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Synagogue on  
CV Campus  
Turn to page 2  
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# U.C.O. REPORTER

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UCO vs  
Benenson  
Turn to page 7  
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VOL. 40 ISSUE 9 • OFFICIAL PUBLICATION OF UNITED CIVIC ORGANIZATION OF CENTURY VILLAGE, WEST PALM BEACH, FLORIDA • SEPTEMBER 2021



Happy Labor Day!  
Sept. 6



Rosh Hashanah  
Sept. 7



Yom Kippur  
Sept. 16



Sept. 11,  
2001

Never Forget



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### REMINDER

**DELEGATE MEETING**  
Friday 9/3/21  
9:30AM in the Theater

Email articles & comments:  
ucoreporterwpb@gmail.com





# The President's Report

**BY PRES. DAVID ISRAEL**

# Chassidic residents move to establish Synagogue on CV Campus

On July 9, 2021, I received an Email from a local attorney. Following is the content of that Email:

“I represent a party that is interested in purchasing the office building located at 100 Century Village, where the pharmacy is located.

We would like the opportunity to discuss their intended uses for the property. In short, they wish to establish a synagogue and library within a portion of the building for their congregation residing within Century Village. This use is permitted at the site under the County's code and would be a reduction in the intensity of the use.

The remainder of the uses would remain as they are currently occupied.

We would like to discuss the project with you at your earliest convenience, either in person or by conference call, whichever you prefer. I look forward to your assistance in this matter.”

On July 14, a meeting was held at UCO with the attorney and three of the CV Residents seeking to establish the synagogue.

There was some thought that we might lobby against the establishment of yet another synagogue in direct proximity to CV, as there are already two synagogues.

Our attorney pointed out that federal law may enable the establishment of the synagogue, specifically there may be an issue with the Religious Land Use and Institutionalized Persons Act (RLUIPA), a Federal law that protects a religious group's right to use its property in accordance with its

religious mission.

So, the question remains, why not worship at Congregation Anshei Sholom, or Aitz Chaim? This may be a matter of differing Judaic sects -- those seeking to establish the CV synagogue appear to be adherents of Hasidism, sometimes spelled Chassidism, and also known as Hasidic Judaism. This is a subgroup of Haredi Judaism that arose as a spiritual revival movement in the territory of contemporary Western Ukraine during the 18th Century, and spread rapidly throughout Eastern Europe.

So, in order to proceed with the plan, the congregants are in their due diligence phase of purchasing the Medical Center, and also are seeking to amend the long standing Roadway Agreement, which controls the use of the building. The key items they seek to amend are adding the following permitted uses:

- (g) Place of Worship
- (h) Recreational Facilities: Accessory recreational facilities, including swimming pools and support structures

Other existing uses of the building would remain the same. We in UCO would greatly appreciate CV residents' opinion of this plan. Please Email your thoughts to the UCO Reporter at: [ucoreporterwpb@gmail.com](mailto:ucoreporterwpb@gmail.com).

**HASTINGS FITNESS CENTER CLASS SCHEDULE AS MONDAY, AUGUST 30, 2021**

| MONDAY   |   | TUESDAY  |  | WEDNESDAY  |   | THURSDAY   |  | FRIDAY   |                                     |
|--|---|--|--|--|---|--|--|--|-------------------------------------|
| STRENGTH & BALANCE<br>8:30 - 9:15AM<br>BY: GAILY                 |   | STRENGTH & BALANCE<br>8:30 - 9:15AM<br>BY: GAILY |  | STRENGTH & BALANCE<br>8:30 - 9:15AM<br>BY: GAILY               |   | STRENGTH & BALANCE<br>8:30 - 9:15AM<br>BY: GAILY |  |  |                                     |
| WATER AEROBICS<br>AT GUEST POOL<br>BY: DOLLY<br>9:00AM - 10:00AM | CHAIR AEROBICS<br>9:30 - 10:15AM<br>BY: GAILY | CHAIR AEROBICS<br>9:30 - 10:15AM<br>BY: GAILY    |  |  | CHAIR AEROBICS<br>9:30 - 10:15AM<br>BY: GAILY | CHAIR AEROBICS<br>9:30 - 10:15AM<br>BY: GAILY    |  | WATER AEROBICS<br>AT GUEST POOL<br>BY: DOLLY<br>9:00AM - 10:00AM |                                     |
| WATER AEROBICS<br>10:00 - 11:00AM<br>AT HASTINGS<br>BY: ARLEEN   | YOGA<br>10:30 - 11:30AM<br>BY: SARA           | STRETCHING<br>11:00 - 12:00PM<br>BY: SARA        |  | WATER AEROBICS<br>10:00 - 11:00AM<br>AT HASTINGS<br>BY: ARLEEN | YOGA<br>10:30 - 11:30AM<br>BY: SARA           | STRETCHING<br>11:00 - 12:00PM<br>BY: SARA        |  | WATER AEROBICS<br>10:00 - 11:00AM<br>AT HASTINGS<br>BY: ARLEEN   | YOGA<br>10:00 - 11:00AM<br>BY: SARA |

## CLASSES ARE FREE



**ATTENTION  
CV RESIDENTS:  
OUR COMMUNITY TV CHANNELS  
HAVE BEEN MOVED FROM  
CHANNELS 63/95  
TO 590/591/592**

U.C.O.  
REPORTER

The Official Newspaper of Century Village

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West Palm Beach, FL 33417  
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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

During August, in the height of summer, it was gratifying to see a quorum at the Delegate Assembly. It can be done, even if only one or two more than the number required.

For new unit owners, Property Appraiser Dorothy Jacks announced that Assistant Mike Pratt will be in the clubhouse lobby on the first Thursday of each month from 1:30-2:30 PM, beginning Sept. 2nd for those new residents wishing to file for Homestead.

The 20-member Executive Board has been filled by the unanimous vote of the delegates to approve the appointment of Carol Burns to the Board. The complete list of board members is published in each issue of the UCO Reporter.

Building association officers and board members are urged not to send their unit owners, renters, or occupants to the UCO office to obtain a Century Village ID. These ID's are not issued there, nor have they ever been. ID's are issued by WPRF at the ID office in the clubhouse and are the property of WPRF. Read the back of your CV ID to confirm this. A prominent notice is posted elsewhere in this issue of the newspaper.

Once again we dodged the bullet on potential Hurricanes Fred and Grace that did not reach West Palm Beach. But....don't relax your guard. There are still months to go to the end of hurricane season on November 30th.

Continue to be safe by social distancing and wearing a mask among numbers of people who may or may not have been vaccinated.

by Ruth Dreiss,  
Editor-in-chief  
UCO Reporter



SEPTEMBER 2021

UCO Committee Meetings

|        |                            |           |                |
|--------|----------------------------|-----------|----------------|
| WED 1  | PROGRAMS & SERVICES        | CANCELLED | CANCELLED      |
| FRI 3  | DELEGATE ASSEMBLY          | 9:30 AM   | MCH AUDITORIUM |
| FRI 3  | SECURITY                   | 1:00 PM   | MCH ROOM C     |
| TUE 7  | TRANSPORTATION             | 1:30 PM   | MCH ROOM C     |
| N/A    | BROADBAND (QTLY MTG)       | 1:00 PM   | MCH ROOM C     |
| THU 9  | COP                        | 1:00 PM   | MCH ROOM C     |
| FRI 10 | CERT                       | 1:00 PM   | MCH ROOM C     |
| TUE 14 | ADVISORY                   | 1:00 PM   | MCH ROOM C     |
| WED 15 | BEAUTIFICATION             | CANCELLED | CANCELLED      |
| THU 16 | BIDS/INFRASTRUCTURE        | CANCELLED | CANCELLED      |
| TUE 21 | INSURANCE (UCO STAFF ONLY) | 1:00 PM   | MCH ROOM C     |
| WED 22 | FINANCE                    | 1:00 PM   | MCH ROOM C     |
| THU 23 | OFFICERS                   | 1:00 PM   | CONFIRM        |
| FRI 24 | EXECUTIVE BOARD            | 10:00 AM  | MCH ROOM C     |
| TUE 28 | OPERATIONS                 | 1:00 PM   | MCH ROOM C     |

COMMITTEE MEETINGS OPEN TO ALL  
RESIDENTS – MEETINGS ARE SUBJECT TO  
CHANGE – MASKS AND SOCIAL DISTANCING  
ARE OPTIONAL.



# UCO OFFICERS' REPORTS



## Stew Richland

vicepresident1@unitedcivic.org

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

Wow! We had 118 delegates at the last Delegate Assembly meeting. This is the second consecutive meeting that we just managed to have a quorum. According to UCO sign in sheets it seems that the same Associations are remiss in making sure that their Associations are represented at the monthly Delegate meeting.

The Delegate Assembly could be compared to the Congress of the U.S. This is the venue where the Village residents receive vital information about all the issues that impact Village life-style and the way of life that we have become so used to. For example, a representative of Atlantic Broadband presented a modification to our current contract that, to many residents, could save them some money on their monthly bill. Other delegates shared their reservations about this new offer.



## David Boas

vicepresident4@unitedcivic.org

Coventry • Easthampton  
Norwich • Plymouth  
Sheffield • Stratford • Waltham

There is always something going on. This month was no exception. Just think of all that is going on. Working on the Millennium Amendment and how about the Reflection Bay Project, as well as a possible new owner of The Medical Center. Now let us not forget the year long business that is conducted at UCO. Several new contracts are coming due, transportation and insurance to name a few. Of course, there are the day to day operations of the Village, as well. We are also approaching the time that a new budget for UCO is in order and preparations for that are already beginning. If this seems like a lot of work, well it is.

There is absolutely no excuse why Association delegates do not attend these monthly meetings. I know that some Associations have board members that resemble grandpa who is lost in the local Walmart. However, each Association has a moral obligation to ensure that they send a representative to attend these monthly meetings.

I would like to employ an analogy here to illustrate a concern that must be addressed by Association boards. As we get older, we humans often resort to different remedies to keep us healthy, such as taking vitamins, diet supplements, doctor visits, having surgery and even cosmetic surgery. Well, our buildings are getting old too and they need to be viewed the same way we treat our own bodily health. Hire an engineer to evaluate the condition of your building. These professionals can identify those hidden problems that if not addressed, can contribute to serious problems for your building. Use the services of your property manager. Do a walk around the building. Look for mold, cracks in stairs, handrails, spalling on catwalks and ceilings. Simple solutions that will make your life less stressful.

I don't have to remind you that we are into the hurricane season. Each issue of the UCO Reporter has articles by your VP's describing what proactive measures you and your Associations' residents should take.. Remember! It is better to be safe than sorry. Prepare now please.

We are still looking for volunteers at the UCO office. If you have a day or two to spare, come in and fill out an application. If you would like to be an usher, you can volunteer there, as well. Applications for ushers are at the front desk in the Clubhouse.

I know that March seems a little far away, but it is not too early to start thinking about becoming a candidate for the UCO officers, or for the Executive Board. In this upcoming election, the officers up for election are. President, Treasurer, 2 Vice Presidents, Recording Secretary and Corresponding Secretary. There will also be 10 positions for the Executive Board.

You know this job of being a Vice President has some really nice rewards. Recently I was asked to work some non office hours. I went to two associations to help with their problems. Both of these were easily done. However, the best part was having really enjoyable conversations at both of these associations. Getting to meet new people in a friendly manner was just terrific. Thanks for having me over to help. Three associations whose exterior buildings and grounds that look great are Kent N, Windsor P and Bedford H.

Until next month, stay well and please be polite.



## Dom Guarnagia

vicepresident2@unitedcivic.org

Cambridge • Canterbury  
Chatham • Dorchester  
Kent • Northampton • Sussex

When, at the end of August, you are reading the "UCO Reporter" for September occurrences, good and bad, will have occurred as projected, or will unfortunately come to pass. On August 26, 2021, a hearing will have been held at the Chambers of the Palm Beach County Commissioners Office Downtown that will, most likely, be in favor of creating a community of Seven Hundred Seven (707) One Family Homes on Fifty-seven (57) acres of the Turtle Bay property now called "Reflection Bay," designed on the land purchased by D.R. Horton Builders and designed by WGI Architects and Engineers.

Residents of Century Village have been active in opposition to development, but such a prominent site deserves to be developed though many have been opposed. The land has been idle for a decade and utilizing it will, unfortunately, have a tremendous impact on traffic along North Haverhill Road, creating vehicular traffic to become stagnant by the Two Hundred Seventy (270) Rental Apartments at Alora West Palm Beach across the street.

Concrete walls along Century

Boulevard and Haverhill Rd. will be installed as sound barriers, surrounding lackluster clusters of One Hundred Seven (107) pods of Three (3) Bedroom Units, one on each end and Three (3) units of Two (2) Bedroom units sandwiched between over-abundant housing and the absence of outdoor amenities, such as playgrounds for the use of children and park benches for adults.

On a different subject...If you are replacing or acquiring your Century Village Bar Code Sticker from UCO; replacing an 'out of date' Sticker or seeking a 'first-time' installation; you must present "your" Century Village I.D., a current registration (either from Florida or one from your "Home" State and \$10.00 CASH....no charge cards accepted. It will be the best \$10.00 that you will ever spend.

Regarding the Millennium Agreement package received by every building association, the two (2) pages with the signature (Pages 1 and 2, so numbered at the bottom of each page) either signed and stamped by an 'out of state' Notary, or stamped in the presence of our Notaries are still being accepted. Fausto Fabbro or David Boas will continue to stamp the Association's pages one (1) and two (2) if you have not done so yet, until a cutoff date to be announced.

A final word regarding the early morning water temperature in many private Association pools. They may be cooler than desired by the users. With the 'Rainy Season', there are heavy showers overnight with rainfall that is returning to Earth, falling from thousands of miles above, where the ambient air temperature can be close to freezing and the evaporated downpour becomes precipitation that is Forty or Fifty degrees F, mixing with the "warm" pool water, creating a somewhat unpleasant surprise for early morning swimmers.



## Fausto Fabbro

vicepresident3@unitedcivic.org

Berkshire • Camden  
Hastings • Salisbury • Somerset  
Wellington • Windsor

This year is flying by very quickly. We need to manage our buildings efficiently more and more. The tragedy that happened this summer could happen at any of our buildings if we are not diligent. It is the responsibility of the unit owners and the board to keep their building in proper repair.

The UCO office gets calls every day about buildings that are not being kept in good and proper repair.

If your building gets to this point, we cannot help you. We can offer advice on how to keep this from happening. Best advice: don't let it go that far.

Several years ago, we had put in place a building and apartment inspection form. Soon this will be done again. Take the time to have your building structure and apartments checked out for a small fee. You can see how your building and apartments are standing up to time and weather. We know some unit owners will pushback. It's up to the Board to explain. It is for their benefit. I strongly recommend to start a 40 year recertification line item in your budget, if you have not done this already. Now is the time to start.

Elect Board members who will take care of your buildings and not just fill a seat on the Board. If your building has not had the meeting for the Millenium Agreement, you still have time to do so and submit your forms to UCO to negotiate on your behalf.

A special thanks to all the volunteers who help keep the UCO Office open.



# Property Manager's Report

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



By Donald Foster, LCAM

Last month, Century Village Associations received notices from the Palm Beach County Department of Planning, Zoning and Building, which “strongly encourage” condominium associations with buildings that are over twenty-five years old to assess their building’s structural condition and evaluate safety conditions on their properties. **This is an advisory notice only.** Palm Beach County does not yet have a mandatory building recertification requirement, as is the case in Broward and Miami-Dade Counties, but the notice states “*we are working to develop such a program*”. The notice also reminded associations of their responsibility to properly maintain their properties, and warned that an association “may be found liable for nonexercise of its powers” if a building is allowed to deteriorate, citing Florida Statute 718.113, which states: “...Maintenance of the common elements is the responsibility of the Association.”

This notice is, no doubt, a response by PBC PZB to the catastrophic building collapse in Surfside, Florida, and, in my opinion, appropriate, considering the age of all residential buildings at Century Village. This notice is a warning. At some future point, probably soon, we should expect Palm Beach County to enact stronger mandatory requirements for inspections and structural repairs, and we all should be planning and budgeting appropriately for this.

My weekly reports to the Community occasionally feature CV associations where particularly egregious or dangerous conditions are discovered, sometimes requiring reports to government agencies, in order to effect emergency repairs or other actions. These situations are, in my experience, exceptional. Most CV associations are well maintained, and most CV boards have a program in place for the regular maintenance and repair of structural common elements at

their properties, including adequate reserve plans to fund this work. If concrete and other structural common elements are maintained year by year, by qualified contractors, it is very unlikely that an association will find itself with situations that require emergency work and large special assessments.

Where I do see room for improvement is inspections by licensed Structural Engineers. No board member, unit owner, general contractor, or licensed property manager (myself included) is qualified to inspect and expertly report on the condition of structural common elements. We can check the buildings, schedule minor repairs, and help with budgeting and reserves, but there is no substitute for a whole-property survey by a licensed Engineer. These surveys should be performed every ten years. If an association has not had an Engineer’s survey performed in the last ten years, then one should be scheduled immediately. With an Engineer’s survey in hand, a board of directors, with their property manager’s help, can create a prioritized maintenance plan (NOW, next year, etc.), with budgets and reserve schedules to match.

The 7/21 advisory notice from PBC PZB is published in this newspaper. Guidelines for building structural and safety inspections were included with this notice, but were not published in this newspaper. Paper copies of the notice and guidelines are available at UCO or, send an email to me at UCOMAINTENANCE@GMAIL.COM and I will send the notice electronically.

CV associations should check in with their property managers to schedule regular “walk through” inspections to identify areas on their properties that need immediate attention. Property managers can also help with arranging for structural inspections by licensed Engineers, creating long term maintenance plans, and helping with budgeting and reserving for this work.

END OF REPORT



## POA/HOA - Property Management Palm Beach County Unincorporated Re: Building Safety Inspections



Dear Property Manager,

The Palm Beach County Building and Fire Rescue Departments are recommending property owners and managers, to have your building’s current structural conditions assessed; undertaking structural, waterproofing, and safety evaluations, at a minimum.

If your building is 25 years or older, we strongly encourage your association to contact certified, special inspectors to perform a thorough safety inspection of your building. If your building is less than 25 years old we suggest, at the least, a waterproofing inspection be performed, which may prevent future deterioration and damage to the structure.

Palm Beach County does not have a mandatory building recertification process in place, however we are working to develop such a program. MiamiDade County and Broward County are the only two counties in the State of Florida that have mandatory Building Safety Inspection Programs, which calls for structural and electrical inspections for buildings 40 years or older and an inspection every 10 years thereafter. We continue to encourage residents to report any perceived damage or deterioration on structures at any time. This can be addressed through Section 116 of the Florida Building Code, as amended and adopted by Palm Beach County.

If your building is a condominium, we also remind you that Chapter 718 of the Florida Statutes states that maintenance of common elements is the responsibility of the condominium association, and that an association may be found liable for nonexercise of its powers. Some excerpts from that Chapter are included below for reference:

*Florida Statute 718.111 (3) states: "POWER TO MANAGE CONDOMINIUM PROPERTY AND TO CONTRACT, SUE, AND BE SUED; CONFLICT OF INTEREST- the association may contract, sue, or be sued with respect to the exercise or nonexercise of its powers. For these purposes, the powers of the association include, but are not limited to, the maintenance, management, and operation of the condominium property. After control of the association is obtained by unit owners other than the developer, the association may institute, maintain, settle, or appeal*

*actions or hearings in its name on behalf of all unit owners concerning matters of common interest to most or all unit owners, including, but not limited to, the common elements; the roof and building or other improvements; mechanical, electrical, and plumbing elements serving an improvement or a building."*

*Florida Statute 718.113 states "Maintenance; limitation ... (1) Maintenance of the common elements is the responsibility of the association. 11*

Please review Florida Statute 718 in its entirety, as it relates to common element maintenance and the authority to manage the condominium property. Please also review Broward County's Minimal Inspection Guidelines for Building Safety Inspections - Structural and Electrical to serve as guidelines for the necessary inspections.

County staff is committed to protecting life and property by ensuring all structures in Palm Beach County are safe to reside in and occupy through diligent implementation and enforcement of the Florida Building Code and the Florida Fire Prevention Code. Accordingly, we strongly encourage you to notify the Palm Beach County Building Official with your association's intended actions. We request that you provide your special inspector's information and proposed dates of inspections. We also request that copies of the inspection reports be submitted to the Building Official via e-mail at PZB-Bldg@pbcgov.org.

Please review this information carefully and contact us with any questions at the e-mail address listed above. Should Palm Beach County or the State of Florida enact a mandatory recertification or an inspection procedure in the future, we will notify those affected.

Thank you for your continued commitment to life and property safety.

Sincerely,

Doug Wise, CBO, CFM, MCP  
Building Code Administrator BU-1272  
Division Director IV, Building Official

Dave Derita  
NAFI-CFEI, MIAAI  
Division Chief, Fire Marshal



# Treasurer's Report



By Ed Grossman

Here are updates on several important matters affecting our finances: UCO wants to fix the longstanding problem of unfair WPRF rents. During June-July, every unit owner received a package with a cover letter from UCO President David Israel detailing UCO's thus far unsuccessful efforts to renegotiate the one-sided Long Term Recreational Lease for the Clubhouse and pools, together with a Limited Proxy by which an owner can vote to authorize UCO to seek to replace the lease with a more equitable one. The owners were informed at the June Delegate Assembly as to its contents and purpose by

David Israel and Bruce Kaplan, Esq., attorney for UCO. The purpose of these documents is to enable UCO's attorney to attempt to overturn the onerous contents of the 1999 Millennium Agreement under which 2/3 of your monthly WPRF payment goes into the owner's pocket; only 1/3 is the actual cost of maintaining the facilities. For over 20 years, Benenson Capital, owner of the recreational facilities, and WPRF, their manager, have taken advantage of Century Village unit owners. UCO unit owners were asked to read the documents and return the executed proxy. Once 75% of the associations completed the proxy with a positive vote, it would give UCO a distinct advantage in the legal proceedings that are going to happen shortly. On July 31, 2021, a deadline was set to achieve this goal, yet the returned proxies fell

short of this goal. UCO's attorney anticipated that this goal would not be met so he played it conservatively and has now extended the goal to August 31, 2021. If your association is one that did not file, please urge your Board to do so ASAP. Millions of your dollars are at stake. Next, Joseph Guertin, a representative from Converged Services, (UCO's representative re: cable services) made a pitch to expand cable services for an additional monthly charge of approximately \$20. This additional charge would increase each year. If the unit holder is already purchasing additional services at a retail price, then this would decrease their monthly charge. However, according to Broadband's figures, somewhere in the neighborhood of 2,000 units will pay a substantial fee for services that they do not use or want. Further, Reflection Bay, our unused golf course for over ten years now seems to have a substantial

builder willing to buy and develop 707 townhouse apartments. What does that have to do with Century Village economics? To build this development quickly, the builder is seeking to have UCO grant an easement to utilize part of our drainage system which will allow it to move forward in a faster and more economical manner. UCO is now in negotiations as to the amount of cash to which both UCO and the builder can agree. Progress is being made in this area, however, at this writing, this matter has not been settled. Lastly, UCO settled the federal lawsuit which requires it to provide new buses which are wheelchair capable, UCO has had three bids on providing these buses. None were acceptable, and while UCO has requested that all three companies provide new bids, none has submitted them at this time. Therefore, UCO is at present unable to determine the costs of providing the new transportation.

# Maintenance



By Dom Guarnagia

Recently, an alarming number of Association external concrete stairways have suffered "weathering", to use a simple word for damages: components are crumbling and are in a dangerous condition. We all should be aware that the exterior stucco coated walls should be repainted every eight (8) years to protect the elements from damaging the exterior. Vertical surfaces shed raindrops readily while horizontal elements retain much of the moisture that should be addressed every four (4) years. The upper level(s) walkways are comprised of a sloping four (4) inch thick sloping (1/4"/FT. slab) with an array of vertical decorated parts as the decorative balusters and capped by a convex railing, thereby keeping the balusters in place both on the walkway and on both sides of the stairway from the ground up to the top floor with seemingly no attachment between those elements.

"This is the rest of the story", a term stolen from a Radio Newscaster in the "60's ...Paul Harvey. Whether your air conditioner is located under the front wall windows or not, rainfall is wind-swept against the walls and reverses its flow travelling between those decorative vertical balusters and drips over the edge of the slab walkway. Unseen is a soft steel reinforcing rod (rebar), that was placed in the bottom of the baluster and protrudes about 1 inch holding the base of the baluster(s) in position. The railing cap that appears to rest upon the row of balusters has a groove in the bottom and a convex cap, allowing the expansion of the railing to occur without affecting the row of balusters. Erecting the assembly was achieved by placing a thin bed of mortar on the bottom surface, thereby sealing around the three sides....rear, left and right edges, but not the front edge. That allows any minimal accumulation of run-off to possibly trickle under the bottom of the baluster and cause rusting to the soft steel rod, eventually cracking the baluster and incurring more damages over time. This occurs on the walk and on the

concrete stair treads. The solution to prevent further damage is every four (4) years to hire a professional Painter to scrape away the remaining debris and old caulking, replace a bead of fresh quality caulking on the aforementioned, leaving the front open so that any accumulating run-off can continue to exit and drip to the ground below. The concrete railing cap has a convex wearing surface and sheds run-off easily. There is however, a groove wider than the thickness of the baluster to allow it to expand and contract, moving over the array of balusters, unseen. This is true on the sloping railing cap on the stairway and intermediate platform. The composition of the two opposing flights of eight (8) treads and an intermediate platform is known as a "Scissor Stairway".... words that you may see on a repair proposal. A quality exterior Semi Gloss exterior "textured" paint should be applied with two coats every four (4) years...one application between each exterior application to aid in reducing "Slips and Falls" that are financial and medical burdens, when occurred and reported to your Insurance Carrier.

# Security



By George Franklin

Hi folks. Going to discuss something a bit different today. I don't think I have ever written about this before. Do you enjoy being taken? I should hope not, but how many of you get home after grocery shopping and read your check out receipt? I bet you don't, or most of you don't. Are you aware of a price bar code on a package or manufacturer's coupon attached? And did the cashier credit it properly? Ohh, I am not scolding anyone because this is something that happens regularly. I got overcharged and boy was I steaming. I got hit for almost twenty dollars (\$20.00) in meat coupons! I called the store, name I won't mention, brought the meat back and the store manager

took it all into the back and said that yes, I was correct, the cashier was wrong. Now did she purposely keep the coupons? Or was it an honest mistake? We will never know. She had already gone home for the day. Point I am making is that you need to look at your receipt before you leave the store, any store, and in the event you don't, look at your receipt when you get home! Don't just toss it into the trash. You might be tossing away a lot of money. In the event you do find a discrepancy, what do you do? Call the store? Well, let's look at a few things here: How much did you get overcharged? I mean for fifty cents are you going to make a fuss? Solution..Call the store, talk to the manager and explain you just got home and saw what happened. Tell him you are not going to spend time and gas money to go back to the store, but you just want him to be aware of what happened (be nice). I would not complain for a half dollar

to get back in your car, spend your time and a couple of dollars in gas to get satisfaction. However, I bet the manager will tell you to see him next time you shop and he will right the wrong by having you pick out another item of the same value and either make it a freebie, or discount it. (been there, done that). Also, the stores now have circular shopping bag holders (is that what you call those? holders??) So before you leave "spin the wheel", be sure to take all your groceries! If you should forget anything, again CALL the store and get the manager. Tell him what happened and I will bet the cashier has already put that bag on the side and turned it in. Always keep that receipt. Anyone with any questions feel free to call me at UCO 561 683 9189 and I will be glad to discuss the issue with you. Meanwhile, be safe!

**NO WEAPONS  
OF ANY KIND ALLOWED ON RECREATIONAL PROPERTIES**

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



# WPRF News



Dear Residents,

By the time you read this article the Main Clubhouse HVAC project will have begun. There are rumors circulating that the entire Clubhouse is closing down. This is NOT true. The first area to close will be the first area open in time for season, making it a unanimous decision to start with the Party Room. This means that the whole north wing, both upstairs and downstairs, will be closed. The lobby, theater and billiards along with the entire south wing will remain open. The anticipated length

of the first phase is 3 to 4 months. With the closing of the cardroom, 12 tables with chairs will be placed on the backside of the upper balcony giving card players the opportunity to continue to play cards and mahjong. There is no escaping the various degrees of inconvenience we will all feel with a project of this size. The Administration Offices have already been relocated to Music Room B at the opposite end of the hall from the Library. Clubs and groups were contacted and given the option to relocate elsewhere in the Clubhouse, availability permitting. WPRF will do it's best to be accommodating and asks for everyone's patience.

Calls have been coming in from our snowbirds wanting to know if there are any active Covid cases in the Village. Unfortunately, the answer is yes, including several recent fatalities. I mention this as groups start to plan their larger events and ask that all club/group presidents keep in mind...the larger the event, the greater the risk there is of Covid exposure. Let's be prudent when making plans and keep gatherings on the smaller side and consider limiting guests from outside the Village. Any event could turn into a super spreader event. I continue to urge everyone to remain vigilant and do what you can to keep yourself and loved ones safe.

## UCO vs. Benenson: A Three-Ring Circus

BY RICHARD HANDELSMAN

A brief outline of the three ongoing negotiations between Benenson Capital Company and Century Village. The background: Benenson Capital Company of New York City owns the recreation facilities within Century Village – the Main Clubhouse and surrounding island; Hastings Building and grounds; the satellite pools.

In the years between 1968 and 1974, each first purchaser of a Century Village condominium committed to Long Term Lease for the use, maintenance, and operation of the recreation facilities. Below is a representative contract:

### II. DURATION OF TERM

The term and duration of this Lease shall be for a period of time commencing as of the date hereof, and continuing up to and including the First day of December, 2068, unless this Lease be terminated in accordance with its terms.

In November, 1999, UCO, signed the Notice of Amendment to Long Term Leases for all Condominium Associations in Century Village West Palm Beach. This Notice obligates condominium owners to pay rent, plus most expenses associated with operating and maintaining the recreational facilities.

This Notice of Amendment, aka the “Millennium Amendment”, expires December 31st, 2021 – in four months.

Presently, as of August 1, 2021, are three interrelated disputative issues: (a) Clubhouse Air Conditioning system Overhaul; (b) Expiration of Millennium Amendment on December 31, 2021; (c) Ongoing campaign to cancel the Long Term Lease.

The conflict, the failure to arrive at an agree-

ment between UCO and Benenson, in each of these issues is, quite simply, who pays how much for what. Because each conflict involves a different multi-step procedure. Their resolution is complex.

In the Left Ring: The replacement/repair of the Clubhouse Air Conditioning System will cost about \$3.5 to \$4 million dollars. Each party wants the other to pay. (Note: each \$1 million CV pays will cost each condo owner \$127). Under the Millennium Amendment Dispute Resolution, both parties

- a) meet to arrive at an agreement
- b) that failing, appoint an arbitrator within thirty days. As of August 13th, Benenson and UCO have appointed an arbitrator.
- c) The Arbitrator, who may subpoena, gathers “witnesses ....books, records, documents, and other evidence, and
- d) “Within thirty (30) days of the conclusion of the arbitration proceeding” presents his conclusion “which shall set forth findings of fact and conclusions of law”
- e) Each party has thirty days to go to court. If neither so challenges, the Arbitrator's decision stands.

In the Right Ring: Simultaneously, UCO and Benenson are disputing the terms for renewing the imminently expiring (January 1, 2022) Millennium Amendment itself, of which the above Dispute Resolution process is a part. Resolving this conflict involves a different procedure than the one above – but both may be occurring at the same time.

- (a) “Lessor and Lessee (Benenson and Century Village) agree to submit to binding arbitration”:
- (b) each party selects an arbitrator.
- (c) “The two (2) arbitrators shall select the

third (3rd ) arbitrator by September 1” of the relevant year. (note: the “relevant year” is now, 2021. By the time you read this in the September issue of our UCO Reporter, the third arbitrator should have been selected).

(d) The arbitration shall commence by September 10th of the relevant year (2021) and must be terminated by November 15th of the relevant year (2021) and the arbitrators shall notify the parties as to the results of the arbitration.”

Presently, August 5, Benenson and UCO are at (b): Each electing an arbitrator.

And in the Center Ring: Canceling the 99-year Long Term Lease itself.

(a) Each association has received a letter requesting its authorizing UCO's canceling of the Long Term Lease of which the Millennium Amendment is the current version.

(b) Florida Statute 718.302 ( “Agreements entered into by the association”) states, “If the association operates more than one condominium and the unit owners, other than the developer, have assumed control of the association, the cancellation shall be by concurrence of the owners of not less than 75 percent of the total number of voting interests in all condominiums operated by the association other than the voting interests owned by the developer.”

(c) There being 309 Condominium associations in Century Village, the assent of 232 is necessary to cancel the Long Term Lease.

So, the Three Acts are paying for the Clubhouse A/C, extending the Millennium Amendment, canceling the Long Term Lease: Perhaps not the Greatest Show on Earth, but maybe the greatest here in Century Village.

## HURRICANE SEASON 2021 WE ARE NEAR THE HALFWAY POINT

September 10th we will be hitting the middle of the Hurricane season. When asked, “How goes the hurricane season this year?” **“So far, so good”** is my reply. However, September, October, and November are the most active months. At present (early Aug.) there are no active storms, but there is a storm coming off the coast of Africa that may develop into a tropical storm—time will tell.

We must stay vigilant, keep an eye on the weather reports, remain confident of our preparations, and keep our positive outlook.

**STAY SAFE!!**

John Hess, Century Village C.E.R.T. Team



# Minutes Delegate Assembly

## August 6, 2021

The Meeting was called to order at 9:30 AM by President David Israel.

PBSO Major Mattino led the Delegate Assembly in the Pledge of Allegiance.

**Minutes:** Accepted as presented.

This Meeting is being videotaped by UCO.

**Attendance** 118 Delegates signed in. Quorum met.

**Law Enforcement Report: Major Mattino**

- Covid is again on the increase. Continue wearing your mask and social distance.
- Thefts of delivered packages and bicycles have increased, discussion on prevention held.
- Hurricane season is here.The Atlantic and the tropics are starting to heat up. Be prepared.

**Lt. Monath:**

- Traffic enforcement will continue inside the Village. No set schedule.
- 22 written warnings, 6 verbal warnings, 5 crashes, 1 fire reported.
- 2 Bicycle thefts, electric scooter (chain cut) stolen, and vandalism.

**Property Appraiser:**

Dorothy Jacks reported that Tax Notices are in the mail, they are not bills, but are determining that all information is correct and you are using all the deductions you are qualified for.

There will be a representative in the Clubhouse Lobby for residents to file for the Homestead exemption. They will be, from 1:30 to 2:30 PM on the first Thursday of every month, starting on September 2, 2021. This is for new owners only who wish to file for Homestead. Mike Pratt, Assistant, will be outreach coordinator.

**PRESIDENT REPORT / New Business**

- o Carole Burns has been appointed to the Executive Board and needs to be confirmed by the Delegate Assembly. **George Franklin made the motion to accept Carole Burns’s appointment to the Executive Board.** Patricia Caputo seconded the motion. Discussion. Vote. Unanimous YES- o **NO Motion Passed**
- o There is an offer by the Ultra Orthodox Jews to purchase the Medical Center. All the details are not available; however, there is reason to

believe there will be a Synagogue there. The county will make the decision on approval of the sale. Make your opinion known; email it to the UCO Reporter at ucoreporterwpb@gmail.com.

**TREASURER’S REPORT**

- There have been 168 associations who have submitted their approval for UCO and their attorney to negotiate a new lease agreement to replace the “Millennium Agreement”. 64 more associations are needed to reach the required number for UCO to provide negotiations on our behalf.
- A budget must be prepared and presented for the 2021-2022 year. August 25, 2021 the Finance Committee will meet to prepare a new budget. The budget will be voted on by line items. Committees that need money allocated, now is the time to submit your request.
- \$80 over budget at this time.

**OFFICERS REPORT**

- Stewart Richland: “Walkers” in the road with no flashlights and wearing dark clothes at night. Driving in torrential downpours (resident almost drove into lake during downpour). Demographics are changing in the Village.
- Domenic Guarnagia: Programs for the associations will continue and be on Walkways, Rules and Regulations, also a “Newcomers’ Package.”
- David Boas : Solid Waste-Bulk pickup. Have Association call for pickup. “ITEMS NOT REQUIRING A BUILDING PERMIT” flyer. If your project is not on this list you need a permit!
- Fausto Fabbro: Extended deadline for Associations to submit approval/disapproval for negotiators. Residents/owners becoming aggressive towards UCO office workers. Officers must submit investigation requests. Will not accept requests from realtors. Due to Covid-19, Realtors are no longer allowed in the building. Notary service is available. We will help and give suggestions, but NO LEGAL ADVICE!

**GUESTS**

County Commissioner Gregg Weiss addressed the Assembly about:

- the Covid-19 resurgence and the mask wearing mandate, and social distancing. Help stop the spread.
- He has been appointed to a statewide Broadband Committee as Vice Chairman and will be reporting on their progress.
- Reflection Bay re-zoning hearing is August 26. Commercial to residential, number of residential units, etc.
- Looking into requirements for building inspections (Surfside collapse) in Palm Beach County.
- Booster shots are not available for Covid-19.
- Those wanting site plans for Reflection Bay, call Neil at his office for help.
- He was questioned about access for Bike Path area in CV.

**LCAM REPORT**

- The County brought masks today.
- Due to Covid-19, rule is one person in UCO building at a time.
- A bus will be available for rezoning hearing August 26. Email CAM (Donald) for confirmation for a seat.
- Call for excess Bulk Trash.
- Suggestion: Make signage for Bulk Trash Pickup to be placed by dumpster with Rules, Fees, Phone #, & etc.. (Olga W.)

**Good of Order**

An unsolicited Proposal for TV with Internet was submitted by CSI from ABB for the residents/our consideration. No decision is required today. Information for you to consider for making a decision will be presented. Terms can be found online on the “Our Village” (David’s) blog. A lengthy discussion was held. Proposal information was included in the packet.

Bobbi Levin made a motion to adjourn. Multiple seconds.  
Meeting adjourned; 11:20 AM

*Respectfully Submitted,  
John Hess, for UCO Recording Secretary.*

# Delegate Assembly Attendance

## August 6, 2021

### Delegates Absent at August 6, 2021 Delegate Assembly

Andover A, B, D, E, H, I, J, L  
Bedford B, C, D, E, G, H, J, K  
Berkshire A, C, D, F G, I, J, K  
Cambridge A, B, C, D  
Camden B, E, F, G, H, J, L, M, N, P  
Canterbury A, B, C, E, F, G, H, I, J, K  
Chatham B, C, J, K, O, P, Q, S  
Coventry A, B, C, D, E, G, H, J, K, L  
Dorchester A, B, C, F, J  
Dover A (2 of 3 absent), B (2 of 3 absent), C (2 of 3 absent)  
Easthampton A, B, C, D, E, F, H, I  
Golf’s Edge (7 of 7 absent)  
Hastings A B, D, E, H  
Kent C, D, F, G, H, I, K, L, N  
Kingswood A, B, C, E, F

Northampton A, B, C, D, F, G, H, I, J, O, P, Q, S  
Norwich A, B, C, E, F, G, H, I, J, K, L, M, N, O  
Oxford 200, 400, 500, 600  
Plymouth 3 (1 of 2 absent), 4 (2 of 2 absent), 500 (1 of 2 absent)  
Salisbury B, C, D, E, F, G  
Sheffield B, D, F, G, H, I, K, L, M, N, O  
Somerset G, H, J  
Southampton A (2 of 3 absent), B (2 of 3 absent), C (2 of 3 absent)  
Stratford A, C, D, E, G, L, M, N, O  
Sussex A, B, C, D, E, G, I, J, K, L, M  
Waltham A, B, C, D, E, F, H, I  
Wellington A (1 of 2 absent), B, C, D, F (1 of 2 absent), G (1 of 2 absent), J, M  
Windsor A, B, D, F, G, H, I, J, L, M, N, O, P, Q, S

(Prepared by Ruth Dreiss from Sign-in sheets)





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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**
- 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. .... **\$55,000**

**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**

- GOLFS EDGE** WELL TAKEN CARE OF, LOTS OF UPGRADES, FURNISHED, SERENE AREA. GREAT ASSO ..... **\$68,000**
- 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**
- 250 DORCHESTER K** WATER VIEW! FULLY FURNISHED, HURRICANE SHUTTERS CUL DE SAC NEAR THE POOL? RENTABLE \$65,000. .... **\$60,000**
- 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**

**GROUND FLOOR 1 BED 1 BATH**

- 3 DORCHESTER A** SOME FURNISHINGS WILL CONVEY, CERAMIC TILE FLOORING, GARDEN VIEW, ENCLOSED PATIO, NEW BACK SPLASH IN KITCEH, STEPS TO PARKING AND MAIL BOXES. .... **\$55,000**
- 49 KINGSWOOD C** UNFURNISHED, RENTBLE, NEAR PARKING, GARDEN VIEW, GREAT ASSOCIATION. .... **\$52,000**
- 216 BERKSHIRE K** STUNNING, FURNISHED BEAUTIFULLY, RENTABLE, NEAR PARKING, GARDEN VIEW. .... **\$65,000**
- 83 BERKSHIRE D** WATER VIEW, STEPS TO PARKING, FURNISHED, RENT ABLE, AND A GREAT INVESTMENT. NEAR THE KENT POOL, AND THE WEST GATE. .... **\$58,500**
- 227 NORTHAMPTON L** UNFURNISHED, CLOSE TO PARKING, CERAMIC TILE FLOORING, GARDEN VIEW. .... **\$49,900**

**UPPER FLOOR 1 BEDROOM 1 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**
- 155 SUSSEX H** A VERY CUTE SPACE TO CALL HOME, GARDEN VIEW, FURNITURE, WELL TAKEN CARE OF ..... **\$55,000**
- 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. .... **\$58,500**

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

- 57 SOMERSET C** SPECTACULAR WATER VIEW, BEAUTIFUL CONDO OVERLOOKING POOL AND TENNIS, THIS LOCATION IS SOUGHT AFTER, TWO FULL BATHS, LIFT INCLUDED, WELL TAKEN CARE OF, FURNISHED, 24 HOUR SECURITY ..... **\$125,000**
- 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**
- 37 CHATHAM B** OUTSIDE CORNER, ONE OF THE PRETTIEST VIEWS OF THE LAKE, CENTRAL AIR, UNFURNISHED ..... **\$79,900**
- 133 SALISBURY F** NEWER KITCHEN, CERAMIC TILE FLOORING, NEWER BATHROOMS, OUTSIDE CORNER, RENTABLE, 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!! ..... **\$66,500**
- 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**

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

- 174 SHEFFIELD H** STAINLESS STEEL APPLIANCES, FURNISHED, GRANITE VANITIES, AC LESS THAN 3 YEARS PET FRIENDLY ..... **\$70,000**

**WALKING DISTANCE TO HASTINGS FITNESS CENTER,**

- 57 SHEFFIELD C** LOTS OF POTENTIAL, THIS CONDO HAS A WATERVIEW, UPGRADES EVERYWHERE, CLOSE TO THE HASTINGS FITNESS, BEAUTIFULL WALK IN SHOWER. .... **\$75,000**

**GROUND FLOOR 2BED 1 ½ BATHS**

- 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**

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

- 149 HASTINGS I** OMG, BEAUTIFUL AND IN EXCELLENT CONDITION, WOOD FLOORING IN BEDROOMS MAKES IT EASY ON THE FEET. CENTRAL AIR CONDITIONING, VERY DESIRABLE LOCATION, CERAMIC TILE FLOORING, SERENE GARDEN VIEW, NEAR THE HASTING FITNESS CENTER, AND POOL. .... **\$74,500**
- 183 SOMERSET I** WATER VIEW FROM THE PATIO, VERY SOUGHT AFTER AREA, NEEDS TLC, NEAR THE POOL AND TENNIS. .... **\$79,000**
- 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**
- 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 CLUBHOUSE AND THE EAST GATE, GREAT BUILDING, GREAT RESERVES ..... **\$88,500**

**ANNUAL RENTALS**

**GROUND FLOOR 1 BED 1 BATH**

- 216 BERKSHIRE K** BEAUTIFUL! RENOVATED, FURNISHED, CERAMIC TILE FLOORS, KNOCK DOWN KITCHEN ..... **\$1,100**
- 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 1 BED 1.5 BATH**

- 394 NORTHAMPTON S** CERAMIC TILE FLOORING, UNFURNISHED, LIFT INCLUDED, NEAR POOL GREAT BUILDING ..... **\$1,000**

**UPPER FLOOR 1 BED 1 BATH**

- NORTHAMPTON S** UNFURNISHED, VERY CLEAN, WELL KEPT, LIFT INCLUDED, CERAMIC TILE FLOORING. .... **\$1,000**
- 37 KINGSWOOD C** STAINLESS STEEL APPLIANCES, NEW KITCHEN, CERAMIC TILE FLOORING, GARDEN VIEW ..... **\$1,000**

**UPPER FLOOR 1 BEDROOM 1 BATH**

- 37 KINGSWOOD B** SOME FURNISHINGS, NEW KITCHEN AND BATH, CERAMIC TILE FLOORING WITH LIFT IN BLDG ..... **\$1,025**

**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. .... **\$1,500**

**CRESTHAVEN**

- 2920 CROSLEY 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**







LEGAL



Legislative Changes Which Impact Your Condominium

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

The following laws were effective as of July 1, 2021. The focus of this article is on laws impacting condominiums that came from the Covid-19 pandemic.

Emergency Powers

The revisions to the statutes amend the State Emergency Management Act to address the threat posed by a pandemic or other public health emergency and “injury or harm to the public health from infectious disease”.

The revised emergency powers section in the Condominium Act, found at Section 718.1265, now permits, if the Governor declares a State of Emergency for your area, conducting board meetings, committee meetings, elections and membership meetings, in whole or in part, by telephone, real-time videoconferencing or similar real-time electronic or video communications. The revised statute also permits the Association, based

on advice of public health officials to determine whether the condominium property or any portion thereof can be safely inhabited, accessed or occupied. It also permits the Association to mitigate further damage, “injury or contagion”.

There are a few additional caveats added to the revised statute. The Association may not prohibit unit owners, tenants, agents, or invitees of a unit from accessing the unit and the common elements and limited common elements appurtenant thereto for the purposes of ingress to and egress from the unit and when access is necessary in connection with the sale, lease, or other transfer of a unit; or the habitability of the unit or for the health and safety of such person unless a governmental order or determination or a public health directive from the Centers for Disease Control and Prevention has been issued prohibiting such access to the unit. Any such access is

subject to reasonable restrictions adopted by the Association.


Limitations of Liability

There is also a new law which imposes significant legal hurdles for individuals who want to sue a business entity for coronavirus-related injuries or death. Plaintiffs who file suit will need to provide a physician’s affidavit to establish the basis for the injury claim. The new law also imposes a tight one-year statute of limitations to bring these claims.

The court must also determine whether a defendant made a good faith effort to substantially comply with the authoritative or controlling government issued health standards or guidance at the time that the cause of action occurred. If the court determines that a defendant made such a good faith effort to substantially comply, the defendant is immune from civil liability. If, in contrast, the court determines

that the defendant did not make the requisite good faith effort, the action may proceed to trial. As this is a new law, it has not been tested in the courts. However, it is in the Association’s best interests to follow all government-issued health standards and guidelines so that if an issue occurs you may attempt to avail yourself of the protections of this new law.

Mark D. Friedman, B.C.S. is a Board Certified Specialist in Condominium and Planned Development Law. This column is not meant as legal advice but is presented for educational purposes only. If you have any question on the applicability of the new laws to your association, you must contact your association counsel before proceeding. Mr. Friedman may be reached at MFriedman@beckerlawyers.com.




**Aaron**  
561-308-5766

**Sarah**  
561-308-1963

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*PARK AT YOUR DOOR! 2 BEDROOM, 2 BATH.  
Tile floors. Updated enclosed lanai. Well maintained . . . . . \$169,500*

**WINDSOR Q - UPDATED**  
*CLOSE TO CAMDEN POOL, 1 BEDROOM, PA BATH. Central AC  
Updated kitchen and baths. Tile floors . . . . . \$64,900*

**SHEFFIELD H - ELEGANT**  
*CHEERFUL 2 BEDROOM, 1% BATH. Second floor  
CORNER. Updated kitchen and baths. Pet friendly building. \$82,500*

**WALTHAM II - GROUND FLOOR**  
*UPDATED! 1 BEDROOM, 1% BATH.  
Fantastic location. Tile floors. Updated kitchen and baths. . . \$79,900*

**WELLINGTON L - CORNER**  
*SPACIOUS & BRIGHT! 2 BEDROOM, 2 BATH.  
Beautiful views. New AC. Well maintained. . . . . \$149,900*

**SOLD!!!!**

101 Greenbrier A - \$84,000

124 Coventry F - \$82,500

307 Wellington E - \$65,000

125 Coventry F - \$60,000

292 Andover L - \$39,900

138 Kent I - \$53,000

108 Greenbrier B - \$56,500

437 Windsor S - \$53,500

197 Camden I - \$52,500

166 Sheffield G - \$39,000

302 Wellington B - \$87,000

112 Somerset F - \$85,000

256 Chatham M - \$104,900

390 Wellington K - \$115,000

121 Southampton B - \$71,000

129 Berkshire F - \$38,000

213 Wellington B - \$143,000

301 Wellington L - \$158,000

320 Northampton P - \$56,500

203 Wellington A - \$153,500

467 Wellington J - \$168,000

404 Chatham T - \$105,000

# September Tax Talk

ANNE M. GANNON  
CONSTITUTIONAL TAX COLLECTOR PBC

Dear Friends,

We are thrilled Tax Talk readership continues to grow, and if you are joining us here for the first time—welcome! Please know that we value our readers and look forward to sharing important news and valuable information with you each month.

With the arrival of September, we are preparing for the end of the annual Business Tax Receipt (BTR) renewal period, which runs July 1 through September 30. I urge local business owners to renew their receipt online at [www.pbctax.com/local-business-tax](http://www.pbctax.com/local-business-tax) if they haven't already done so. It is fast and easy to do!

Our office is also gearing up for the 2021-22 tax season as we prepare to mail out over 615,000 property tax bills on November 1. Needless to say, it is our largest mailing of the year, and our team is ready to deliver!

I hope you enjoy the remaining days of summer and that you and your family remain safe and healthy.

### IS SERVICE IN YOUR DNA?

In last month's Tax Talk, I asked service-minded individuals who are seeking meaningful work to consider a career with our agency. We heard from many enthusiastic applicants, and, we have several more Client Service Specialist (CSS) positions available at all locations, including our Client Care & Research Center, and our soon-to-be opened office in the City of Westlake.

We will be inviting select CSS applicants for an opportunity to participate in qualifications testing and an in-person interview with members of our management team – all in the same day! The invitational hiring event will be held on Saturday, September 11 at one of our service centers. If you have 60 hours of college credit and want to join an award-winning team as a Client Service Specialist, please apply by close of business on Monday, August 30, to be considered for the invitational event.

Our recruiting team will reach out to invite qualified candidates to the event and provide details at that time. Click here to apply online: Client Service Specialist - Constitutional Tax Collector ([pbctax.com](http://pbctax.com))

### IMPORTANT DATES & DEADLINES

July 1 - Sept. 30 Local Business Tax Due  
September 6 Tax Collector Offices Closed- Labor Day

### ASK ANNE: SURRENDERING LICENSE PLATES

Did you know that license plates are the property of Florida, and are assigned to you, not the vehicle? If you are selling, trading in or otherwise changing vehicles, it is your responsibility to make sure your plate is removed and handled properly. Read on for the answers to common questions concerning license plates, and please visit: [www.pbctax.com/frequently-asked-questions](http://www.pbctax.com/frequently-asked-questions) for additional information.  
Q: My elderly parent no longer needs their car. We plan to sell it, but what should we do with the license plate?

A: Properly surrendering your plate will protect you from any future possible fraud or misuse of the plate, as it is associated with your parent's name and address. Include a written request to surrender with the name, address and phone number associated with the registration, and drop it in a Drop Box at one of our six Service Centers (M-F, 8:15 a.m.- 5:00 p.m.) or send it by mail to PBC Tax Collector, P.O. Box 3715, West Palm Beach, FL 33402.

Q: I am going away to college in the fall and do not want to continue paying for auto insurance while my car sits in my parents' driveway. What should I do?

A: If the decal on the license plate is unexpired, surrender the plate first and then cancel your insurance. This will prevent your driving privilege from being suspended. You can drop the plate off at one of our convenient drop boxes or mail it in with a written request to cancel and recycle the plate (see above for the address).

Q: What should I do with an old plate that I found in my garage?

A: The proper way to dispose of a plate is to surrender it, as outlined above.

### AND THE AWARD GOES TO...

I have heard from many clients that our Tax Planner and Services Guide is their favorite publication from our office. I am thrilled to share that our 2021 edition of the Guide was recently named a 2021 APEX Award Winner in Publications Excellence in the "One-of-a-Kind Publication" category. With nearly 1,200 entries in the competition, each is judged on excellence in graphic design, editorial content, and the success of the entry in achieving overall communications effectiveness, by a panel of Apex judges. The Guide is available in convenient, digital flipbook format at [www.pbctax.com](http://www.pbctax.com), or email us at [ClientAdvocate@pbctax.com](mailto:ClientAdvocate@pbctax.com) to request a printed copy.

## New Blood Draw Center Convenient to All Century Village Residents



### Benefits of Using Nationwide Lab

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# September Property News

## DOROTHY JACKS PBC PROPERTY APPRAISER

My office once again asks that all visitors wear facial coverings and practice social distancing while indoors on County property.



We continue to implement measures to ensure the health and safety of our staff, while also maintaining the highest level of safe service to the taxpayers of

Palm Beach County.

By now, all property owners in Palm Beach County have received their 2021 Notice of Proposed Property Taxes and Assessments from my office. Remember this not a bill, but rather an estimate of your taxes based on the proposed tax rates, your property value and exemptions.

The next stage in the tax roll process is the petition filing period. Property owners have the option to appeal their property's assessment or denial of portability before the county's Value Adjustment Board (VAB), which is administered by the Clerk of the Circuit Court & Comptroller. Florida law sets the value petition filing period, which begins when the notices are mailed and ends 25 days later. This year's deadline to file a petition is September 13, 2021.

Also highlighted in this month's newsletter is the great news that our office has been awarded the Certificate of Excellence in Assessment Adminis-

tration from the International Association of Assessing Officers. I am so proud that our office has achieved this prestigious recognition in service to you, the people of Palm Beach County.

### THE VALUE ADJUSTMENT BOARD PROCESS

If you feel that the market value of your property is inaccurate or does not reflect fair market value as of January 1, 2021, or you are entitled to an exemption or classification that is not reflected on the 2021 Notice of Proposed Property Taxes, contact our office for an informal review. Call us at 561.355.3230 and we will connect you with an appraiser or exemption specialist to discuss your concerns. If we are unable to resolve the matter, you have the right to file a petition for adjustment with the Value Adjustment Board (VAB).

The VAB is administered by Palm Beach County's Clerk of the Circuit Court & Comptroller, which is independent of the Property Appraiser's Office. The Board is made up of five individuals: two from the county's board of commissioners, one from the county's school board, and two citizen members. They approve and use special magistrates who are experienced in property appraisal techniques or legal matters to conduct hearings and recommend decisions to the VAB for final approval. Special Magistrates will review property valuation, denials of portability, deferrals, and change of

ownership or control determinations. All final rulings are determined by the VAB.

### Filing a Petition

Florida law sets the deadlines for filing a petition on or before the twenty-fifth day following the mailing of the notice from our office. This year's deadline is September 13, 2021. These deadlines do not change, even if you choose to discuss the issue with our office. The VAB may charge \$15+ for filing a petition.

PDF petition forms are available on our website or online petition filing is available through the Clerk of the Circuit Court & Comptroller.

Once a petition is filed, you will receive a notice with the date, time, and location of your hearing at least 25 days before your hearing date. You can reschedule your hearing once for good cause. If your hearing is rescheduled, the clerk will send notice at least 15 days before the rescheduled hearing.

Fifteen days prior to the scheduled petition hearing, you are required to provide our office with a list and summary of evidence that you will present at the hearing. You can submit your evidence electronically through the Clerk of the Circuit Court & Comptroller. Seven days before the VAB hearing, our office is required provide you with a list and summary of evidence, which will be presented at the hearing.

### The Hearing

At the VAB hearing, you may represent yourself or seek assistance from a professional. Some examples of professional representation might include an attorney, a licensed real estate appraiser or broker, or a certified

public accountant. If someone who is not a licensed professional represents you, you must sign the petition or provide written authorization or power of attorney for your representative.

During the hearing, a special magistrate will ask you to present your evidence and testimony in support of your petition. In most cases, to win a reduction in appraised value before the VAB, you must prove that the county's appraisal of your property exceeded market value and explain why. A representative from our office will then present evidence in support of the property valuation, denied exemption, etc., depending on the issue. You will have another opportunity to comment before the end of the hearing.

Keep in mind, although the decision of the magistrate is binding, the hearing itself is an informal process. The VAB will mail you a written copy of its final decision. Regardless of the outcome of your hearing, you must pay all or the required portion of your taxes by April 1 to keep your petition valid and avoid additional cost and fees.

### After the Hearing

The VAB must issue all final decisions within 20 calendar days of the last day it was in session. You may file a lawsuit in circuit court if you do not agree with the VAB's decision.

For more information about the VAB in Palm Beach County, email [vab@mypalmbeachclerk.com](mailto:vab@mypalmbeachclerk.com), call 561.355.6289, or visit [mypalmbeachclerk.com/departments/value-adjustment-board-vab](http://mypalmbeachclerk.com/departments/value-adjustment-board-vab).

Palm Beach County Property Appraiser's Office September 2021 Newsletter



## Florida Caring Cardiologists, Palm Beach, West, PLLC

Preventing Heartbreak • Fixing Broken Hearts **בס"ד**

**Hedy E. Zaghi, M. D., F.A.C.C.**

*Board Certified in Cardiovascular Disease*

**(561) 220-3600**

**5405 Okeechobee Blvd. • Suite 304 • West Palm Beach, FL 33417**

**Fax (833) 906-2543**

### Announcing:

**Dr. Zaghi, a friendly, experienced cardiologist is opening an additional office in your neighborhood, next to the Century Village on Okeechobee Blvd.**

**Dr. Zaghi graduated from Yale University Medical School, performed his residency at Stanford University Hospital, and Cardiology Fellowship at the University of Washington.**

**Dr. Zaghi comes with over 30 years of experience.**

***For appointments, and information please call Cindy White at***  
**(561) 220-3600**





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## WELLINGTON 2/2

**WELLINGTON D - RARE 3rd FLOOR CORNER PENTHOUSE..**  
*Lakefront, Furnished, Just Bring Your Suitcase!! New Central Air, Impact Windows, Cul-de-Sac Location. Luxury Elevator Building. Enjoy Magnificent Sunsets, Steps to 2 Pools. .... \$179,900*

## SHEFFIELD H - 2/2 1/2

**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 throughout. Walk to fitness center & clubhouse, barbecue, fire pit & more! MUST SEE!!! ..... \$189,900**

## NEW LISTINGS

**DOVER C - GROUND FLOOR, OPEN KITCHEN.**  
*Updated baths, large tile, new furniture. .... \$84,999*

**WINDSOR Q - GROUND FLOOR, 1/1 1/2.**  
*Central AC, updated kitchen and baths. .... \$69,900*

**SHEFFIELD H - GROUND FLOOR, 1/1 1/2.**  
*Light and bright, pet friendly building, garden view. .... \$59,900*

**SHEFFIELD H - 2nd FLOOR CORNER.**  
*2/1 1/2, updated kitchen and baths. .... \$82,500*

**SHEFFIELD G 2nd FLOOR CORNER, 2/1 1/2. Turnkey! Updated, furnished, light & bright, great association. .... \$84,900**

**NORTHAMPTON E - UPDATED ON THE WATER.**  
*Ground floor, pet friendly building. .... \$79,900*

**HASTINGS A 2nd floor, 2/1 1/2, light & bright, view of canal, pet friendly, washer & dryer, across from fitness center. .... \$86,700**

**STRATFORD D 2nd floor 2/2. Needs TLC. Sitting area by lake for building residents. Make this your home. .... \$74,900**

**STRATFORD K - STUNNING WATER VIEW from new lanai with impact windows. 2/2, 2nd floor. Furnished. Water included in monthly maintenance. Needs some TLC. .... \$107,000**

**GREENBRIER C LARGE PENTHOUSE 2/2.**  
*Great views, tile throughout, steps to pool. .... \$94,999*

**CHATHAM N - GROUND FLOOR CORNER,**  
*all new, 1/1 1/2, central air. .... \$62,500*

**PLYMOUTH R - OVERSIZED CORNER.**  
*Ground floor with huge porch, all new. .... \$119,000*

**WELLINGTON M - GROUND FLOOR.**  
*2/2, tile throughout, lake view, updated, enclosed lanai. .... \$174,900*

## CANTERBURY F

**ALL UPDATED AND NEW!! 1 Bedroom, 1 1/2 Bath.**  
*2nd Floor CORNER. Open concept, central air, washer and dryer in unit. Large tile throughout, plenty of closets. Quiet, friendly association with lovely sitting area. .... \$74,900*

## GOLF'S EDGE

**“D” - 2 BEDROOM, 2 BATH UPDATED, 2nd FLOOR CORNER.**  
*Remodeled kitchen, granite countertops, 2 sinks, large tile floors throughout, washer and dryer in unit. .... \$134,000*

**“E” - 2 BEDROOM, 2 BATH VERY PRIVATE.**  
*2nd floor, well maintained, garden view, central air, partly furnished, washer & dryer in unit, water incl. in monthly maintenance. .... \$82,500*

## CAMDEN H

**NEWLY RENOVATED, 1 BEDROOM, 1 1/2 BATH,**  
*2nd floor, new electric, new plumbing, partially furnished, ceramic tile throughout, laundry room on same floor, steps to 2 pools, light and bright, great location, near west gate, beautiful garden view, great association. .... \$61,900*

## COVENTRY L

**1 BEDROOM, 1 1/2 BATH 2nd FLOOR CORNER.**  
*Many upgrades. Central air conditioning, building has lift. Light and bright, freshly painted, new tile floors throughout, new kitchen, new baths, serene garden view. .... \$64,900*

## WELLINGTON L - LAKEFRONT

**LUXURY PENTHOUSE CONDO, 2/2, light and bright, tile throughout, water view, lovely plantation shutters. Great building with lovely sitting area. .... \$149,900**

**The “Susans” turn “Listed” into “SOLD”**



# Palm Beach County News

FROM THE OFFICE OF COMMISSIONER  
GREGG WEISS

**Delta variant wreaking havoc**

The pandemic in Palm Beach County is worse than it's ever been. We're seeing around 10,000 cases per week, positivity rates exceeding 20%, and many area hospitals are near, at, or over capacity. Though we have seen a few breakthrough cases, this is largely a pandemic of the unvaccinated. The vaccines are safe and have proven effective against severe illness, hospitalizations and death. If you haven't already, please get vaccinated. Call or email our office if you need help getting an appointment.

**Booster shots**

Federal health agencies have approved booster shots for people with compromised immune systems. At this point, only a very small group of people who are moderately to severely immunocompromised are eligible. This includes active cancer patients, recipients of organ transplants who are taking medications to suppress their immune system, certain people who are HIV posi-

tive, as well as certain people who received a stem cell transplant recently and are on medications. Many people consider themselves at risk of serious illness from COVID-19 due to age or a pre-existing condition, and may want booster shots. But, for now, an additional shot is only recommended for people who meet the CDC's criteria for being immunocompromised. People with other chronic conditions — even those that put them at higher risk for severe COVID-19 — are not authorized to get an additional dose at this point. Talk to your doctor if you have questions. It's not clear yet whether, or when, a booster will be more broadly recommended to vulnerable populations. Our office and UCO have already been in contact with the Health Care District of Palm Beach County to try to bring a mobile vaccination unit to the Village. Once the CDC announces the clinical guidelines necessary for this vaccination initiative, Century Village will most definitely be contacted for event scheduling.

**Weiss asks staff to implement measures, bring back data**

"I'm really concerned about the COVID numbers and the direction we're going in. I'm very concerned for the safety of our employees and our ability to provide services to the community, especially as we are entering the most active period of hurricane season," Weiss wrote to Administrator Verdenia Baker. That's why he's asked our administrator to implement measures that will maximize vaccination rates among the thousands of county employees and their dependents. This includes weekly testing and raising insurance rates for those who refuse to get vaccinated. In addition, he asked for daily updates on cases, test positivity, hospitalizations and deaths in the county. The public and our board need this information to stay safe. Please stay safe!

**ABOUT COUNTY COMMISSIONER GREGG WEISS'S OFFICE**

Constituents are important to us. We want to hear about the issues that affect you. If you run into problems that we

might be able to help with don't hesitate to contact us.  
561-355-2202 or email us: [district2@pbcgov.org](mailto:district2@pbcgov.org)  
Sign up for the Weiss Words e-newsletter  
Find us on Facebook: @County-CommissionerGreggWeiss

*Niels Heimeriks*  
Chief of Staff  
Palm Beach County Commission District 2  
Office of Commissioner Gregg K. Weiss  
561-355-4966 (desk)  
561-371-1089 (cell)  
[Nheimeriks@pbcgov.org](mailto:Nheimeriks@pbcgov.org)

Sign up for the Weiss Words e-newsletter by emailing [District2@pbcgov.org](mailto:District2@pbcgov.org)  
Follow us on social media:  
Facebook: @CountyCommissionerGreggWeiss  
Twitter: @GreggPBC  
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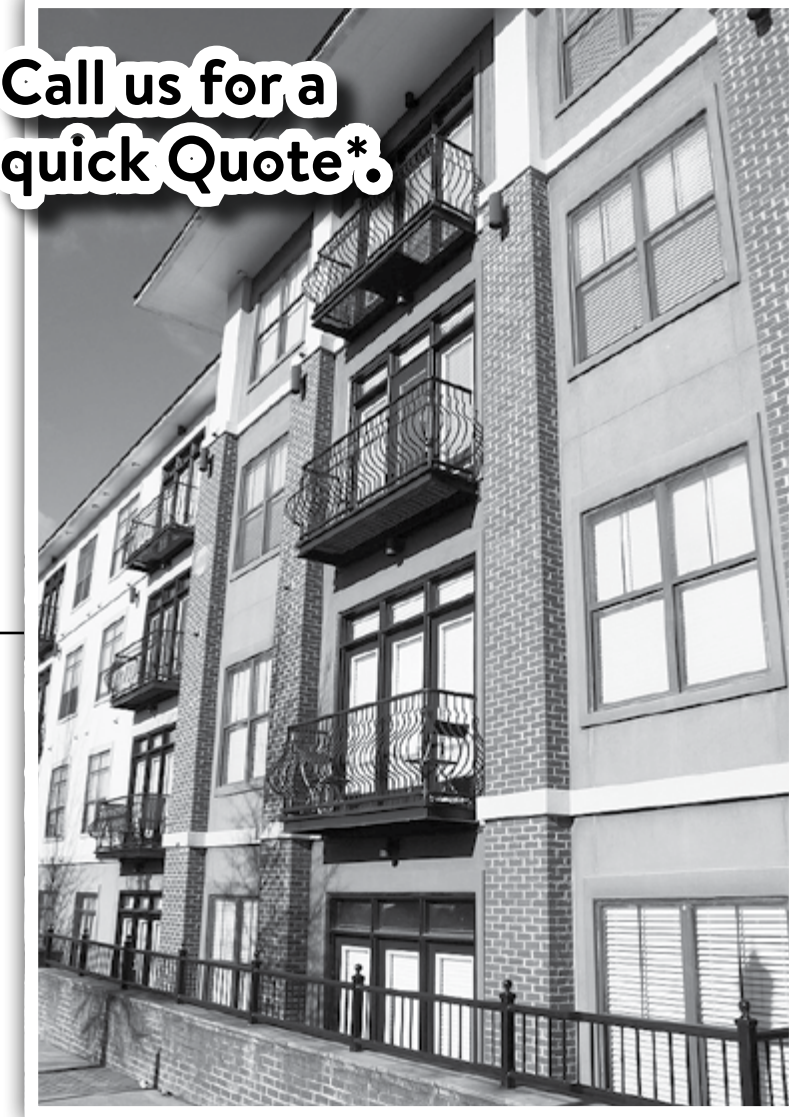
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(Located directly outside Century Village)

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The hiring of a lawyer is an important decision that should not be based solely upon advertisements. Before you decide, ask us to send you free written information about our qualifications & experience.



# Great CONDO Insurance News! Allstate is writing CONDO Insurance.



\*Subject to qualification.

**Richard Lydon, Agent**  
[lydon@allstate.com](mailto:lydon@allstate.com)  
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F 561-640-4622  
2845 N.Military Trail Suite 3  
West Palm Beach, FL 33409





# Clerk Report - August

## JOSEPH ABRUZZO, PBC CLERK OF THE CIRCUIT COURT AND COMPTROLLER

Our office has thousands of dollars in unclaimed money waiting to be returned to its rightful owners. Could some of it belong to you?



We encourage you to check our list of unclaimed funds to see whether your name or your company's name is on it. The unclaimed funds are for court-related activities, including cash bonds, outstanding juror checks and more.

### Guardianship Improvement Task Force Holds First Meeting

The statewide Guardianship Improvement Task Force held its first meeting last month. We're proud that Anthony Palmieri, our office's Deputy Inspector General & Chief Guardianship Investigator, is part of this important initiative. Anthony serves as the vice chair of the task force, which is sponsored and staffed by the Florida Court Clerks & Comptrollers association.

### Face Coverings Required at all Clerk of the Circuit Court & Comp-

#### troller Offices

Face coverings are required to enter any Clerk of the Circuit Court & Comptroller office. Face coverings are required regardless of a person's vaccination status. This is consistent with protocols issued by Palm Beach County and the 15th Judicial Circuit for employees and visitors to County-owned buildings and courthouses. It is also consistent with updated guidance from the U.S. Centers for Disease Control and Prevention.

### Donations from ClerkPBC Employees Fund Scholarships for Local Students

Pictured (From Left to Right): Court Specialist Nicole Thomas; Scholarship Recipient Isabella Thomas; Deputy Inspector General & Chief Guardianship Investigator Anthony Palmieri; Scholarship Recipient Zane Palmieri; Clerk Joseph Abruzzo; Scholarship Recipient Alexis Foster; Lead Court Specialist Pamela Sawyer; and Chief Deputy Clerk Shannon Ramsey-Chessman. Please note: This photo was taken before our office's face covering requirement took effect on Aug. 2.

Donations from members of our

# Do You Have Unclaimed Funds with Our Office?

ClerkPBC team will provide three local students each with a \$1,500 college scholarship to continue their education.

The winners of our annual Clerks for a Cause Scholarship Program include Alexis Foster, a graduate of Atlantic Community High School and Florida Atlantic University; Zane Palmieri, a 2021 graduate of Jensen Beach High School; and Isabella Thomas, a 2021 graduate of Palm Beach Central High School.

### ClerkPBC Team Honored by Statewide Association

Our ClerkPBC team was recently recognized by the Florida Court Clerks and Comptrollers (FCCC) for following best practices in all categories evaluated by the statewide association.

We received all seven Recognition of Excellence certificates awarded under the FCCC's Best Practices Excellence Program. The program was created to recognize Clerks throughout the state who complete assessments that evaluate each office's acceptance of certain best practices.

Dozens of our ClerkPBC employ-



ees volunteered at locations in West Palm Beach and Boca Raton last month to help distribute supplies at Back to School PBC, a drive-through event where families in need were given backpacks and food boxes.

Our office donated more than 90 surplus cell phones to help victims of domestic abuse.

Clerk Joseph Abruzzo hand delivered the cell phones to Aid to Victims of Domestic Abuse (AVDA) last month during a visit to the non-profit's office in Delray Beach.

The Clerk's leadership team visited the Education Foundation of Palm Beach County's Red Apple Supplies last month to help prepare backpacks for the new school year.

The ClerkPBC team also presented the non-profit with a \$1,960 donation check. The money was donated by Clerk employees through our office's Dress Down program.

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**SHEFFIELD F** Excellent Home, Furnished, Rentable, Laminate Floors, Enclosed Glass Patio, 2 Window AC's, Steps to Beautiful Health Club with Pools.....\$60,000

### 1 BEDROOM, 1 1/2 BATH - GROUND FLOOR

**CAMDEN L** Corner, Upgraded, Tile Floors, Central Air, 3 Fans, Quartz Countertops in Kitchen and Bath.....\$75,000

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### 1 BEDROOM, 1 1/2 BATH - UPPER FLOOR

**SOUTHAMPTON A** Unfurnished, Steps to Pool, Tile Flrs, Part. Updated. ....\$58,500

**ANDOVER A** Corner, Very Nice with Newer Appliances, Wind Resistant Windows, Tile Floors.....\$68,000

**SALISBURY I** Granite Counters in Kitchen & Baths, Updated, New Carpet .....\$51,500

### 2 BEDROOMS, 1 BATH - UPPER FLOORS

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

### 2 BEDROOM, 1 1/2 BATH - GROUND FLOOR

**NORWICH H** Unfurnished, Tile Floors.....\$79,900

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

### 2 BEDROOMS, 1 1/2 BATH - UPPER FLOORS

**NORWICH D** Updated Kitchen and Baths, 2 Air Conditioners, Combo Bath, Laminate Flooring. ....\$99,900

**BEDFORD A** Central Air, Furnished, Tile Floors, Walk to Somerset Pool .....\$65,000

**WALTHAM C** Corner, Nice Condition, Rentable From Day 1 .....\$75,000

**SHEFFIELD G** Renovated Kitchen & Baths, Laminate Floors .....\$64,900

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**OXFORD 200** Completely Updated, Tile Floors, Washer & Dryer, Walk to Oxford Pool. ....\$119,900

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September 2021

# CENTURY VILLAGE CLASS SCHEDULE SEPTEMBER 2021

## RESIDENTS ONLY

### MASKS AND SOCIAL DISTANCING RECOMMENDED

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

MUST SIGN UP IN ADVANCE - PLEASE SEE REGISTRATION INFO ON REVERSE

## TUESDAY CLASSES

| Course Name  | Start Date | Time           | Cost | # Weeks                   | Room         | Materials | Instructor                  |
|--|------------|----------------|------|---------------------------|--------------|-----------|-----------------------------|
| <b>WEIGHT LOSS THRU GOOD NUTRITION</b>                                       |            |                |      | <b><u>NEW CLASS!</u></b>  |              |           | classes run 9/4 thru 9/28   |
|  | 09/07/21   | 10am - 11:30am | \$10 | 4                         | Class Room B | ***       | George Pappadopoulos        |
| Description: Learn How Good Nutrition Can Change Your Life!                  |            |                |      | *** bring pen and notepad |              |           |                             |
| <b>BASIC LINE DANCING STEPS # 1</b>  |            |                |      | classes run 9/4 thru 9/28 |              |           |                             |
|  | 09/07/21   | 10am - 11am    | \$5  | 4                         | Party Room   |           | Jerri Adams                 |
| Description: Have fun while stimulating your brain and working your muscles! |            |                |      |                           |              |           |                             |
| <b>BASIC LINE DANCING STEPS # 2</b>  |            |                |      | classes run 9/4 thru 9/28 |              |           |                             |
|  | 09/07/21   | 11am - 12pm    | \$5  | 4                         | Party Room   |           | Jerri Adams                 |
| Description: Have fun while stimulating your brain and working your muscles! |            |                |      |                           |              |           |                             |
| <b>PRACTICAL SPANISH FOR BEGINNERS</b>                                       |            |                |      | <b><u>NEW TIME</u></b>    |              |           | classes run 9/21 thru 10/28 |
|  | 09/21/21   | 10am - 11am    | \$35 | 6                         | Class Room A |           | Beverly Dolgin              |
| Description: Take lessons in Situational Spanish.                            |            |                |      | *** bring pen and notepad |              |           |                             |
| Class dependent on minimum class size  |            |                |      |                           |              |           |                             |

## WEDNESDAY CLASSES

| Course Name  | Start Date | Time        | Cost | # Weeks | Room                      | Materials | Instructor                  |
|--|------------|-------------|------|---------|---------------------------|-----------|-----------------------------|
| <b>FRENCH FOR BEGINNERS</b>  |            |             |      |         | <b><u>NEW TIME</u></b>    |           | classes run 9/22 thru 10/27 |
|  | 09/22/21   | 10am - 11am | \$35 | 6       | Card Room A               |           | Beverly Dolgin              |
| Description: Take lessons in beginner French.  |            |             |      |         |                           |           |                             |
| Class dependent on minimum class size  |            |             |      |         | *** bring pen and notepad |           |                             |
| <b>BALLROOM DANCE BEGINNER</b>   |            |             |      |         |                           |           | classes run 9/1 thru 9/22   |
|  | 09/01/21   | 4 pm - 5 pm | \$25 | 4       | Party Room                |           | Natalia Bragarnik           |
| Description: Learn Ballroom & Latin Dances with a Professional Dancer/Teacher. Includes: Waltz, Swing, Fox-Trot, Tango, Salsa, Merengue, Cha-Cha-Cha, Rumba, Quick-Step & Samba! |            |             |      |         |                           |           |                             |
| <b>BALLROOM DANCE INTERMEDIATE</b>   |            |             |      |         |                           |           | classes run 9/1 thru 9/22   |
|  | 09/01/21   | 5 pm - 6 pm | \$25 | 4       | Party Room                |           | Natalia Bragarnik           |
| Description: Enjoy Ballroom & Latin Dances with a Professional Dancer/Teacher.   |            |             |      |         |                           |           |                             |
| PLEASE NOTE, OCTOBER'S BALL ROOM DANCE SESSIONS WILL RUN 9/29 THRU 10/20. SIGNUPS BEGIN SEPTEMBER 20.  |            |             |      |         |                           |           |                             |

## THURSDAY CLASSES

| Course Name  | Start Date | Time        | Cost | # Weeks                | Room         | Materials | Instructor                  |
|--|------------|-------------|------|------------------------|--------------|-----------|-----------------------------|
| <b>ESL - ENGLISH AS SECOND LANGUAGE</b>  |            |             |      | <b><u>NEW TIME</u></b> |              |           | classes run 9/23 thru 10/28 |
|  | 09/23/21   | 10am - 11am | \$35 | 6                      | Class Room A | ***       | Beverly Dolgin              |
| Description: Learn English as your second language. Class dependent on minimum class size. *** bring pen and notepad |            |             |      |                        |              |           |                             |

### REGISTRATION INFO, PLEASE READ

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

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

\$25.00 Service charge on all Returned Checks

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

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.

### **\*\* RETURNING IN OCTOBER \*\***

**CANASTA BEGINNERS with DIANE ANDELMAN**

BEGINNING OCTOBER 7 \* THURSDAYS 10 - 12 \* \$20 for 4 weeks

Class dependent on minimum class size

Signups begin September 20

### **DON'T MISS THIS POPULAR NEW CLASS**

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### **GOOD NUTRITION**

Starts Sept. 7 \*\* 10 am to 11:30 am \*\* \$10 for 4 weeks.

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





# Around the Bases with Irwin Cohen



Bronx born Rocky Colavito grew up fervently following the postwar Yankees and Joe DiMaggio. In 1955, four years after the great DiMag retired, Rocky made the major leagues with the Cleveland Indians after he turned 22. He topped 20 home runs in each of the next two seasons and hit 41 in 1958 and 42 the following year. June 10, 1959, was memorable for Rocky as he blasted four home runs in one game against the Orioles in Baltimore. His slugging prowess, movie star good looks, great smile and outgoing personality made him the most popular player on the Cleveland Indians and the most popular player ever in Cleveland.

On the final day of spring training in 1960, Rocky Colavito, his fans and the baseball world were shocked as the Indians traded him to Detroit for Harvey Kuenn. It was the home run champ traded for the batting champ. Opening day 1960 was a scriptwriter's dream as the Tigers opened in Cleveland. Rocky's supporters filled the seats behind the popular outfielder, all signs were positive and love-filled for Colavito, while other signs booed Frank (Trader) Lane, the Cleveland general manager who initiated the trade.

Colavito had one of the worst games of his career. The Tigers won in 15 innings and Colavito struck out the first four times, popped out and grounded into a double play. After a slow start, he ended the season with 35 home runs. He had his best season in 1961 batting .290, with 45 homers and 140 RBI. Twice during the season he hit three home runs in one game. If he wasn't such a good hitting outfielder, Colavito would have been a pitcher.

Catcher J.W. Porter, a teammate with Cleveland, said Rocky would pitch to him before games and that he was the fastest one he ever caught. Colavito pitched in two major league games ten years apart. Once for the Indians in 1958 and once for the Yankees in 1968. He faced the Tigers both times and Al Kaline each time and struck out the Tigers great right fielder twice. Colavito recorded one victory in 5.2 innings of pitching and only gave up one hit while posting an ERA of 0.00.

Besides playing for the Indians, Tigers, Yankees, Kansas City Athletics, and Dodgers, compiling a .266 career average with 374 home runs, Rocky coached for the Indians and Athletics and had a couple of



seasons in the Cleveland broadcast booth before heading to retirement to his Bernville, Pa., farm to pursue his hobbies of hunting and fishing.

Colavito had some rocky times with health issues. In the early 1990s, he battled prostate cancer and won. In 2003 he had heart bypass surgery. Six years ago because of diabetes, his right leg was amputated below the knee. Luckily, his wife of over 60 years, Carmen, is still a great partner.

Still embraced by Cleveland, a statue of Rocky Colavito was un-

veiled in the Little Italy section on his 88th birthday in August.

*Author, columnist and public speaker Irwin Cohen headed a national baseball publication for five years and interviewed many legends of the game, including Joe DiMaggio and Hank Greenberg. He went on to a front office position with the Detroit Tigers and earned a 1984 World Series ring. He may be reached in his dugout at [irdav@sbcglobal.net](mailto:irdav@sbcglobal.net).*



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Attention Reclaimed Water Customers

Please take the time to read the following important message regarding your reclaimed water service.

What is reclaimed water?

Reclaimed water is domestic wastewater which has been treated and disinfected so it can be safely used to irrigate golf courses and residential lawns. Reclaimed water meets strict water quality requirements established by the Florida Department of Environmental Protection. Although reclaimed water meets most of the drinking water standards and is safe for human or animal contact, it is not drinking water. It's always a good idea to wash hands thoroughly after contact with reclaimed water.

Why use reclaimed water?

Using reclaimed water is a simple, low-cost, user-friendly way to help conserve our fresh drinking water supplies.

How is reclaimed water used?

- To irrigate lawns and golf courses.
- To irrigate flower gardens.
- To irrigate trees and shrubs.

What can't you do with reclaimed water?

- DO NOT DRINK RECLAIMED WATER.
- Do not connect any pipes to reclaimed water lines.
- Do not use reclaimed water to fill swimming pools, hot tubs, or wading pools.
- Do not use reclaimed water to irrigate edible crops.

If you have questions about the use of reclaimed water in your community or to modify your reclaimed water system, contact Palm Beach County Water Utilities Department at 561-740-4600 or online at: <http://discover.pbcgov.org/waterutilities/Pages/Reclaimed-Water.aspx>



Palm Beach County Water Utilities Department

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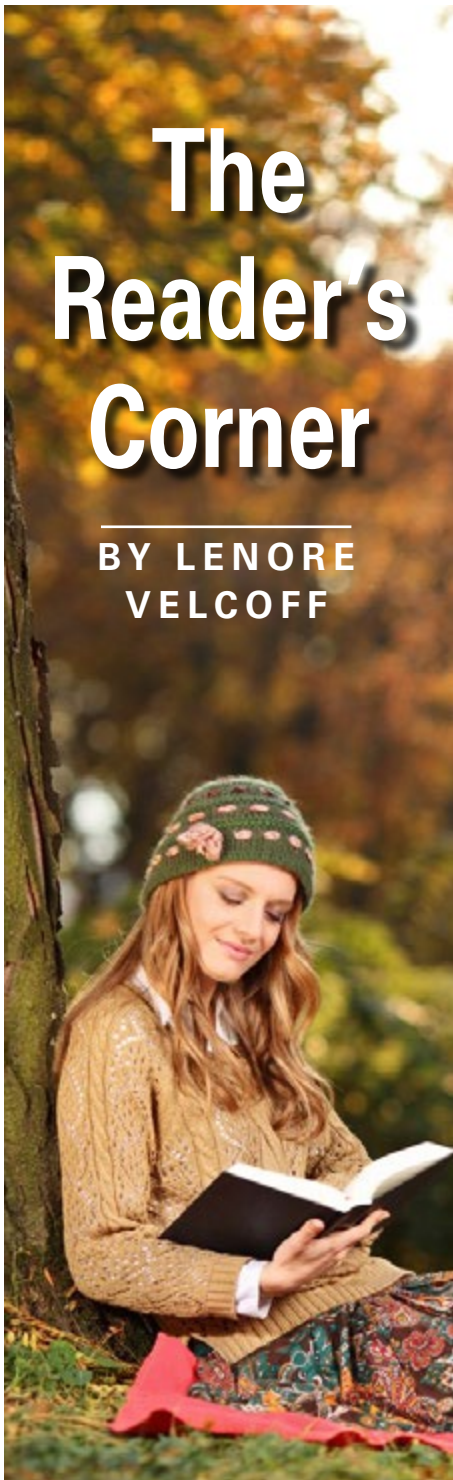
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# The Reader's Corner

BY LENORE VELCOFF



## The Sanatorium by Sarah Pearse

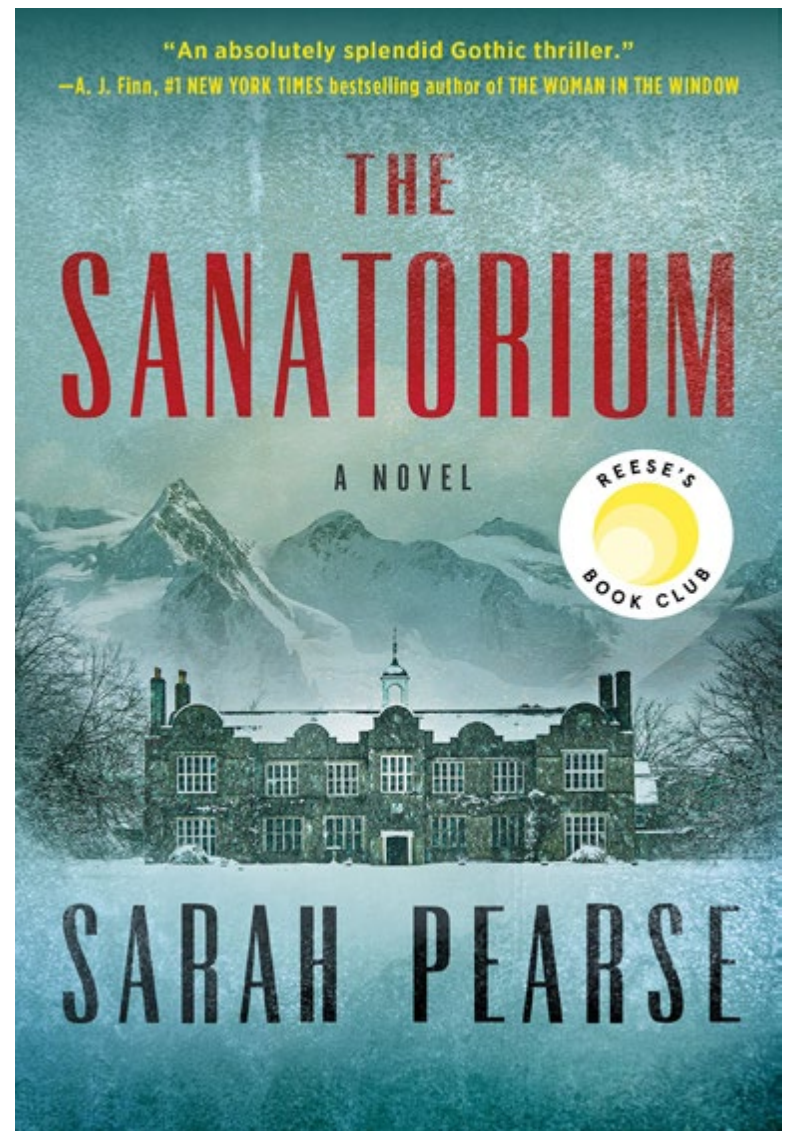
Only read this book if you don't mind being frightened. This is one, scary book.

I love snowstorm thrillers, and I appreciated the frozen, isolated setting, especially combined with the hotel's unsettling history as a tuberculosis hospital. During the late 1800s and early 1900s, the medical community opened a new type of institution: the sanatorium. Designed to be a place where tuberculosis patients could receive treatment for their illness, these care facilities were usually built in high altitude locations in order to provide the freshest of air, as at the time, that cold and fresh air was believed to be the best treatment for diseases of the lung. They offered nutrition, sunlight, peaceful rest, and cool, crisp mountain air.

Take a trip with Elin to the Swiss Alps for her estranged brother's engagement celebration. What could go wrong? Well, Elin has some severe anxiety issues, is a Police detective on leave, and wants to confront her brother over their estrangement. This is a creepy thrilling locked door mystery with characters with some kind of past trauma. While the snow is getting thicker by the hour and the landscape turns more eerie, people go missing and there are several mysterious (and pretty disturbing) deaths. Someone in the hotel has to be the killer. Red herrings are dropped making different people seem guilty. The threat of an avalanche keeps the guests locked in and the police have no way to come up the mountain. Elin is forced to try to find the killer. It made me laugh a bit that every theory she came up with proved to be wrong - so obviously her break from work was a good idea.

It wasn't completely predictable which I appreciated, with a nice little twist at the very end! The

characters are engaging, the setting is described pitch perfect, it is edgy and clever, proving that there is life in the psychological thriller genre.



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For a complete listing, please see the Season Brochure now available at the Clubhouse and online at [www.centuryvillagetheater.com/west-palm-beach](http://www.centuryvillagetheater.com/west-palm-beach).

All programs are subject to change and/or modification.



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| 452 Southampton C.... 1 BR / 1.5 BA..... | \$52,500  |
| 378 Chatham S ... 1 BR / 1.5 BA.....     | \$59,900  |
| 280 Sheffield L ..... 1 BR / 1.5 BA..... | \$62,000  |
| 291 Sheffield L .... 2 BR / 1.5 BA.....  | \$79,950  |
| Somerset A..... 2 BR / 2 BA.....         | \$129,000 |
| Sheffield B..... 2BR / 1.5BA.....        | \$65,900  |

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|--------------------------------------|----------|
| Sussex I..... 1 BR / 1 BA.....       | \$39,000 |
| Sheffield M..... 1 BR / 1 BA.....    | \$51,995 |
| Dorchester C..... 1 BR / 1.5 BA..... | \$59,750 |
| Easthampton A ... 1 BR / 1.5 BA..... | \$62,000 |
| Southampton A... 1 BR / 1.5 BA.....  | \$69,500 |

### SOLD

|                                    |          |
|------------------------------------|----------|
| Chatham A..... 1 BR / 1 BA .....   | \$42,500 |
| Salisbury A..... 1 BR / 1 BA ..... | \$46,000 |

### SOLD

|   |          |
|---|----------|
| Easthampton E 1 BR / 1 BA .....         | \$49,000 |
| Southampton #B ..... 1 BR / 1.5 BA..... | \$44,900 |
| Windsor B..... 1 BR / 1 BA .....        | \$46,100 |
| Andover G..... 1 BR / 1.5 BA .....      | \$51,999 |
| Southampton B 1 BR / 1.5 BA .....       | \$50,000 |
| Chatham O ..... 1 BR / 1.5 BA .....     | \$56,000 |
| Dorchester D ... 1 BR / 1.5 BA .....    | \$57,000 |
| Chatham Q ..... 2 BR / 1.5 BA .....     | \$57,000 |
| Norwich J ..... 2 BR / 1.5 BA .....     | \$62,000 |
| Canterbury D... 1 BR / 1.5 BA .....     | \$50,000 |
| Sheffield B..... 2 BR / 1.5 BA .....    | \$65,900 |
| Chatham M ..... 1 BR / 1.5 BA .....     | \$63,000 |
| Andover H ..... 2 BR / 1.5 BA .....     | \$61,500 |
| Coventry B..... 2 BR / 1.5 BA .....     | \$67,000 |
| Dover A ..... 1 BR / 1.5 BA .....       | \$75,100 |
| Andover J..... 2 BR / 1.5 BA .....      | \$80,000 |
| Somerset E..... 2 BR / 2 BA .....       | \$86,000 |

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CARNIGLIA | 25

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# LUNCH WITH LENORE

BY LENORE VELCOFF



**7750 Okeechobee Blvd.  
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My friend and I had dinner at this local restaurant and met another couple from Century Village eating there.

They have an extensive pizza option with 11 choices – everything from Meat Lovers (sausage, pepperoni, bacon, ground beef and mozzarella) to the Vegetable (onions, tomatoes, bell pepper, mushroom and mozzarella). But not for us. We also passed up their appetizers – 18 of them and 2 soups. We went right to their House Specialties.

There were at least 15 choices, all of them served with a house salad and a choice of penne, linguine, spaghetti, fettuccine or angel hair. They also have 7 baked entrees (al forno) or 5 entrees from the grill (alla griglia). My companion chose Eggplant Parmigiana (an Italian casserole dish made with fried eggplant slices, tomato sauce, and

cheese. It's exact origin, however, is hotly debated! Some claim it was invented in Sicily, while others claim it comes from Naples, Puglia, or Calabria with Penne at \$18 and I opted for Shrimp Francese (in Italian means "shrimp in the French manner" - very lightly breaded and pan-fried shrimp served with lemon-butter sauce) with spaghetti for \$20. My dinner partner said her dish was "all right" while another friend who has dined there in the past loved it. I enjoyed mine.

We passed on one of these ala carte desserts - Cheesecake, County Line Original Rum Cake, Nonna's Tiramisu, Homemade Cannoli, The Big Chocolate Cake, Nutella Pizza.

For lunch they have wraps such as Chicken Cutlet DiParma, Steak Tips, Mediterranean or Cheeseburger or subs like Italian,



### Meatball Parm or Veal Parm.

In addition to wine & beer, this restaurant also has a full bar.

It was only after we noticed salad on the other table that we realized

we had not been served ours. They packed it up for us to take home. This place gives you your money's worth.

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## August Sales

|     |               |      |              |           |     |               |      |              |           |
|-----|---------------|------|--------------|-----------|-----|---------------|------|--------------|-----------|
| 272 | CHATHAM N     | 1/1½ | UNDER CONTR. | \$75,000  | 167 | SHEFFIELD G   | 2/1½ | PENDING      | \$81,000  |
| 54  | STRATFORD D   | 2/2  | PENDING      | \$69,000  | 76  | NORTHAMPTON E | 1/1½ | UNDER CONTR. | \$79,000  |
| 403 | GREENBRIER C  | 2/2  | PENDING      | \$95,500  | 13  | SOMERSET A    | 2/2  | UNDER CONTR. | \$120,000 |
| 14  | HASTINGS A    | 2/1½ | PENDING      | \$80,000  | 135 | PLYMOUTH R    | 1/2  | PENDING      | \$107,000 |
| 101 | DOVER A       | 1/2  | UNDER CONTR. | \$275,000 | 272 | ANDOVER K     | 2/1½ | PENDING      | \$76,000  |
| 101 | OXFORD 600    | 2/2  | UNDER CONTR. | \$120,000 | 130 | WELLINGTON G  | 2/2  | PENDING      | \$128,000 |
| 96  | BERKSHIRE D   | 2/1½ | PENDING      | \$69,000  | 54  | PLYMOUTH F    | 2/2  | PENDING      | \$120,000 |
| 309 | WELLINGTON L  | 2/2  | PENDING      | \$147,000 | 19  | GOLF'S EDGE C | 2/2  | PENDING      | \$132,000 |
| 3   | SOMERSET      | 2/2  | UNDER CONTR. | \$118,000 | 372 | CHATHAM S     | 2/1½ | PENDING      | \$80,000  |
| 1   | EASTHAMPTON A | 2/1½ | PENDING      | \$89,900  | 101 | WELLINGTON F  | 2/2  | PENDING      | \$158,000 |

## Recent Sales

|     |               |      |      |           |     |               |      |      |           |
|-----|---------------|------|------|-----------|-----|---------------|------|------|-----------|
| 253 | SOUTHAMPTON C | 1/1½ | SOLD | \$43,000  | 62  | SOMERSET C    | 2/2  | SOLD | \$85,000  |
| 101 | WELLINGTON F  | 2/2  | SOLD | \$158,000 | 130 | WELLINGTON G  | 2/2  | SOLD | \$128,000 |
| 202 | WELLINGTON C  | 2/2  | SOLD | \$110,000 | 309 | WELLINGTON L  | 2/2  | SOLD | \$147,000 |
| 320 | NORTHAMPTON P | 2/1½ | SOLD | \$56,500  | 135 | PLYMOUTH R    | 1/2  | SOLD | \$107,000 |
| 22  | GOLF'S EDGE B | 2/2  | SOLD | \$95,500  | 104 | DORCHESTER E  | 2/1½ | SOLD | \$73,000  |
| 54  | PLYMOUTH F    | 2/2  | SOLD | \$120,000 | 355 | CHATHAM P     | 1/1½ | SOLD | \$44,000  |
| 213 | WELLINGTON B  | 2/2  | SOLD | \$143,000 | 121 | SOUTHAMPTON B | 2/1½ | SOLD | \$71,000  |
| 103 | WELLINGTON D  | 2/2  | SOLD | \$130,000 | 12  | STRATFORD A   | 2/2  | SOLD | \$72,000  |
| 203 | WELLINGTON A  | 2/2  | SOLD | \$153,500 | 419 | SOUTHAMPTON A | 2/1½ | SOLD | \$61,500  |
| 49  | COVENTRY C    | 2/1½ | SOLD | \$60,000  | 138 | KENT I        | 1/1½ | SOLD | \$53,000  |

# *The Susans turn Listed into **SOLD***



# Nutrition and Health Caring for your Eyes

BY JEANIE W. FRIEDMAN, MS RD LD/N

Our eyes allow us to perform many tasks and retain our independence as we go about our daily lives. They have permitted us to absorb the beauty and wonder that we see around us. Eyes have been described as “windows to the soul” but they can also be windows to your health.

Doctors check the blood vessels in your eyes to see if there may be changes that could indicate any medical issues. Vision changes can be a sign of certain underlying conditions.

According to the Centers for Disease Control (CDC), over 4 million Americans are afflicted with loss of vision or vision quality. Reasons can include genetic diseases as well as age-related issues. Certain medical conditions and lifestyle habits can also increase risk for your vision to be affected.

### CONDITIONS THAT CAN AFFECT EYE HEALTH

Health issues like high blood pressure, diabetes, and heart disease can damage the delicate blood vessels in your eyes, leading to loss of vision. Kidney problems can lead to swelling of tissues in the

eye. Extra minerals can also collect in eyes and cause dry, irritated eyes.

### WHAT CAN I DO TO HELP MY EYES?

Naturally, aging is a part of life, but we do have the ability to choose a healthy lifestyle to give our bodies what they need to help maintain or improve eye health.

### SMOKING

Smoking can increase your risk of macular degeneration and cataracts, as well as optic nerve damage, which can result in blindness or vision loss. Quitting smoking can help you decrease your risks of eye disease.

### WEIGHT

Obesity can increase your risk of many health conditions, such as diabetes and heart issues. The tiny vessels in your eyes can become damaged, leading to serious eye problems like glaucoma and retinopathy.

### EXERCISE

Regular physical activity can help maintain a healthy weight

as well as promote healthy blood vessels, including the ones in your eyes. Exercise is also important for heart health and managing diabetes. Furthermore, it can also improve your mood!

### FOODS

Choose a variety of nutritious foods, including fruits, vegetables, beans, and healthy fats found in fish. Some healthy foods for eye health include:

#### • Vitamin A-Rich Foods

Sweet potatoes, carrots, and pumpkin are all rich in vitamin A. Vitamin A is vital for your retina to work properly.

#### • Leafy Greens

These vegetables are a rich source of antioxidants that are beneficial for a healthy body. Kale and spinach are especially abundant in lutein and zeaxanthin.

#### • Vitamin C-Rich Foods

Citrus fruits are loaded with vitamin C, an important antioxidant that helps protect your body’s cells from damage that occurs naturally from age or from the environment



we live in. Damage can also result from our lifestyle choices.

#### • Healthy Fats

Cold-water fish like salmon, sardines, and tuna are rich in healthy omega-3 fats which are believed to help your retina stay in good working order.

### SEE YOUR DOCTOR

And of course, regularly seeing your health care professional can help you monitor your health to stay on top of any changes.

*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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Fun Facts & Holidays for  
September

BY RUTH BERNHARD-DREISS

There are 30 days in the month (30 days hath September, etc.) which starts on the same day of the week as December each year, but does not end on the same day of the week as any other month in the year.



September has 3 Birth Flowers: the Forget-Me-Not, the Morning Glory and the Aster. Forget-me-nots represent love and memories, asters represent love as well, and the morning glory represents unrequited love....sad, but true. The Birthstone for the month is the Sapphire. Signs of the zodiac are Virgo and Libra. It is the time of year to harvest grapes and produce wine, a beverage associated with happiness and passion.

**Holidays are:**  
Labor Day, the most well known holiday, is observed on the first Monday in September. This year it falls on Sept. 6.  
Grandparents’ Day in the US is the first Sunday after Labor Day. This year it falls on 9/12. This day, grandparents like it when they get something handmade from their grandchildren – a card made from them, a framed picture of a grandchild or a craft, such as a family tree drawing or collage of pictures.  
Rosh Hashanah, the first day falls on Sept. 19.  
Yom Kippur follows on Sept. 28.

Often September is associated with new beginnings, playing host to the start of the school year, the reappearance of football season, the emergence of the harvest moon and special days which occur – outdoor activities, carnivals, street fairs, markets and sports events, barbecues, cookouts and beach gatherings to celebrate the unofficial end of summer. Be mindful that Covid-19 and virus strains are not gone and that you should choose carefully whether or not to wear your mask and social distance when mingling in crowds.



And.....A most memorable date in September that happened 20 years ago this month that will go down in history. I’m sure that everyone can remember where they were at the time. I was in the UCO office when all work stopped and we listened intently on the radio. (Today we have TV in the office). Once again, these are facts well remembered:  
On Tuesday morning, September 11, 2001, members of the Islamic terrorist group al-Qaeda hijacked four airliners as part of a series of coordinated attacks against targets in the United States. The Twin Towers in New York City were hit by one plane each, American Airlines Flight 11 and Flight 175, while American Airlines Flight 77 crashed into the

Pentagon in Washington, D.C. The fourth plane, United Airlines Flight 93, is thought to have been headed for the White House, but passengers overtook the hijackers and the plane crashed into a field in rural Pennsylvania.  
More than 3,000 people lost their lives during what was the deadliest terror attack on U.S. soil to date. Property and infrastructure damage amounted to over \$10 billion. The attack is thought to have been ordered by Osama bin Laden, who was finally located and killed in Pakistan by U.S. Navy SEAL Team Six in May 2011. The 9/11 Memorial Museum occupies the sites where the Twin Towers once stood.

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|              |   |          |
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### 2 BEDROOM - 1 ½ BATH

|               |   |          |
|---------------|---|----------|
| Northampton M | Central Air, New Kitchen, Water View & Updated Baths..... | \$74,900 |
| Easthampton A | 2nd Floor, Corner, Central Air, Hurricane Shutters.....   | \$81,900 |

### 2 BEDROOM - 2 BATH

|              |  |           |
|--------------|--|-----------|
| Somerset L   | 2nd Floor Corner, Water View, Remodeled Bathrooms, Updated Kitchen ..... | \$130,000 |
| Greenbrier A | Gorgeous! Fully Updated, Hurricane Windows, Central AC.....              | \$178,900 |

### RENTALS

|              |   |         |
|--------------|---|---------|
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| Sheffield L  | 2nd Floor, Corner, 2 BR & 1.5 Bath, Central AC, Spotless.....               | \$1,275 |
| Somerset J   | 1st Floor, 2 BR & 2 Bath, Breathtaking Water Views.....                     | \$1450  |
| Kingswood C  | 1st Floor, 1 BR & 1 Bath, Updated, Garden View .....                        | \$1,000 |
| Canterbury A | 1st Floor, 2 BR & 2 Bath Corner, Tile Floors, Updated Kitchen, Garden ..... | \$1,400 |
| Norwich A    | 2nd Floor, Corner, Central Air, Step in Shower, Updated .....               | \$1150  |
| Windsor E    | 2nd Floor, Updated Kitchen, Stainless Appliances.....                       | \$1,100 |

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|           |   |         |
|-----------|---|---------|
| Waltham A | 2nd Floor, 2 BR & 1.5 Bath, Corner, Central Air, Dual Sinks, Tile ..... | \$1,500 |
| Camden P  | 1st Floor, 1 BR & 1 Bath, Ready to Move in! .....                       | \$1,400 |
| Andover M | 2nd Floor, 2 BR & 1.5 Bath, Corner, Water View! Central Air.....        | \$1,800 |

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| 65 Kent E.....\$85,000         | 14 Kingswood A.....\$1,000   |
| 14 Kingswood A.....\$52,500    | 252 Coventry K.....\$1,300   |
| 138 Dorchester F.....\$64,900  | 244 Sussex M.....\$850       |
| 5-6 Hastings A .....\$160,000  | 66 Sheffield C.....\$300     |
| 225 Oxford 200 .....\$132,000  | 139 Kent L.....\$950         |
| 10 Golfs Edge D .....\$53,000  | 14 Kingswood A.....\$1100    |
| 97 Northampton E.....\$38,000  | 11 Waltham A .....\$925      |
| 20 Norwich A.....\$49,500      | 81 Kent F.....\$1,200        |
| 125 Berkshire F .....\$29,000  | 240 Dorchester K.....\$1,150 |
| 96 Stratford G .....\$125,000  | 260 Camden K.....\$795       |
| 212 Wellington B.....\$125,000 | 114 Stratford I .....\$900   |
| 14 Easthampton A .....\$45,000 | 7 Kingswood A .....\$950     |
| 70 Plymouth H.....\$160,000    | 136 Canterbury F.....\$900   |
| 431 Chatham U.....\$39,000     | 24 Norwich A.....\$1,100     |

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TALES FROM THE COLD WAR

Soviet Missile Telemetry Encryption

BY DAVE ISRAEL

In crafting both the SALT (Strategic Arms Limitation Talks) and START (Strategic Arms Reduction Talks) agreements, a key provision stated that the parties undertake “not to interfere with the national technical means (NTM) of verification of the other Party” and “not to use concealment measures that impede verification, by national technical means of verification, of compliance with the provisions of this Treaty.”

So, what exactly is encompassed by NTM?

Simple, Satellite photo reconnaissance, Communications analysis, and Telemetry analysis, where-in lies a tale. Telemetry, meaning literally to measure from afar, is used to obtain data on the internal functioning of missiles, rockets, unmanned planes, satellites, and probes, providing data on such factors as position, altitude, and speed as well as conditions like temperature, air pressure, wind speed, and radiation.

It was mid afternoon, and the grey

Gen. Lew Allen – PHD physics, at 0800 hours in the morning” – I was in for the night. I called my neighbor who had my house keys, and



CRAY Mainframe Complex

asked him to feed and walk my dog. I immediately went to the mainframe CRAY computer analysis center and read the intercept into the complex of systems which comprised the most powerful computational engine on earth. My job was simple... to determine if the Soviets were encrypting their

lowed the whirlwind. “Even as President Reagan proposes a new nuclear weapons treaty with the Soviet Union, it appears

that the old treaty negotiated by the Carter administration may be unraveling. The United States and Soviet Union are not obligated to adhere to the SALT II treaty that was signed in 1979 by President Carter and Soviet President Leonid Brezhnev. The treaty was never ratified by the US Senate.

But until recently, the Reagan administration was saying that it would informally observe the terms of the treaty as long as the Soviets did.

In Senate testimony on May 11, Secretary of State Alexander M. Haig Jr. added that the two sides were in substantial compliance with the strategic arms limitation treaty (SALT II).

But other State Department officials say that the Soviets are taking actions which seem to constitute a break with the treaty.

State Department officials were reluctant to discuss what they de-

scribed as “super sensitive” intelligence reports on new Soviet actions that could mark an intensification of the nuclear arms race. But one official did confirm that “some recent activity” at test sites for Soviet SS-16 missiles was disturbing to intelligence analysts. There was considerable debate over how to interpret this activity. Some analysts were reported to believe that the Soviets were using these sites to test a new type of intercontinental ballistic missile. The SS-16 missile was supposed to be banned under the SALT II treaty.

The Soviets were also reported to be encrypting -- or encoding -- information transmitted back to earth from tests of submarine-launched Typhoon NX-20 missiles.

Under SALT II, this type of activity would have been prohibited, at least in cases where it impeded the verification of compliance with provisions of the treaty.

A former director of an advisory committee on arms control in the Carter administration, meanwhile, has charged that by not seeking formal approval of the SALT II treaty, the Reagan administration is actually encouraging the Soviets to “break out” of the nuclear weapons limits imposed by that treaty.”

Finally, it must be noted that currently SALT and START are virtually meaningless to the Russians, who continue to develop evermore devastating weapons – in short, the cold war continues.

I cannot help but reflect on the words of J. Robert Oppenheimer, commenting on the July 16, 1945 Trinity bomb test in New Mexico. Oppenheimer's quote reveals a more philosophical viewpoint, ending with a line from the Hindu scripture Bhagavad Gita, “Now I am become Death, the destroyer of worlds.”



Soviet SS-19 ICBM

scrambler phone on my desk was ringing. On the line was William P. Lutwiniak, Chief P1 – Office of the crypto-mathematician program and formally Chief of A5 – Office of Soviet cryptanalysis. He asked me to come to his office.

Upon arrival he handed me a computer tape of Soviet SS-19 missile telemetry, advising me that the CIA Telemetry analysis division could not read some of the normally plain information.

The CIA suspected that some sort of encoding had been applied, which would be a blatant violation of the SALT agreement, if the encoded data was required in order to determine compliance with the treaty. My task, simple, “determine the structure, content and purpose of the unreadable data, and be prepared to brief the Director of NSA,

telemetry to the extent that our NTM of verification was precluded. After a few hours of running data diagnostics, the result was in hand; two channels out of 40 were indeed encrypted. It was very late, I was buzzing on jolt cola. I prepared some briefing slides for the Director, and after my briefing, he formally advised the White House that the Soviets were in violation of SALT – which, of course, they vigorously denied.

This was just the beginning of a massive controversy, as the Soviets were clearly intent on break-out from the treaty. The following by a staff correspondent of the Christian Science Monitor, circa May 1982, will prove instructive. Of course, all of this was well beyond my pay grade, all I did was determine and report the encryption – then fol-

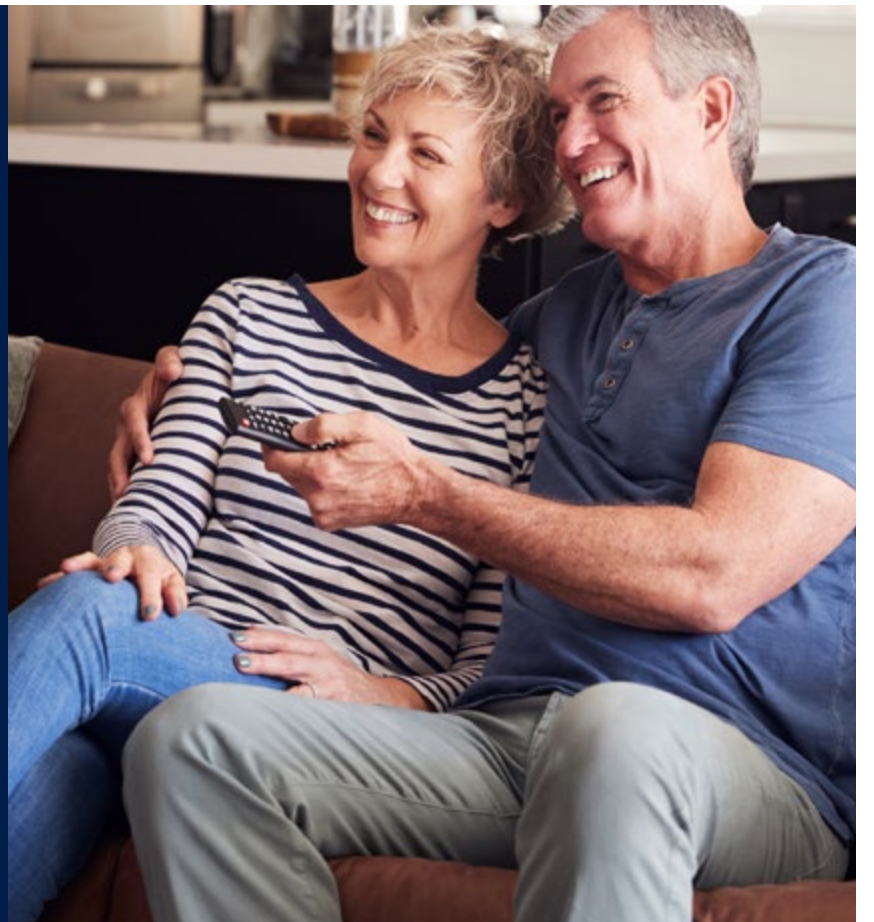


Soviet Typhoon class submarine





# Maximize your TiVo® experience with these tips and tricks



As the ways we watch television continue to evolve, we're committed to delivering the best viewing experience for our customers. TiVo lets you enjoy all your favorite programs — on your time — with special features that make TV smarter, faster and easier.

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**Voice Remote** — To issue a voice command, press and hold the microphone button and speak into the remote. You can say things like "Launch Netflix" or "Find some action movies."

**SmartBar** — Located at the bottom of the Home screen, the SmartBar recommends shows to watch based on your household's usual activity during a particular time or day.

**Atlantic Broadband App** — Stream full channel lineup, watch live TV or recorded shows on your mobile device, download shows to take with you on the go and schedule recordings from anywhere.

**OnePass™** — OnePass gathers every episode of a series available anywhere and adds them all right to your My Shows list. Find a show you want to watch, then choose "Create a OnePass."

**My Shows** — All of your recordings and streaming videos appear in the My Shows list. To get to the My Shows list, just press the TiVo button twice. Or just press it once if you're already on the Home screen.

**QuickMode™** — Watch a show 30% faster with full clarity by pressing PLAY to bring up the status bar, then SELECT to start QuickMode. Press PLAY and SELECT again to watch at normal speed.

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# Notables Born in September

BY LENORE VELCOFF

**AGATHA CHRISTIE** was an English writer known for her 66 detective novels and 13 short story collections, particularly those revolving around fictional detectives Hercule Poirot and Miss Marple. She also wrote the world's longest running play, The Mousetrap, which was performed in the West End from 1952 to 2020.



**SOPHIA LOREN** is an Italian actress. She was named by the American Film Institute as the 21st greatest star of Classic Hollywood Cinema. She is currently the only living person mentioned on the list. She is also now one of the last major stars from the Golden Age of Hollywood Cinema.



**WILLIAM HOWARD TAFT** was the 27th president of the United States and the tenth Chief Justice of the United States, the only person to have held both offices. Taft was elected president in 1908, the chosen successor to Theodore Roosevelt, but was defeated for reelection by Woodrow Wilson in 1912.





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# Organization News

**Act 2:** Meeting in Clubhouse Room C, Mondays. & Wednesdays, 6 PM. See Kitty Muldoon-Gragg.

**Brooklyn Queens Club:** meets in the Clubhouse Party Room, October thru March on the second Wednesday of the month at 2 PM, door open at 1:30 PM. First meeting October 13, 2021. For info, call Club President Harriet Levine 684-9712 or Vice President Estelle Steppler 478-0900.

**Christian Club:** Will not meet in Sept. due to the rise in Covid. We will post info re club dates when we are permitted. Pres. Rae Boyle 561-254-2290, Marilyn Figueroa 561-707-6548.

Upcoming Trips: Oct. 3-9, 2021 Smoky Mountains/Dollywood  
Dec. 5, 2021 Biltmore Estate/ Asheville, NC

**Computer Club:** Monthly meetings resumed first Thurs. of the month at the clubhouse starting Sept. 2nd, Classroom C 1 PM. Members unable to attend can connect by Zoom. For link and passcode email cvccwbp@gmail.com with Zoom in the subject line. Check website for latest info at <http://www.cv-computerclub-wpb.com>.

**Cong. Anshei Sholom:** 5348 Grove St, welcomes you to our Synagogue. Shabbat Services Sat. morning, 9:15 AM. Masks mandatory for all. High Holiday & guest seats still on sale at synagogue office, Mon.& Thurs. between 9AM & 12 noon. Following is the schedule for all Holidays in September.

Rosh Hashanah - 1st day, Tues., Sept. 7 @8:45 AM; Tashlikh immediately following services. 2nd day, Wed., Sept. 8 @8:45 AM

Yom Kippur - Kol Nidre, Wed., Sept. 15 @6:30 PM; Thurs., Sept. 16 @8:45 AM; Yizkor Memorial Service approx. @10 AM; Thurs., Sept. 16 @5:30PM evening service.

Sukkot - 1st day, Tues. Sept. 21 @8:45AM

Shemini Atzeret - Tues., Sept. 28 @8:45AM; Yizkor services at approximately 10AM.

Simchat Torah Celebration, Wed., Sept. 29 @8:45AM

For further info on High Holiday Ticket purchases, please call the Synagogue office @684-3212.

**Italian American Club:** No meetings at this time. Notification when meetings resume. Saturday bowling has ended, until a new place can be found. For more info: call Lenny 471-2603, For club info: call Fausto 478-1821.

**Shuffleboard Club:** Summer schedule, every Tues., 9AM, all welcome, equipment provided. Come and learn the game. Questions, please call Ed Wright: 561-632-5268.

**The Falling Star Players:** a CV acting group producing 3 shows a year. Meets in Classroom C every Tues 6PM. Cant memorize lines? No problem. We take our scripts on-stage. Come join the fun! Call Jody Lebel 561-531-3373.



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# Fibber McGee and Molly

BY STEW RICHLAND



According to radio historians, the Fibber McGee and Molly radio show was one of the most popular of all old time radio shows. Its run was well over twenty years and its story lines still continue to be timeless in the annals of American popular culture. When the show moved to TV, in 1959-60, it was without Jim and Marian Jordan who played Fibber and Molly on the radio show.



Molly and Fibber

The series was a pinnacle of American popular culture from its 1935 premiere until its demise in 1959. It was one of the longest-running comedies in the history of classic radio in the United States. Fibber McGee and Molly has stood the test of time in many ways, transcending the actual or alleged limitations of its medium, form and concurrent culture.

Listeners did not have to go to the local vaudeville house to get their laughs. All you had to do was dial into the show and get your laughs in the privacy of your own living room. The sponsors, Johnson Wax, loved the

show and gave credit to Fibber and Molly for helping Johnson Wax keep their employees through the years of the Great Depression.

There were over 700 episodes produced over the life of the show and one of the best props remembered was probably McGee's junk filled closet, which always crashed down on anyone that happened to open the door.

As the new decade was beginning, it was obvious that ominous things were happening in Europe, but in homes across America, including 79 Wistful Vista, folks were just glad that things were getting back on track. Life may not have been as gay as it had been during the Jazzy Twenties, but everyone seemed to have enough to eat, they could listen to their radios after supper, and ignore the rise of Fascism developing in Europe.

Change came rapidly to Wistful Vista after the bombs fell on Pearl Harbor. The December 9, 1941, broadcast opens with announcer Harlow Wilcox reading a telegram from the President of the Johnson Wax Company, explaining that while serious matters are afoot, it is important to continue with fun shows like Fibber and Molly to maintain national morale, but the sponsor encourages the network to jump in if any War News comes across the wire.

In 1941 Rationing was an inconvenient reality, but the McGees' took it in stride as doing their part in the War

Effort. There were service banners in windows around town, but thankfully Gold Stars were rare or nonexistent. The whole town got to put up a service flag for Mayor La Trivia, played by actor Gale Gordon.



Gale Gordon

Gordon became a regular member of the company in January 1940 but didn't settle into his regular role as Mayor La Trivia until October of 1941. The bachelor mayor was a perfect vehicle for Gordon's specialty "slow-burn explosion", especially after a frustrating exchange with Fibber and the Missus. Sometimes, after the mayor storms off in utter frustration, Fibber and Molly "break the fourth wall" and admit that they are deliberately spinning the mayor up. However, on December 1, 1942, as the mayor is leaving town to join the Coast Guard (Gordon achieved the rank of Gunner's Mate First Class and piloted landing craft) he manages to get the last word in on Fibber. Petty Officer Gordon, occasionally appeared on Fibber and Molly as Petty Officer La Trivia.

The show continued to reflect the war years. Below are just some of the story lines that mimicked much of American life during the war years.

February 24, 1942: Because of the rubber shortage and tire rationing, Fibber buys a horse, but he hasn't told Molly yet. Why not? Because he hasn't come up with a good way to break the news to her.

December 1, 1942, Gas Rationing has come to Wistful Vista and Fibber is having none of it. It even clouds the fact that Mayor La Trivia is joining the Coast Guard. Everyone else in town gets behind rationing to save rubber

for the War Effort but Fibber does not believe he can take care of everything on his plate with just four gallons per week. However, it is La Trivia who lets Fibber have it as he is leaving to serve his country.

October 5, 1943, The McGees' are busy cleaning out the spare room because they are taking in a War Worker who will be working at the local aircraft plant. Petty Officer La Trivia shows up for a visit while they are waiting for Al Darling. Imagine the surprise when Al turns out to be Alice!

Fibber and Molly was one of the first shows to use an ensemble cast of regular characters and nearly all of them had recurring phrases and running gags.

Throckmorton P. Gildersleeve (Harold Perry) – the pompous next-door neighbor with whom Fibber enjoyed twitting and arguing. Introduced in 1939, Gildersleeve went through several incarnations and first names, all voiced by Perry, before settling on Throckmorton. Many of his interactions with Fibber include the



catchphrase "You're a hard man, McGee", in response to a harsh or critical statement from Fibber.

There are hundreds of the Fibber McGee programs that can be downloaded from the old time radio sites. Give yourselves a treat and enjoy the laughs. As you know, laughter is the best medicine.

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SEPTEMBER 2021

CV West Palm Beach *at the movies*



**FINDING YOU** PG, 1 HOUR, 59 MIN.

In this romantic drama, a young violinist travels to an Irish coastal village to live with a host family during her semester studying abroad. While there, she meets a heartthrob movie star who leads her to an adventurous reawakening. At the same time it emboldens him to take charge of his future until the pressure of his stardom gets in the way. The film stars Katherine McNamara, Vanessa Redgrave, Judith Hoag, Rose Reid and Jedidiah Goodacre.

|        |              |         |
|--------|--------------|---------|
| Thurs. | September 02 | 6:30 pm |
| Sun.   | September 05 | 1:45 pm |



**THE MARKSMAN** PG-13, 1 HOUR, 48 MIN.

Jim, a former marine and rancher had been living a solitary life on the Arizona-Mexican border. His peaceful existence is upended when a young Mexican boy fleeing for his life from the assassins of a drug cartel appears and he is forced to defend him in this action/thriller. The film stars Liam Neeson, Kathryn Winnick, Teresa Ruiz and Jacob Perez.

|        |              |         |
|--------|--------------|---------|
| Thurs. | September 09 | 6:30 pm |
| Sun.   | September 12 | 1:45 pm |



**HERE TODAY** PG-13, 1 HOUR, 57 MIN.

Charlie Burnz is a veteran comedy writer starting to forget things. When he meets New York street singer Emma Payge, they form an unlikely, but hilarious and touching friendship that overcomes the generation gap and helps Charlie re-discover the meaning of friendship, love and trust. The film was written, directed and stars Billy Crystal and also stars Tiffany Haddish, Sharon Stone, Dierdre Friel and Laura Benanti.

|        |              |         |
|--------|--------------|---------|
| Thurs. | September 16 | 6:30 pm |
| Sun.   | September 19 | 1:45 pm |



**DREAM HORSE** PG, 1 HOUR, 53 MIN.

This inspirational true comedy/drama is about an unlikely racehorse named Dream Alliance. Bred by a small-town Welsh bartender with no experience, she convinces her neighbors to chip in their meagre earnings to help train Dream. Their investment pays off as the horse wins race after race and goes on to compete in the Welsh Grand National. The movie stars Toni Collette, Owen Teale, Alan David and Damian Lewis.

|        |              |         |
|--------|--------------|---------|
| Thurs. | September 23 | 6:30 pm |
| Sun.   | September 26 | 1:45 pm |



**THOSE WHO WISH ME DEAD** R, 1 HOUR, 40 MIN.  
(RATED R FOR STRONG VIOLENCE AND LANGUAGE.)

A young teen witnessing a murder is pursued by two assassins through the Montana wilderness in this action/thriller. A dare-devil smoke jumper forest fighter takes on the task of protecting him while a raging forest fire threatens to consume all in its path. The movie stars Angelina Jolie, Nicholas Hoult, Finn Little, Tyler Perry and Jon Bernthal.

|        |              |         |
|--------|--------------|---------|
| Thurs. | September 30 | 6:30 pm |
|--------|--------------|---------|

(Continued in October)

The 2021-2022 Season Brochure will be available at the Clubhouse and online at [www.centuryvillagetheater.com/west-palm-beach](http://www.centuryvillagetheater.com/west-palm-beach) starting Tuesday, August 24, 2021.

Resident tickets will be available to purchase online starting September 21, 2021 at 9 am.

Movies will be presented with captions when available on the first Sunday at 1:45 pm of each new movie.  
Admission is free and tickets are not required.

CV West Palm Beach *at home series*

While it’s intermission for live theater, great entertainment is still available at Century Village Theater!

CV At Home Series continues to offer free video performances that you can view right on your computer or internet device. During the week you will receive an email announcing the video performance along with a short description. The following day you will receive the viewing internet link at 8 pm. This video performance will then be available for viewing for the next 48 hours.

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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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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