to about thirty definitions.

If you are UP to it, you might try building UP a list of the many ways UP is used. It will take UP a lot of your time, but if you don't give UP, you may wind UP with a hundred or more.

When it threatens to rain, we say it is clouding UP. When the sun comes out, we say it is clearing UP. When it rains, the earth soaks it UP. When it does not rain for awhile, things dry UP.

One could go on and on, but I'll wrap it UP, for now ... my time is UP!

Oh ... one more thing: What is the first thing you do in the morning and the last thing you do at night?

U  
P !

Did that one crack you UP?

Don't screw UP. Send this on to everyone you look UP in your address book ... or not ... it's UP to you.

Now I'll shut UP!

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The response to this program has been fantastic and if you are not already taking advantage of it, you can do so by subscribing on to our email list at [www.centuryvillagetheater.com/west-palm-beach](http://www.centuryvillagetheater.com/west-palm-beach)

The information is also on our website at [www.centuryvillagetheater.com/at-home-series](http://www.centuryvillagetheater.com/at-home-series)

These are only a sampling of the wonderful video performances that will be coming to you this season and that you will be able to view directly from the comfort of your home.



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# RADIO IS THE BEST STORY TELLER

## Soap Operas during the Golden Age of Radio

BY STEW RICHLAND



The radio in the 1920s was considered to be the greatest invention known to man, and sparked a culture fascinated by technology. The radio united a nation, provided education to society, modernized America, promoted morality, saved business, created a consumer culture and much more.

Radio historians define the soap opera by its sponsors. Indeed the target audience was the housewife, so marketing household and cleaning products towards her seems a natural fit.

Stories of wealth and glamour appealed to the housebound wife, and the use of serialization held the interest of the audience from day to day. Soap operas have always been considered a "women's genre," and therefore easily devalued. There is a popular stereotype of the working class housewife allowing the dishes to stack in the sink as the kids run amuck, all the while she is lost to the world through her addiction to her Soaps. Soap Opera is a form of escapism, but the high degree of knowledge needed on the part of the audience means that it isn't easy escapism. Seriality is one



This housewife is washing dishes and listening to the radio on her right

of the keys to defining a soap opera. On the soap opera, the story continues from day to day, and as a particular story line, or story arc, is worked through, another (or multiple) storyline is being developed. There will be several storylines in various stages of development at any one time in a soap opera.

Anne Hummert, along with her ad executive husband Frank, is credited with developing the formula of what would become the typical soap opera. Their first success, Just Plain Bill, is the story of a humble barber who marries well above his station. Many Hummert storylines would explore the gap between the wealthy and the aspiring middle class, a notion that brought a good deal of comfort to their depression-era and WWII audiences.



Count soap operas among Procter & Gamble's many successes. P&G was one of the first companies to sponsor daytime serial dramas on the radio in the 1930s to advertise their products to housewives. The shows were associated with sponsors such as P&G's Oxydol, Duz and Ivory soaps, and were dubbed "soap operas." The company first dipped into radio in 1927, underwriting NBC's "Radio Beauty School" to advertise Camay perfumed soap.

Then, in 1930, Chicago radio station WGN hired Irna Phillips of Dayton to write "Painted Dreams," a domestic serial drama. The format was appealing to P&G, as research suggested women would prefer to be entertained while they did housework.

Irna Phillips developed many of the conventions of the soap opera that remain with the form today; she introduced the use of organ music to transition from one scene to the next, she developed the "cliffhanger" ending which would cause the audience to remain in suspense until the next broadcast, and she developed a deliberately slow pacing to her shows, so that busy housewives could continue their housework without having to pay close attention to the radio in order to not miss anything crucial. The Hummerts contributed many conventions as well, including amnesia, blackmail, exotic diseases, murder trials, and reappearing long lost loves.



Virginia Payne, right, performs in 1943 as Ma Perkins, with Nina Klowden, in the radio soap opera "Ma Perkins," sponsored by P&G's Oxydol.

In 1932, P&G sponsored "Ma Perkins" at WLW, starting Aug. 14, 1933. The 15-minute serial was picked up for a nationwide rollout on NBC on Dec. 4, 1933, and production moved to Chicago.

"Ma Perkins," sponsored by Oxydol laundry soap, starred Virginia Payne of Price Hill as the venerable widow

who ran a lumberyard in the small Southern town Rushville Center and raised her three children. Ma Perkins, was portrayed as a self-reliant widow whose family and friends were in constant need of her advice' "The mother of all soap operas" was produced by Anne and Frank Hummert, the leading soap opera creators in the 1930s and '40s.

The connection to Oxydol was so strong that the show was often called "Oxydol's Own Ma Perkins. Anxious to gauge the effectiveness of Ma Perkins as an advertising vehicle, in early 1934, P&G developed a "Mail-Hook" where listeners were offered a packet of flower seeds in exchange for ten cents and an Oxydol box top. More than a million seed requests were received.

Although Oxydol dropped its sponsorship in 1956, "Ma Perkins" continued until Nov. 25, 1960, when all the remaining radio serials were canceled. The date became known as "the day radio drama died." Payne played Ma Perkins in all 7,065 episodes over 27



years. She later performed on Broadway, then moved back to Cincinnati and often appeared in productions for Playhouse in the Park. Payne died in her Clifton home in 1977, at age 67.

I wonder how many of my readers remember this radio soap opera. You can up-load many of the Ma Perkins radio shows by going to Old Time Radio web sites and perhaps for a short while re-live a period of your youth that was fun and uncomplicated. Sometimes turning the clock back, so to speak, is good medicine during these trying times.

Sources: "Historical Dictionary of American Radio Soap Operas" by Jim Cox, Old Time Radio Catalog ([www.otrcat.com](http://www.otrcat.com)), "The Advertising Age Encyclopedia of Advertising" edited by John McDonough and Karen Egolf



PCH Prize Patrol Winner Mr. Schimmel, Cambridge Section



# PONDERABLES!

COLLECTED BY BOBBI LEVIN

- Don't be worried about your smart-phone or TV spying on you. Your vacuum cleaner has been collecting dirt on you for years.

If you can't think of a word say "I forgot the English word for it." That way people will think you're bilingual instead of an idiot

I'm at a place in my life where errands are starting to count as going out.

I don't always go the extra mile, but when I do it's because I missed my exit.  
My goal for 2020 was to lose 10 pounds. Only have 14 to go.

Ate salad for dinner. Mostly croutons and tomatoes. Really just one big round crouton covered with tomato sauce, and cheese. FINE, it was a pizza.... OK, I ate a pizza! Are you happy now?

I don't mean to brag, but I finished my 14-day diet food supply in 3 hours and 20 minutes

Kids today don't know how easy they have it. When I was young, I had to walk 9 feet through shag carpet to change the TV channel.

Senility has been a smooth transition for me.
- I love approaching 80, I learn something new every day and forget 5 other things.

I think I'll just put an "Out of Order" sticker on my forehead and call it a day.

Just remember, once you're over the hill you begin to pick up speed.

Having plans sounds like a good idea until you have to put on clothes and leave the house.

Never sing in the shower! Singing leads to dancing, dancing leads to slipping, and slipping leads to paramedics seeing you naked. So remember...Don't sing!

I see people about my age mountain climbing; I feel good getting my leg through my underwear without losing my balance.

You don't realize how old you are until you sit on the floor and then try to get back up.

We all get heavier as we get older, because there's a lot more information in our heads. That's my story and I'm sticking to it.

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**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.

**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>



**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.

|        |         |         |
|--------|---------|---------|
| Tues.  | June 01 | 1:45 pm |
| Thurs. | June 03 | 6:30 pm |
| Sun.   | June 06 | 1:45 pm |



**BRAD'S STATUS** R, 1 HOUR, 42 MIN.  
(RATED R FOR LANGUAGE.)  
A father takes his son to tour colleges on the East Coast where he runs into an old, very successful friend in this comedy/drama. Comparing himself to his four friends in college who have had huge commercial success in their lives, he begins to question his own life choices, but has he failed or is he the most successful of them all? The film stars Ben Stiller, Austin Abrams, Jenna Fischer, Michael Sheen and Luke Wilson.

|        |         |         |
|--------|---------|---------|
| Mon.   | June 07 | 6:30 pm |
| Tues.  | June 08 | 1:45 pm |
| Thurs. | June 10 | 6:30 pm |
| Sun.   | June 13 | 1:45 pm |
| Mon.   | June 14 | 6:30 pm |



**PROMISING YOUNG WOMAN** R, 1 HOUR, 53 MIN.  
(RATED R FOR VIOLENCE, LANGUAGE, SEXUAL ASSAULT & DRUG USE.)  
Nominated for five Academy Awards, this dramatic thriller focuses on Cassie, an emotionally scarred medical school dropout, living at home, working as a waitress and recovering from a hideous crime against her best friend. Leading a double-life, she finds a rather lethal way to deal with her painful past until an unexpected encounter gives her a chance to change. The film stars Carey Mulligan, Bo Burnham, Alison Brie and Adam Brody.

|        |         |         |
|--------|---------|---------|
| Tues.  | June 15 | 1:45 pm |
| Thurs. | June 17 | 6:30 pm |
| Sun.   | June 20 | 1:45 pm |
| Mon.   | June 21 | 6:30 pm |
| Tues.  | June 22 | 1:45 pm |



**SOUL** PG, 1 HOUR, 40 MIN.  
Winner of the Academy Award for Best Animated Film, this beautiful movie tells the story of Joe, a middle-school music teacher who dreams of becoming a jazz pianist. Getting the 'gig' of a lifetime, he has an accident and lands up in a strange land between Earth and the afterlife. Attempting to change his fate, he helps someone find their passion and in the process finds out what it means to have soul. Jamie Foxx, Tina Fey, Phylicia Rashad and Angela Bassett lend their voices to this inspiring film.

|        |         |         |
|--------|---------|---------|
| Thurs. | June 24 | 6:30 pm |
| Sun.   | June 27 | 1:45 pm |
| Mon.   | June 28 | 6:30 pm |
| Tues.  | June 29 | 1:45 pm |

(Continued in July)

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.



2021 Hurricane Season Predictions | June 1st to November 30th

Colorado State University early 2021 predictions are for 17 named storms. 8 hurricanes, and 4 major hurricanes of Category 3 strength, (a Category 3 hurricane has winds between 111 and 129 mph), or higher.

As you are aware of the need and importance of emergency supplies for the upcoming hurricane season, start building your emergency supply kit now. They will be in short supply immediately when demand sky rockets and all you can find are empty shelves at the store. Each time you go to the store,

pick up one or two essential items that are available. Starting early avoids empty shelves and frantic shoppers.

We have learned from past storms that we can't control nature, however we can control how prepared we are. We also have the ability to assist one another in time of need. Neighbor Helping Neighbor!

Everyone should have a HURRICANE PLAN. Whether the plan is to leave town, stay with a friend, go to a shelter or "hunker down" (shelter in place) . Make

the best of a bad situation, stay calm and rest while waiting out a storm. Part of that plan should include making sure you are not alone during the storm. Get together with your friends or neighbors who may also live alone and make a plan to be company for each other. Knowing you have prepared your supplies and having your friends with you should help you through the storm.

STAY SAFE - BE PREPARED  
Your CERT Team Leader, John Hess



**THEATER**  
WEST PALM BEACH

### Enroll In CV Theater Email Blast



## JOIN OUR NEWSLETTER WEST PALM BEACH

First Name: \_\_\_\_\_

Last Name: \_\_\_\_\_

Email: \_\_\_\_\_

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

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



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|                   |        |              |           |                   |        |              |           |
|-------------------|--------|--------------|-----------|-------------------|--------|--------------|-----------|
| 203 WELLINGTON A  | 2/2    | UNDER CONTR. | \$153,500 | 104 DORCHESTER E  | 2/11/2 | UNDER CONTR. | \$73,000  |
| 49 COVENTRY C     | 2/11/2 | PENDING      | \$60,000  | 121 SOUTHAMPTON B | 2/11/2 | PENDING      | \$71,000  |
| 208 COVENTRY I    | 2/11/2 | PENDING      | \$80,000  | 419 SOUTHAMPTON A | 2/11/2 | PENDING      | \$61,500  |
| 253 SOUTHAMPTON C | 1/11/2 | PENDING      | \$45,000  | 138 KENT I        | 1/11/2 | UNDER CONTR. | \$53,000  |
| 213 WELLINGTON B  | 2/2    | UNDER CONTR. | \$143,000 | 108 GREENBRIER B  | 1/11/2 | PENDING      | \$56,500  |
| 355 CHATHAM P     | 1/11/2 | PENDING      | \$44,000  | 302 WELLINGTON B  | 2/2    | PENDING      | \$87,000  |
| 22 GOLF'S EDGE    | 2/2    | UNDER CONTR. | \$95,000  | 390 WELLINGTON K  | 2/2    | PENDING      | \$115,000 |
| 467 WELLINGTON J  | 2/2    | PENDING      | \$168,000 | 12 STRATFORD A    | 2/2    | PENDING      | \$72,000  |

### Recent Sales

|                   |        |      |           |                   |        |      |           |
|-------------------|--------|------|-----------|-------------------|--------|------|-----------|
| 101 WELLINGTON F  | 2/2    | SOLD | \$158,000 | 62 SOMERSET C     | 2/2    | SOLD | \$85,000  |
| 202 WELLINGTON C  | 2/2    | SOLD | \$110,000 | 320 NORTHAMPTON P | 2/11/2 | SOLD | \$56,500  |
| 301 WELLINGTON L  | 2/2    | SOLD | \$158,000 | 67 CAMDEN C       | 1/1    | SOLD | \$50,000  |
| 39 BERKSHIRE B    | 2/11/2 | SOLD | \$90,000  | 220 SOMERSET L    | 2/2    | SOLD | \$78,500  |
| 158 PLYMOUTH V    | 1/2    | SOLD | \$93,500  | 320 WELLINGTON G  | 2/2    | SOLD | \$160,000 |
| 410 DOVER A       | 1/11/2 | SOLD | \$72,500  | 103 WELLINGTON D  | 2/2    | SOLD | \$130,000 |
| 123 ANDOVER E     | 1/11/2 | SOLD | \$39,000  | 255 CAMDEN K      | 1/11/2 | SOLD | \$45,000  |
| 221 SOUTHAMPTON B | 2/11/2 | SOLD | \$78,500  | 282 WELLINGTON K  | 2/2    | SOLD | \$100,000 |
| 147 ANDOVER F     | 2/11/2 | SOLD | \$58,500  | 11 GOLF'S EDGE A  | 2/2    | SOLD | \$85,000  |
| 109 WELLINGTON B  | 2/2    | SOLD | \$167,000 | 55 STRATFORD D    | 2/2    | SOLD | \$131,000 |
| 310 WELLINGTON F  | 2/2    | SOLD | \$104,000 | 265 BEDFORD K     | 2/2    | SOLD | \$110,000 |

## The Susans turn Listed into SOLD



# CLASSES ARE BACK!!

CENTURY VILLAGE CLASS SCHEDULE

JUNE 2021

RESIDENTS ONLY.

MASKS AND SOCIAL DISTANCING REQUIRED AT ALL TIMES.

PLEASE DO NOT REARRANGE THE TABLES OR CHAIRS IN ANY ROOM.

TUESDAY CLASSES

| Course Name                     | Start Date | Time           | Cost | # Weeks | Room         | Materials  | Instructor                |
|---------------------------------|------------|----------------|------|---------|--------------|------------|---------------------------|
| WEIGHT LOSS THRU GOOD NUTRITION |            |                |      |         |              | NEW CLASS! | classes run 6/1 thru 6/22 |
|                                 | 06/01/21   | 10am - 11:30am | \$10 | 4       | Class Room B |            | George Pappadopoulos      |

Description: Learn How Good Nutrition Can Change Your Life! Social Distancing and Masks Required At All Times

Please Register Prior to the Start of the First Class In the Class Office,  
Located in the Staff/Ticket Office

Registrations From Mon to Fri 9 am - 4:20 pm

NO Refunds or New Registrations After the End of the First Class

PAYMENTS by CASH or CHECK ONLY. Make checks out to W.P.R.F., Inc.

\$25.00 Service charge on all Returned Checks

Room Location Subject to Change or Modification

All Classes are not final, and are subject to change

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

(\*\*\*) Materials Needed. Please Purchase Materials Prior to Start of First Class.

# CHECK OUT OUR NEW CLASS STARTING IN JUNE!!!

## GUARANTEED WEIGHT LOSS THROUGH GOOD NUTRITION

BEGINNING TUESDAY, JUNE 1, 10 AM TO 11:30 AM IN CLASS ROOM B

INSTRUCTOR GEORGE PAPPADOPOULOS WILL TALK ABOUT A DIFFERENT NUTRITIONAL TOPIC EACH WEEK.

### TOPICS INCLUDE:

- Protein and Meal Plans
- Water, how to drink more, why it is important, and more
- Metabolism & Carbohydrates
- Nutrition Labels and Tips on Sugar
- Dining Out

George says “I look forward to the possibility of helping you look and feel the best you can, so your Golden Years are Truly Golden.”

For Questions, please call George at 609-404-3626

### SIGN UP NOW!

COST: \$10 FOR 4 SESSIONS.

PLEASE SIGN UP IN THE CLASS OFFICE IN ADVANCE. 9 TO 4:30 MON. TO FRI. NO REFUNDS AFTER 1<sup>ST</sup> CLASS.  
CASH OR CHECKS ONLY. MAKE CHECKS OUT TO W.P.R.F., INC. \$25.00 FEE FOR RETURNED CHECKS.  
CALL 561-640-3120, OPTION 0 FOR INFORMATION.

# ATTENTION!

If you are not receiving In-house TV channels 590/591/592, call Atlantic Broadband at the CV dedicated telephone number: 844-489-7509 and request that they be activated.

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ON THEIR PERSON WHEN

USING OUR FACILITIES

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Subject to change and/or modification

WPRF, INC.