



# REMEMBRANCE DAY DECEMBER 7

# Nov 26 - DEC 6

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# REMINDER

DELEGATE MEETING Friday 12/3/21 9:30AM in the Theater

Email articles & comments: ucoreporterwpb@gmail.com



# The President's Report

## BY: RUTH DREISS AND DAVE ISRAEL

Arbitration final result

A two-day final arbitration hearing was conducted on November 2 and 3, 2021 (the "Arbitration Hearing") before three arbitrators, who are in essence, "private judges" hired by the parties. The parties were UCO, representing the Lessees, being the unit owners of the CV-WPB Associations vs. Benenson Capital, the owner of the CV-WPB Recreation Facilities and WPRF, the resident manager of the facility. Benenson and WPRF are Collectively the "Lessors". All Parties appeared and were represented by counsel.

The Final Arbitration Award is intended to resolve the dispute between Lessor and Lessee regarding rent to be paid by the unit owners at Century Village, West Palm Beach ("WPB"), for access to and use of the Recreational Facilities for the ten (10) year period commencing January 1, 2022.

Prior to the hearing regarding rent, UCO also made a motion before the arbitration panel seeking its determination that that the amendment to the Long Term Lease was unconscionable.

Despite United States Supreme Court decisions that have expanded the power of arbitrators to determine the validity of contracts subject to arbitration, our Panel found that the scope of their authority was limited to the rent amount dispute. Accordingly, the Panel's Order dated October 22, 2021, determined that it lacked jurisdiction to address Lessee's motion and contention that the Amendment is unconscionable and should be revoked, thus, leaving the issue of the rent.

The 2000 Millennium Amendment constitutes a Triple Net Lease, Thereunder, the Lessee agreed to pay "each, every and all" expenses of the property including real estate taxes, building insurance and maintenance. The phrase "squeeze them till they squeak" comes to mind.

"The Rent", in my opinion includes the access and use rent, and the cost of operating and maintaining the facility.

Notably, the Operating Agreement, negotiated between the Parties, establishes a Resident Committee, the "Operations Committee"

responsible for annually reviewing operating Costs and conferring with the Lessor in this regard.

Under the Operating Agreement, UCO determines and approves the Operating Budget each year which sets the Operating Expenses actually paid. Testimony of UCO representatives confirmed this practice. Further, the Amendment addresses the Operating Agreement under which Operating Expenses are annually addressed. It provides that pursuant to the Operating Agreement, UCO shall make policy for, and control expenditures of, the "Operational Budget."

This concept as articulated by the panel, is an interesting interpretation. Having chaired the Committee for 12 years, let me make it clear that the so-called budget, or operating rent, is prepared by the WPRF Chief Financial Officer, Ms. Monica Wells, not by UCO. While in truth it is "negotiated/discussed" by the Operations Committee, any serious attempt to reject the budget, in part or in whole, results in dispute resolution being invoked, i.e., Arbitration, a very expensive process.

In this particular arbitration, the Panel's sole jurisdiction is to determine "a rental structure" for the Succeeding ten year Period commencing January 1, 2022, the Panel finds that fair market "access rent" shall be Ninety-One and oo/100 Dollars (\$91.00) per unit per month commencing January 1, 2022, with annual increases thereafter at the rate of 2.25% per year. Such access rent shall be due in addition to Operating Expenses and Reserves as contemplated by the Amendment and the Operating Agreement.

Thus, the bottom line, no relief is granted to the CV unit owners from the continuous escalation of recreation facility costs. While I have no objection to a fair rental for use of the facility, I do object to paying for "each, every, and all" costs of maintaining Benenson property, from paper clips to over three million dollars to replace the air conditioning system. The following chart capsulizes the final award to Benenson and WPB F:

The following chart capsulizes the final award to Benenson and WPRF:

# SCHEDULE OF RENT INCREASES MONTHLY PER UNIT RENTAL INCREASE IN ADDITION TO RENT LEVELS IN EXISTENCE AS OF DECEMBER 31.) 2021

PAYMENT PERIOD	(Rent increase over prior period)	PAYMENT PERIOD	(Rent increase over prior period)
January 1, 2022, and monthly until December 31, 2022	\$2.02 ( +\$2.02)	January 1, 2027, and monthly until until December 31, 2027	\$12.84 (+\$2.26)
January 1, 2023, and monthly until until December 31, 2023	\$4.09 ( +\$2.07)	January 1, 2028, and monthly until until December 31, 2028	\$15.15 (+\$2.31)
January 1, 2024, and monthly until until December 31, 2024.	\$6.21 (+\$2.12)	January 1, 2029, and monthly until until December 31, 2029	\$17.52 (+\$2.37)
January 1, 2025, and monthly until until December 31, 2025	\$8.37 (+\$2.16)	January 1, 2030, and monthly until until December 31, 2030	\$19.94 (+\$2.42)
January 1, 2026, and monthly until until December 31, 2026	\$10.58 (+\$2.21)	January 1, 2031, and monthly until December 31, 2031	\$22.41 (+\$2.47)

This Final Award fully resolves and determines all issues, claims, and defenses submitted in the above-styled proceeding on their merits, except as expressly set forth herein. All claims not expressly granted herein are

hereby denied, including, without limitation, all demands for recovery of attorneys' fees, costs and expenses of arbitration. Do you, the reader, think this decision "resolves all issues"?



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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.

# EDITORIAL

Thanksgiving has come and gone...hope it was a happy one for you. It has been an active month with the Millennium Agreement in arbitration and winter residents returning. Add to that, the upcoming UCO elections with all seats open to be filled. With a number of building associations lacking officers and board members, it is time to consider running for a seat on your board to preserve our Village. Unit owners are urged to come forward to help their associations by learning proper procedures and getting elected to the board. Learn the answers to important questions like how to properly inform new buyers and renters where to go to obtain their CV ID. Learn the procedure for handling the paperwork for investigations. Only the association board may do this. If you need proper guidance, contact a UCO VP. Any one of them can help you, regardless of which one handles your quadrant. The answers will be the same no matter where you live.

Officers and board members are cautioned not to send realtors to the UCO office with investigations. This will just delay the process. It is the board member who must drop off and pick up the executed documents. If you need a barcode for your vehicle, be sure to have your CV ID and current auto registration handy, along with \$10 cash only if you are applying for a new bar code. No larger than a \$20 bill will be changed...no checks, no credit cards. There is no charge for updates. Your ID (other than that of an owner) must bear an unexpired date and your auto registration must have 30 days or more before expiration. There are no exceptions.

# **DECEMBER 2021 UCO Committee Meetings**

WED 1	<b>PROGRAMS &amp; SERVICES</b>	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
WED 8	BROADBAND (QTLY MTG)	1:00 PM	MCH ROOM C
THU 9	СОР	9:30 AM	MCH CLASSROOM B
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	1:00 PM	MCH ROOM C
TUE 21	INSURANCE	1:00 PM	MCH ROOM C
WED 22	FINANCE	1:00 PM	MCH ROOM C
THU 23	OFFICERS	1:00 PM	CONF RM
TUE 28	OPERATIONS	1:00 PM	MCH ROOM C
FRI 31	EXECUTIVE BOARD	CANCELLED	CANCELLED

by Ruth Dreiss, Éditor-in-chief UCO Reporter

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

Do you live on the sunny side of the street? In an association that follows the rules set forth in their bylaws? Where bylaws are up to date? An association in which the elected board members reside? Where unit owners respect the rights of all their Association residents? Where your board has set aside reserves for future projects? Where your building is inspected by your management company and is in good repair? How great it is to be told by our new insurance company that your walkways are in good shape and that will reduce slip and fall insurance claims? That residents have given the keys to their units to a board member? An association that hires licensed and bonded service contractors and that all work done is permitted and meets the association standards? An association that knows that only board members can come to UCO to submit investigation requests? If you have all issues in place, I am sure you can hear the pitter-pat of the happy feet of your unit owners. Yes, life can be so sweet when you live on the sunny side of the street.

But, yes there is always a but, and this takes place on the shady side of the street where you can see the blues on parade of those who live in associations that are in deep trouble. Where associations are heading down a slippery slope because there is a disconnect between board members (and in many instances absentee board members) and unit owners. Over the past few months, our Century Village Property Manager, Donald Foster, has published dozens of illustrations of how the "Dark Side" creeps up on associations when they refuse to learn from their mistakes and with a show of arrogance they keep on making the same bad decisions in running their buildings. These associations do not understand the basic kitchen table concerns that impact all unit owners.

For example, concrete walkways and handrails that are broken, that could lead to unit owner injuries. Budgets that do not provide for a new roof or painting of the building. Unit owners who plant flowers without association permission. Unit owners that turn off sprinkler systems whenever they want. Unit owners who conduct themselves in the most uncivilized manner towards their boards and other unit owners. One consequence for ignoring the reality of what must be done will be a huge hike in your building's insurance premiums. So I suggest that if you want to put that happy tune in your step and cross over to the sunny side of the street, exercise common sense, contact your UCO representative and property manager for help and guidance, and it won't be long before you to will be able to say that you are walking on the sunny side of the street.

The hurricane season is now over and we here in the Village have made it through another year without a major storm. This column will appear in the December issue of the UCO Reporter, so I would like to take this opportunity to wish you all "HAPPY HOLIDAYS" and as Tiny Tim remarks "A Merry Christmas and Hanukkah to us all; God bless us, every one!"



Dom Guarnagia vicepresident2@unitedcivic.org Cambridge • Canterbury

Chatham • Dorchester Kent • Northampton • Sussex

It's Saturday morning and my column is due on Monday morning ..... What can I write that is pertinent? Perhaps, that I'm going to CVS on Jog and Okeechobee for a free timely Flu Shot. Cold weather brings friends together indoors where shared space leads to shared maladies.

 Yesterday, Friday we replaced or applied new Bar Codes on twenty-five vehicles. The winter residents are returning. That's not news!

• We have used all of the light blue masks and are wearing black ones. We look like we're out to rob a bank. That's not news!

• We turned away several residents who's vehicle registration expires in less than thirty (30) days).

• We, four (4) Vice Presidents, Ruth the UCO Reporter Editor, and the ladies who prepare and enter the material for those Bar Codes are tasked with answering the phones, directing residents into the Investigation desk(s) and providing Notary service, cram a lot of helpful tasks and



**David Boas** vicepresident4@unitedcivic.org

Coventry • Easthampton

information into the daily three (3) hours.

Today, I am going to purchase a smaller turkey for Thanksgiving Dinner. Two members of the usual group have succumbed to COVID-19.

• The 'Live' performances at the Club House on Saturday nights have begun. The first performer 'cancelled' but the replacement "Wowed the crowd".

The UCO Officers are working on new Contracts for Transportation, Association Insurance, Security at the gates and throughout the Village.

• Donald Foster, UCO LCAM, has been busy dealing with inoculations (two (2) applications and one booster, very successfully.

Today, I shall look for a raspberry jelly roll that my wife, Kathleen will use to make a "Trifle" for dessert after Thanksgiving dinner. Unfortunately, there will be two (2) members of the usual group, missing due to COVID-19.

This is perhaps, a perfect time for Association Board Members to consider increasing their financial reserves to deal with structural issues requiring repairs or replacement of the concrete elements, roofing issues and overall situations, requiring attention that could prevent personal injuries and affect the cost of insurance, accidental trips and falls and a large increase in the cost of association insurance.

Well! I can't think of anything else this morning. Perhaps, prompted by my wife, I can write something pertinent at a time when returning residents join in sharing the wonderful amenities provided within the Village and its surroundings that would be impossible in the upper tier of states and countries. Perhaps after breakfast, I'll be motivated.

bus service has also been extended. The last bus to leave the clubhouse will now be at 9 pm, and at 10 pm on evenings when there is a show in the theatre. Transportation Committee meetings are scheduled for the first Tuesday of each month at 1:30 pm in the clubhouse in classroom C.

Just a reminder that the Atlantic Broadband on campus office is open from 11 am to 5 pm Monday through Friday. The number for Customer Service is 1-844-489-7509. Please tell them that you live in Century Village West Palm Beach.

Last Saturday the 6th, was the start of shows in the Clubhouse Theater. What a show! Although not the original scheduled show, this young man was tremendous. I look forward to him appearing here again. Of course, the rest of the season looks great as well. Great entertainment and reasonable prices, hard to beat. I have made many new friends since I made the move to CVWPB. I would like to single out two young ladies I met while playing Scrabble. Maria Moss and Ruth Laskey are both so very positive in their outlook on life and I really appreciate their friendship. Hoping that we can get together again soon to play Scrabble. I miss those Tuesday evening battles. In wrapping up, I would like to wish everyone Happy Holidays. Until next month, stay well and please be polite.



care of your building. This is very important, as you saw in the past few months how much damage can be done to the building when no one is watching or cares. Putting an elderly person on your board just as a name to fill a seat does not help you, nor will it resolve any problems. Board members must be able to function. Unit owners come to UCO for building association issues and in most cases, we can't help them. There are a number of buildings that function very well; they are the ones with a very stable board that work together for the benefit of all. Elections are coming up for your building and for UCO. Elect people who will represent you and that have the best interest of the Village in mind. I wish you all a Merry Christmas and a Happy New Year. Happy Holidays to everyone.

# **Fausto Fabbro**

vicepresident3@unitedcivic.org

Berkshire • Camden Hastings • Salisbury • Somerset Wellington • Windsor

The end of another year is only a short time away. I hope that the New Year brings a better frame of mind to our residents.

Please elect officers who will take

Norwich • Plymouth Sheffield • Stratford • Waltham

At the start of the New Year, we will notice a big change in our bus services. The contract for the next 5 years has been awarded to Academy Transportation. Along with this change of vendor will come the equipping of our busses to be ADA accessible. This will start on January 1st of 2022. We hope for your patience with the new vendor, as we all work through possible "teething" problems. I would also like to thank our current vendor and their employees for providing us good service over the past 5 years.

Staying on the subject of transportation, with the clubhouse going back to normal hours of operation,

# **Property Manager's Report** WWW.UCOMAINTENANCE@GMAIL.COM WWW.UCOGARBAGE@GMAIL.COM



By Donald Foster, LCAM

One of the important services provided by UCO to the Associations of Century Village is applicant investigations, or screening. UCO Investigations Department, staffed by unit owner volunteers, takes in applications from Association **board members and Community** Association Managers. Real Estate Agents may not drop

off applications at UCO Investigations; they must deliver completed applications to the CV Association Boards. These applications are checked over by staff, then transmitted to a contract investigation agency. This agent returns screening reports to UCO Investigations, which then passes the reports back to the Associations for review. Only Board Members may pick up screening reports. All documents handled by UCO Investigations are treated as confidential material.

As a strictly clerical operation, UCO Department Investigations processes applications and reports on behalf of the Associations of Century Village. Our volunteer staff are instructed not to offer advice or guidance, suggest any applicant income guidelines, and to not interpret or analyze contracts, leases, applications, sales screening reports, or any other documents. Our staff are also instructed not to offer advice on condominium administration matters- questions of this type should be brought to the Association's Property Manager or Attorney. Association Officers who are considering rejection of any applicant are encouraged to request legal opinion from UCO's Attorney (at no additional charge), or to consult with their own counsel, before making a final decision. Please, do not put our volunteers on the spot by asking for advice or guidance about applications, screening reports, or matters of Association administration.

There are several types of applications, depending on the type of transaction being reviewed (sale, rental, occupancy). Each application has a top instruction sheet, with requirements for processing. Generally, each application must be accompanied by five items:

- Check to UCO from the Association account- \$100 dollars for an individual applicant, or a married couple.

- Fully filled out first page of the application.

- Authorization page, signed by applicant and board member.

- Qualifying document (sales contract, rental lease, request for occupancy form).

- Clear copies of government issued identification.

For Canadian applicants, new Canadian government requirements include clear copy of passports, and an additional form. Clear copies of ID's and legible, fully filled out forms are very important to comply with Canadian government regulations and to prevent delays in processing

of applications. Please check with our staff to ensure that all paperwork is properly submitted.

The screening fee, collected from the applicants by the Associations, and passed on to UCO, is set by State Statute. Federal law prohibits inquiry about marital status for purposes of housing, so UCO Investigations staff may not inquire about an applicant's marital status, or request applicants to furnish copies of marriage licenses to determine the amount of screening fee.

Because of the Pandemic, the UCO Office is maintaining safety protocols that are intended to keep our staff and clients as safe as possible. Since only one or two clients are permitted to enter the UCO Investigations office at a time, there may be times when there is a waiting line outside the UCO building. Board members can help us keep up with our workflow by observing social distance at the outdoor waiting area, being patient, and by making the time spent inside the office as short as possible. And, WEAR YOUR MASK!

Our Investigations staff has worked hard over the past few years to streamline the process, improve customer service, and shorten the turnaround time for our clients, the Associations of Century Village. Unit owners are encouraged to volunteer for service, especially if they have clerical or administrative experience, can operate a computer, and enjoy working in a professional, confidential environment.

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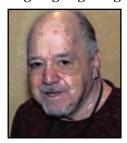
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# **Treasurer's Report**

In my article in last month's issue of the UCO Reporter, I discussed the ongoing legal fight between UCO



By Ed

Grossman

and Benenson Capital Company L.L.C., the owner of Century Village's Recreational Facilities, and W.P.R.F. Benenson's agent. The thrust of this conflict is

UCO's attempt to improve the financial terms of the 99-year Long Term Lease of the Recreational Facilities. The amounts of the rental payments under current Millennium Amendment, effective January 1, 2000, expire on December 31, 2021. The length of the new payment period under the Lease is to be 10 years, and involves in excess of \$140 million in payments over that period. This year alone, of the approximately \$13 million paid by unit owners to Benenson, over \$8 million was allocated to "Base Rent". i.e. profit, for the facilities, while approximately \$4.5 million was allocated to operating costs. The rent, as it currently stands, is a triple net lease, therefore, all expenses and capital improvements (new equipment) are paid by the tenants. This being the case, Century Village's unit owners pay for any new air conditioning and remodeling, among other items, that improve the owner's property. Indeed, WPRF currently seeks to have the unit owners now pay an additional \$3.5 million for HVAC "repairs, refurbishments, and replacements" which UCO has opposed. The HVAC issue will be the subject of an arbitration to take place shortly ..

The most recent round of the fight was the arbitration to decide the Recreational Facilities rent, held on November 2-3. Bruce Kaplan, UCO's attorney, made a very detailed motion asking to have the Lease declared to be unconscionable, and thus unenforceable. Unfortunately, the arbitrators, essentially private judges paid by the parties, decided that such request was beyond the scope of their authority, and denied it. (But such request can now be heard by a Florida judge should

UCO choose to bring the next round in court). Nonetheless, our attorney argued in the arbitration UCO's position that the amount of rent paid by unit owners should be reduced and that the unit owners should not pay for what is recognized by the IRS as a capital improvement. UCO had four officers testify to support UCO's position: David Israel, UCO President; Ruth Dreiss, Editor of the UCO Reporter, Donald Foster UCO's LCAM, and me, UCO's Treasurer.

However, despite UCO's presentation, the arbitrators decided against UCO and ruled in favor of Benenson and WPRF and increased the number of annual increases above what was proposed before the arbitration. However, as the great Yogi Berra said, "it ain't over 'til it's over". There are still two options to pursue: take the case to court, and/or continue to collect the balance of the proxies necessary to reject the Lease and overturn the negative ruling.

As I stated in last month's article, UCO continues to reach out to ask any association that has not executed the documents (proxies) which would allow UCO to reject the Lease

and avoid the necessity of participating in the arbitration. The magic number is 75% of all associations. This goal has not yet been achieved. Thus, the call for more associations to submit the documents still exists and is even more important than before.

Further, it is noteworthy that on Nov 2, 2021, Polk County Judge Wayne Durden ruled in favor of the residents of Solivita, a Kissimmee (Orlando-area) 55+ community, ironically one of the "comparable" properties utilized by WPRF's appraiser in our arbitration, in finding that they were overcharged on the recreational fees for the amenities owned by the developer. An independent appraiser found the properties to be valued at 25% of what the developer claimed to be the value, which is essentially what UCO had argued in its arbitration. Does the judge's ruling sound similar to UCO's position?

SO, LET'S GET THOSE MISSING PROXIES IN.

WE ARE TALKING ABOUT MILLIONS OF DOLLARS.

MORE DETAILS ON A PENDING CASE THAT CAN BE AVOIDED.



By George Franklin

Hi folks, well here we go again The holiday season is back bringing with it scammers that want gifts from your pockets. Let's go over facts. If you get a phone call stating you won a lottery prize but didn't play it, how can you win it? Hang up the phone! Never engage the caller in conversation! When parking your car

CLOSE the windows. LOCK the doors! Remove the electronic devices! When shopping, park as close to the store as possible and in the evenings, try to stay in the most lightest area as possible. Ask a manager to help you out, escort you to your car. They will be glad to help you. Carry only one credit card No need to carry a wallet full.

All stores accept Visa and Mastercard. Remove all packages from the seats and place them in your trunk. Remember Ali Baba had only 40 thieves to worry about, this is Palm Beach County, Florida! If you are having holiday work done on your unit DO NOT leave valuables out!

# Security Hide them or place them in the bank vault. The

same goes for having family visiting. Family members steal also. If you are not going to use it, put it away! Take photographs of your valuables in case they are stolen or lost. Don't be in a rush to get anywhere. Take that extra few minutes and be safe driving.. Be very careful if alcohol is involved, pick a designated driver if there is drinking involved, when having a party.

Shopping? DO NOT park your car next to shrubs or bushes! Park in the most open area possible.. Ladies do NOT, when shopping, leave your pocket book open in your carriage when leaving it to go to the shelves. Men remove your wallet from the rear of your pants pockets, place rubber bands around it, place it in your FRONT pocket. If you must, keep the rubber bands on it and keep it in the rear pocket. When checking out, DO NOT leave your wallet or pocket book on the conveyor belt! Don't be afraid to question a price if you think you have been charged wrong.

VERY IMPORTANT! If confronted by a bad guy trying to take your purse, LET him. Holler, Scream, etc. Make as much noise as possible. Unless you are a fitness buff, don't risk being thrown to the ground and have bones broken! Everything can be replaced! If you see something happening, call 9-1-1 at once. Everyone has a cell phone these days. Try to stay calm and give the dispatcher the best description as you can of the bad guy and the car he has, and which direction he headed off in. Those of you with newer cars that have an electronic door opener, the bad guys have a gadget that can override the unit. When getting out of the car, lock the door MANUALLY. Don't let them see you have electronic openers that will stop them from being able to steal your vehicle. They hide and watch the parking lot for people with electronic pads. Then when you walk away, they use their gadget to open your car and drive it away. "Happy Holidays!" Seriously folks, there is a lot to look out for and we do not want you to become a victim! There is no way I can put everything into this column, so I have given you just some facts and ideas. If you use common sense you will be safe.

I wish everyone a very happy holiday, no matter which one you are celebrating and a Happy New Year! Be safe and don't be a victim!!

# Maintenance

# THE COMPULSORY INSPECTIONS THAT SATISFY BOTH THE PBC INSPECTION DEPT. AND ASSOCIATION INSURANCE ISSUES



By Dom Guarnagia

and limb.

The concrete walkways, railings, balusters, stair treads and landings that have mild-steel deformed re-bars that have, over time, come in

structural elements and

the Electric Room of your

building. Their task was

to examine and record ob-

vious masonry structural

deficiencies that affect life

You probably have not contact with water intrusion, have rusted and exseen a small team of inpanded, causing cracks in them that weaken the spectors from our new Instrength of those elements that are causing failsurance providers, Assured ures that are responsible for injuries and possible Partners, inspecting the deaths.

> The Electric Room meters are also inspected as part of the PBC Building Dept. attempt to identify failures like Surfside in Miami. The point of these inspections is to identify and initiate setting aside the funds necessary to prevent personal injuries, though our situations do not compare with high-rise structures or salt water intrusion but insurance-related occurrences that need to be addressed as soon as possible, for the residents and the Insurance Carrier.

Selecting the most obvious and dangerous conditions will need immediate resolution. Roofing is one place that most associations are addressing and is the least expensive replacement of all. The masonry soffits that are beginning to sag is another. However, the most important and expensive repairs are the decaying concrete elements that come into use every day and require planning with funding.

It is important that action be taken soon, to avoid the PBC Building Dept. placing a demolition tag on the structure requiring the occupants to evacuate the premises until the situation is remedied.

# **Transportation**



**By Ruth Dreiss** 

except for husband and wife. There will be no sign-ups for multiple friends or relatives. The bus will leave at 10 AM and return by 3 PM. Masks will be required. Academy Bus was approved for this trip.

The budget was approved for local use and excursion trips are not yet funded. It was suggested that a trip to the Fair should not take place during this time of a pandemic, but may be considered for January with a small bus, as in the past, if funding allows.

The bus contract with Academy Bus has been approved at the Delegate Assembly. VP David Boas announced that he will not chair the Committee in 2022. For the future, a proposal was made for a weekly bus to "Green Market" on Clematis Street from 9:00 AM to 1:00 PM. This request will be made to the new bus company. Palm Beach Market is a potential site and a large bus will be required to handle the riders and little to no parking.

Because there are many newcomers to the Village, a bus schedule was suggested to be included in the UCO Reporter in the January issue for convenient cutout.

(This column was prepared from Minutes taken by VP Dom Guarnagia).



#### By Eva Rachesky

Dear Residents, With the onset of Covid and the shutting down

There will be an excursion

bus to the Wellington Mall on December 8th in

time for holiday shopping.

Sign-up will take place on

December 2nd, starting

at 8:45 AM, at the Main

Clubhouse. There will be

one signature per person,

and then reopening of the Clubhouse to 5:00 p.m. daily, the need for nighttime positions was unnecessary. This resulted in a shortage of staff as we moved forward into our first "semi-normal" season.

This shortage is evidenced in two areas...the Ticket Office and the Hastings Gym. WPRF is

# **WPRF** News

currently running ads to fill part time positions in both areas. Until WPRF is able to accomplish this, you may experience longer lines when purchasing tickets. Please be patient and do not take this out on the employees as they are doing the best they can under the circumstances.

The goal in hiring additional help for the Hastings Gym is to extend the hours to 9:00 p.m. seven days a week. Toward that end, starting Monday November 15th, the gym will extend its hours to 9:00 p.m. Monday through Thursday ONLY. Once WPRF is able to hire additional floor monitors, Hastings will be open to 9:00 p.m. 7 days a week. WPRF appreciates everyone's patience as we try to fill these positions.

In place of the Saturday night dance, your own Lou Piscatelli, is hosting a Wednesday evening dance out by the Guest Pool from 6:00 p.m. to 9:00 p.m. I have had numerous requests to push the hours to 7:00 to 10:00 p.m. I am still waiting to hear if Lou can accommodate this change. Please keep an eye out for future announcements regarding this change.

Wishing everyone a wonderful and safe holiday season!

# **Security and Safety** BY DANEL ZELAYA, UCO DIRECTOR OF SECURITY

#### Greetings and Salutations,

In this article, I would like to discuss options on how to resolve issues with difficult neighbors. In an ideal world we would like to live in Mr. Rogers neighborhood, but in reality, we live in a large community which is home to many people of different personalities and lifestyles. It's sad but true that some neighbors have criminal tendencies or mental health issues. For those situations that cannot be resolved by a friendly conversation:

• Establish a Paper trail. Write down the time, date and a detailed narrative of each and every incident. By documenting the harassment, it establishes a pattern and can be used along with other forms of evidence such as police reports and witnesses. All of this can be used if and when you feel necessary to go to court for a restraining order.

• **Report the problem to your Board.** Make the board aware of what is going on so they can further investigate on how to resolve the issue. Do not wait weeks or months for the dilemma to grow out of control. The board could seek legal advice from their building association lawyer and work with the building property management company on how to address the issue. Your bylaws should contain information on how to address different situations, such as noise complaints, nuisance units, routine disruptions, etc. If not, then you should add them after consulting with your property management company and building association lawyer. There may be extreme cases in which eviction may be necessary. Yes, it takes time and money, but there should not be a price limit on the resident's peace of mind. Look at it as an investment in your building's quality of life. We must rid ourselves of the "I don't want to get involved" or "pass the buck mentality." As Martin Luther King Jr. said "He who passively accepts evil is as much involved in it as he who helps to perpetrate it. He who accepts evil without protesting against it is really cooperating with it."

• **Call PBSO.** In case of threats or violent behavior, contact PBSO immediately. Police reports are another form of evidence along with a paper trail and witnesses to help, if and when you feel necessary, to go to court for a restraining order.

# While You Were Away

#### BY DOM GUARNAGIA

Welcome back to the "Returning Winter Residents." Much has gone on during your leave. A new Transportation Contract will be utilizing busses with an accommodation for HP (handicapped) access on the busses, in the form of a retractable ramp rather than the current steps for ingress and egress. The vehicles will make their appearance in the new year. The "Millennium Agreement " seeks to reduce the cost for the facilities provided by the West Palm Recreation Facilities (WPRF) moving forward. What is changing back where you are seeking a mild climate has been altered in many ways. Some of the restaurants that you frequented last year have gone out of business and have been replaced by new ones along Okeechobee

Boulevard as well as throughout the County. Tall and large developments have replaced grassy fields along the roads going West with new restaurants on the premises. The "Eatalia Restaurant" and the "Great Greek' are two of the new dining spots on the south side of Okeechobee Blvd.

The Sunshine State climate has undergone a dramatic change with potential hurricanes predicted but fortunately, never reached fruition, so the landscape is lush with fall flowers and trees that were spared the potent winds. The 'now defunct' Reflection Bay Golf Course sits idle awaiting action from the County to permit the building of about seven hundred (700) Townhouses to be built in the near future. Condo prices have grown exponentially for existing ones and you will see the efforts of Real Estate Agents seeking potential sales of existing stock.

The buildings have reached the age of Fifty (50) years old and require some maintenance that the PBC Building Dept.is requiring in the area of the exterior concrete elements and the roofing, brought about by the tragic event in Surfside, South Florida. With a full Board of Directors present, plans can be made to address those elements that will hold down the cost for compulsory Association Insurance. A mix of responsibility and pleasure are ahead for the upcoming season. Welcome back and enjoy the weather and the amenities available this Winter.

# An Invitation to All Century Village Unit Owners

## BY DIANNE LAROSEE, UCO SEARCH-NOMINATIONS COMMITTEE

The United Civic Organization, Inc. (UCO) will hold its annual election of officers and

Executive Committee members on March 4, 2022.

This is your opportunity to run for office.

This is your opportunity to share your expertise and ideas with UCO.

This is your opportunity to support UCO initiatives and the programs that will impact the quality of life you enjoy in Century Village.

#### Positions to be filled on March 4, 2022:

- President
- Two (2) Vice Presidents
- Corresponding Secretary
- Recording Secretary
- Treasurer
- Ten (10) Executive Board members

All candidates for office must be unit owners and be in residence in Century Village for

no less than nine (9) months of each year during the term in which he or she serves.

All officers shall serve without any compensation of any kind.

VIII - UCO Bylaws 2020.

# W.P.R.F., Inc.

**PRESIDENT:** Presides over all meetings of the Delegate Assembly, the Executive Board and the Officers Committee. He or she shall see that all orders and resolutions of the Delegate Assembly and Executive Board are carried into effect....

VICE PRESIDENTS: Shall perform duties recommended by the President of UCO... Each VP may have an advisory role on a number of UCO committees.

**CORRESPONDING SECRETARY:** Shall give notice of all special meetings of Delegate Assembly and Executive Board and shall keep a record of names/addresses of the Officers, Delegates/Alternates and Committee members....

**RECORDING SECRETARY:** Shall take and keep full minutes of all meetings of the Delegate Assembly, Executive Board, and Officers Committee. Minutes shall be read at the next meeting or duplicated for reading prior to the next meeting.

**TREASURER:** Keeps a full account of all cash For complete description of duties, see Article receipts and disbursements and deposits all funds in banks or financial institutions in the

name of and to the credit of the organization.... The Treasurer shall serve as

Chair of the Finance Committee and each year shall prepare an annual budget for consideration by the Officers Committee at its September meeting....

EXECUTIVE BOARD: Shall constitute the "Executive Committee" as defined by Chapter 617, Florida Statutes. Members must be ready to serve on at least two (2) UCO committees.... Executive Board will hold regular meetings each month....

IF YOU ARE INTERESTED IN RUNNING FOR UCO OFFICE, SUBMIT YOUR BIOGRAPHY, AS YOUR STATEMENT OF INTENT TO RUN, TO: ruthdreiss@comcast.net by January 15, 2022.

Following the March 2022 election, the President, with the advice and consent of the Officers Committee, shall create all standing and ad hoc committees and appoint the chairpersons thereof.... The chairperson of each committee... shall populate the committee. Any Member of UCO may be selected to serve as a member of any committee.

200 CENTURY BOULEVARD WEST PALM BEACH, FLORIDA 33417-2247 Tel: 561-640-3120 Ext. 4 Fax: 561-640-0075

November 17, 2021

#### All West Palm Beach Century Village To: **Condominium Associations**

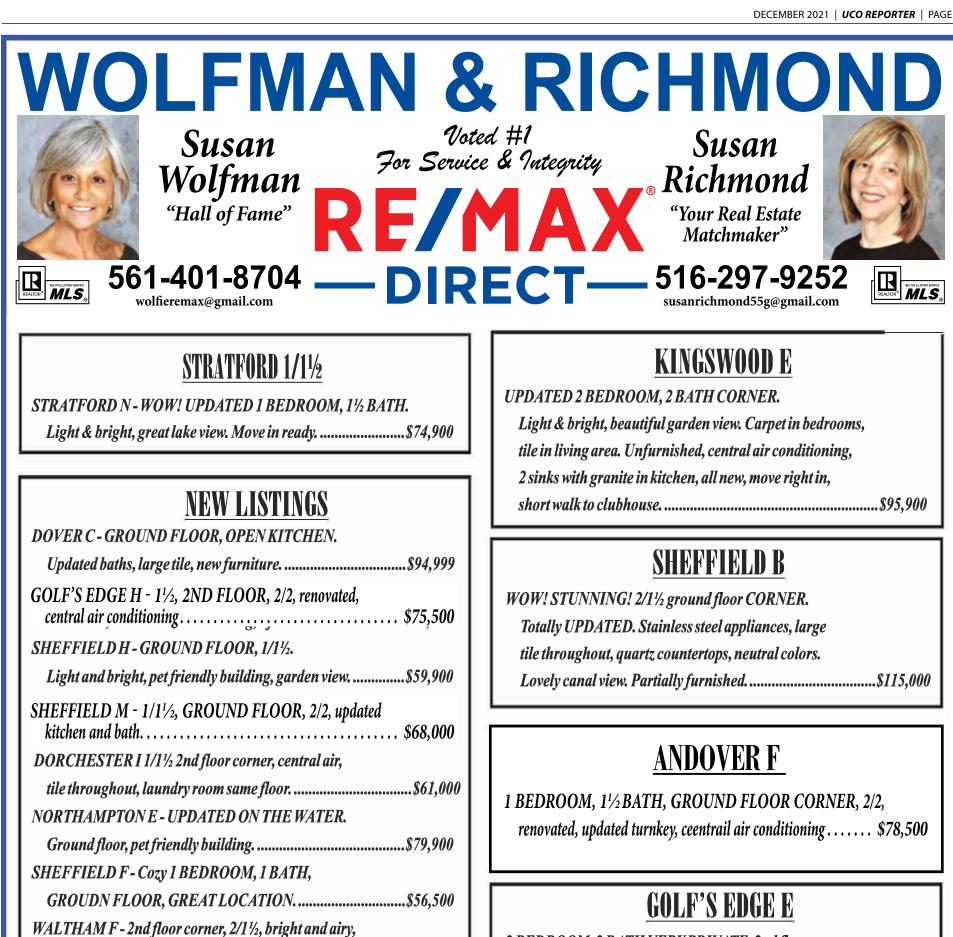
#### Lake Bank Erosion and Control Re:

As I am sure you are aware, over the past few years UCO was involved in pursuing a shoreline restoration project throughout the entire West Palm Beach Century Village. As a part of that project, a geo-filter tube erosion barrier was constructed by Anchor Marine Environmental Services. In order to preserve the geo-filter tube that was installed around the lake shores, it is important that the tube not be exposed to direct sunlight. To encourage the growth of natural plant life along the shoreline, UCO and W.P.R.F., Inc. have requested that each association advise their lawn maintenance personnel to refrain from mowing the grass within five feet of the shoreline and to stop using weed eaters on the lake banks. It is very important that naturalized plant growth areas be allowed to develop along the lake banks in order to provide shade to the geo-filter tube that has been installed just below the normal waterline. When there is a drop in the lake levels due to dry weather conditions, the top face of the geo-filter tube will be exposed to direct sunlight unless the plant life has been allowed to grow in a natural state to provide protection to the geo-filter tubes.

The cost of maintenance and repairs to the interior lakes and canals was made a part of the operating budget under the Millennium UCO Amendment to the Long-Term Lease and the Operating Agreement attached thereto. It is imperative that the shoreline restoration project not be jeopardized by the failure to maintain the lake shoreline in a more natural state.

Your anticipated cooperation in this regard is appreciated. Thank you.

W.P.R.F., Inc.



2 BEDROOM, 2 BATH VERY PRIVATE. 2nd floor, well maintained, garden view, central air, partly furnished, 

# **CAMDEN H**

NEWLY RENOVATED, 1 BEDROOM, 1<sup>1</sup>/<sub>2</sub> BATH, 2nd floor, new electric, new plumbing, newly furnished, ceramic tile throughout, laundry room on same floor, steps to 2 pools, light and bright, great location, near west 

WELLINGTON F - 2/2 UPDATED, new AC,

**GREENBRIER CLARGE PENTHOUSE 2/2.** 

CHATHAMN - GROUND FLOOR CORNER,

enclosed lanai......\$189,900

short walk to Haverhill gate and Clubhouse.....\$84,900

included in monthly maintenance. Needs some TLC. .....\$107,000

Great views, tile throughout, steps to pool.....\$94,999

all new, 1/1<sup>1</sup>/<sub>2</sub>, central air.....\$62.500

STRATFORD K-STUNNING WATER VIEW from new lanai

with impact windows. 2/2, 2nd floor. Furnished. Water

#### WELLINGTON M - GROUND FLOOR.

2/2, tile throughout, lake view, updated, enclosed lanai. ......\$174,900



#### ALL NEW 1 BEDROOM, 1½ BATH PENTHOUSE. Stunning, gourmet kitchen, large tile throughout, furnished, granite counters, park at your door, move in......\$99,900



2 BEDROOM, 1<sup>1</sup>/<sub>2</sub> BATH 2nd FLOOR CORNER. LIGHTAND BRIGHT, central air, great location, new tile in living area, carpet in bedrooms, serene garden view, close to clubhouse, fitness center and east gate ...... \$67,500



# **Minutes Delegate Assembly** November 5, 2021

Meeting called to order 9:30 am Quorum of 118 delegates present. Pledge of Allegiance lead by CPT Palenzuela Minutes accepted as presented Law Enforcement Report - Capt. Palenzuela 242 calls resulting in 57 reported cases Traffic- 11 stops, 8 citations, 3 warnings

Presentation of Challenge Coin to Capt. Palenzuela, Lt Monath will receive one at Security Meeting.

Auto theft in Wellington, Squatters, Fraud-PAYPAL, Social Security (Card replacement), checking- unauthorized withdrawal of \$2000, Auto insurance fraud – ID Theft, Theft of cash and jewelry.

Safety concerns discussed: Dark clothing, walking in streets.

Shred your discarded mail, some people do go through the garbage to steal identities.

Question of shooting iguanas with pellet gun, Not advised. You would be responsible for wherever the rounds go. Don't do it.

President discussed \$3.5 million build for upgrading and replacing A/C unit.

Part II of coupon for is a concern. Every dollar equates to \$100,000 on your coupon.

#### **Officer Reports:**

Domenic Guarnagia- Read article re; Concrete Inspections/Building Maintenance concerns. Setting aside funds for repairs. Decaying concrete is a major concern.

Stewart Richland- Beautification Committee is suspended until spring. New owners are coming into UCO asking questions that should be answered by their association boards.

Discussions of dangers of walking in streets at night. Please exercise caution and walk on sidewalks.

"Secret Garden" discussed by Dorchester K resident.

David Boas- Atlantic Broadband Hours are Mon-Fri 11-5 Asset Recovery program, any questions call at the office. Shows start Saturday – busses will stay until 10pm UCO office will be open on Friday after Thanksgiving

Fausto Fabbro- Thanks for coming. We need to have the paperwork for the Millennial Agreement. For the associations telling others it's a waste of time, "SHAME ON YOU". This is OUR Village and we are trying to help everyone.

Educate your new owners, ID cards at main clubhouse (WPRF) gate pass and barcodes at UCO.

Upcoming Elections . Associations with non resident officers are

Northampton F, M, N, P, S

creating problems. The need for two or three resident officers is necessary to conduct the business of the association.

Bob Rivera- Warning about Blue Toyota speeding and passing. Ed Grossman- Thanks all for coming. Discussed Arbitration with WPRF/Bennison.

Ruth Dreiss UCO Reporter Editor- Discussed Budget and Election **Don Foster, LCAM-** Masks are required in the Theatre as of Nov 1.

Traffic on Haverhill Rd- Zoom meeting with County Commissioner on Monday at 10:30am

Street lights- 6 additional street lights on Falkirk St.

Last month 371 people got Covid booster shots- working on getting an additional day

Unregistered/inoperable vehicles- some overseas unable to register, Since pandemic, Security Dept. concentrating on most egregious cases, no tags, flat tires, dripping oil, trash inside.

Neils speaking for Greg Weiss, New districts are being drawn. Hispanic district is being drawn, no changes for Century Village.

Katherine Waldron- running for State Rep,, 2 night cruise to Bahamas. Nice deals to be had. Bogo \$129

Peanut Island (JFK) bunker - working on getting it to code and open. Mike, Property Appraiser's office- Dorothy Jacks received an award. March 1st 2022 is deadline to file for exemption.

Mike Edmondson introduced from State Attorney's office.

Rodney Statham- County Clerk's Office- Guardianship fraud or abuse-355-3728 or mypalmbeachclerk.com\fraud

Bobbi Levin- Nomination Committee Chairperson, please post announcement for upcoming elections.

Trip for Sugarcane company, bus will be ADA compliant, trip is free but only for only 24 people

David Boas thanks Bobbi Levin for chairing Nominations Committee.

#### **Good and Welfare**

Sale of Medical Building questioned. Concerns for Walgreens and Beauty Shop expressed.

Inquiry about resumption of Transportation to Morse. VP David Boas will handle.

Herman Cohan passed away. Howie Shulman also passed away.

Marilyn Gorodetzer motions to adjourn.

Respectfully Submitted, Bob Rivera, USN Ret. UCO Secretary

# **Delegate Assembly Attendance** - November 5, 2021

# **Delegates Present at November 5, 2021 Delegate Assembly**

Andover	C, F, J, M	Norwich	L
Bedford	F, G, H	Oxford	400
Berkshire	В, Н	Plymouth	3 (1 of 2)
Cambridge	D, F, H, I	Salisbury	A, I
Camden	B, C, D, I, K, O	Sheffield	A, C, E, G, L, P, Q
Canterbury	B, D	Somerset	A, D, E, F, G, I, K
Chatham	D, E, G, H, M, N, T, U	Southampton	A (1 o 3), B, C (1of 3)
Coventry	E, G, H, I, J, K	Stratford	B, C, D, J, K, L
Dorchester			
Dorchester	D, H, K	Sussex	E, F, J
Dover	(3 of 9)	Waltham	E, I
Easthampton	F, G	Wellington	A (1 of 2), B (1 o 2), D (1 of 2),
Golfs Edge	(2 of 7)		E, G (1 of 2), H, J (1 of 2), K, L, M (1 of 2)
Greenbrier	A (1 of 2), B, C (1 of 2)	Windsor	E, R
Hastings	C, E, F, G		
Kent	B, D, E, J, L, M	Once again, many thanks to those delegates and alternates	
Kingswood	D	who came out in pouring rain to attend the meeting.	

# Medicare Plans' 'Free' Dental, Vision, Hearing Benefits Come at a Cost

KHN (Kaiser Health News) is a national newsroom that produces in-depth journalism about health issues. KFF (Kaiser Family Foundation) is an endowed nonprofit organization providing information on health issues to the nation.

When Teresa Nolan Barensfeld from Chatham, NY, turned 65 last year, she quickly decided on a private Medicare Advantage plan to cover her health expenses. She liked that it covered her medications, while her local hospitals and her primary care doctor were in the plan's network. It also had a modest \$31 monthly premium. She said it was a bonus that the plan included dental, hearing and vision benefits, which traditional Medicare does not.

But Barensfeld missed some of the important fine print about her plan.

Through television, social media, newspapers and mailings, tens of millions of Medicare beneficiaries are being inundated this month — as they are each autumn during the open enrollment period — by marketing from Medicare Advantage plans touting low costs and benefits not found with traditional Medicare. Dental, vision and hearing coverage are among the most advertised benefits.

Despite the high-powered advertising of the Medicare Advantage plans pitched by the likes of celebrities Joe Namath and Jimmie Walker, beneficiaries still generally end up with significant out-ofpocket costs for many of these services, a recent study by KFF found. That's partly because the private plans limit benefits. While people in traditional Medicare paid on average about \$992 for dental care in 2018, those in Medicare Advantage plans paid \$766, according to the study. For vision, people with traditional Medicare paid \$242, compared with \$194 for those covered by a Medicare Advantage plan.

"It stands to reason there would be lower out-of-pocket spending in Medicare Advantage than in traditional Medicare, but the differences are not as large as one might expect," said Tricia Neuman, a senior vice president at KFF and executive director of its Medicare policy program. Open enrollment for 2022 plans runs from Oct. 15 to Dec. 7, and some Advantage plans offer enticements such as hundreds of dollars' worth of groceries, home-delivered meals or \$1,000 in over-the-counter items such as adhesive bandages and aspirin. But many seniors don't realize there are restrictions on these benefits. They may cover extras only for enrollees with certain health conditions or have a narrow network of providers or annual dollar limits, often around \$100 for vision or \$1,300 for dental.

Seniors typically can choose from more than 30 Medicare Advantage plans sold by several insurers. The choice is so daunting that fewer than a third of seniors bother to shop and compare during the open enrollment window — even though costs and benefits change every year.

And for those who want to shop around, comparisons are not easy. The Medicare.gov website provides an overview of health plan costs and benefits and lets seniors compare plans' premiums based on what medications the beneficiary uses. But it doesn't offer a comparison of which doctors, dentists or hospitals are in the Medicare Advantage network or provide details about limits on dental, hearing and vision care. For that information, consumers must go to each insurer's website and read through a summary of benefits that can be dozens of pages long.

Jenny Chumbley Hogue, an insurance broker near Dallas, said marketing misleads some of her clients. "They see a TV ad that says they can get everything for free when they may not qualify for those benefits," she said. "It's hard to know if they are misinformed or not reading the fine print." She added that consumers should choose a plan based on whether their doctor is in that network or their drugs are covered at the lowest cost. For example, while most plans offer a hearing aid benefit, it's usually only for a certain type of aid from a single company. While some consumers may find the dental benefit alluring, not everyone uses the coverage. The Medicare plan may not cover their existing dentist, so they continue to pay out-of-pocket, she said.



Insist on the hospital that is committed to excellence and quality care. REMEMBER You can ALWAYS ask EMS to take you to Good Samaritan Medical Center. If your condition is stabilized, you do have a choice.

#### EXPANDED VISITOR ACCESS

We recognize the importance of having a loved one close by in times of uncertainty and are now allowing one visitor for patients in our ER, inpatient hospitalizations (restrictions may continue for intensive care and COVID units), surgical/medical procedures, and outpatient therapy. Our patients and their speedy recovery are our top priority. To learn more about how we are keeping you safe, visit goodsamaritanmc.com.

For non-life threatening emergencies, you can ► CHECK-IN ONLINE at GoodSamaritanMC.com and wait in the comfort of your home until your appointment time.

# EMERGENCY, TAKE ME TO





PALM BEACH HEALTH NETWORK

1309 N. FLAGLER DRIVE, WEST PALM BEACH

Primary Stroke Center Board Certified ER physicians



West Palm Beach

5028 OKEECHOBEE BLVD, WEST PALM BEACH

Full Range of Emergency CareOpen 24/7

# LEGAL



# What is a Condominium?

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

What is a condominium? If you are reading this article, you own one in Century Village and, whether you live in the unit or just rent it out (if your building

permits rentals) it is important to understand the concepts which follow.

Condominiums did not exist in the State of Florida prior to 1963. Once the law was created – originally as Chapter 711, Florida Statutes, which subsequently became Chapter 718, Florida Statutes -- a person could own the "air rights" in a unit within a building which did not touch the ground directly. That is why you may often hear people state that a condominium is a creature of statute.

Who owns the Condominium building and grounds? All unit owners own the building and grounds outside of their unit in their proportionate shares as provided in the Declaration of Condominium. It is not owned by the Association. It is only operated and maintained by the Association.

What are the components of a Condominium? There are four basic components: 1) Unit; 2) Common Elements; 3) Limited Common Elements, and 4) Association property. The Unit is defined as the portion of the condominium that is subject to exclusive ownership. It is usually a section of air space outlined in the Declaration. The area outside of the unit's boundaries are the common elements. Limited common elements are a subset of the common elements which are specifically designated as such in the Declaration and are for the exclusive use of one or more unit owners. Association property is any property titled in the Association's name (instead of being a common element).

Why do we care about any of the foregoing? It is important to understand the foregoing designations when there are maintenance issues. The unit owner generally maintains and repairs his or her unit, so it is important to understand those boundaries. Section 718.113, Florida Statutes provides that "maintenance of the common elements is the responsibility of the association." The same section of the statute provides that the maintenance of the limited common elements is the obligation of either the Association or the Unit owner depending on what the Declaration provides. Therefore, when you contact your attorney inquiring about who maintains something, the designation becomes crucial to the analysis.

**Can I do whatever I want in my unit?** No, you cannot. You accept the terms of the Declaration of Condominium, the Articles of Incorporation, Bylaws and rules and regulations upon taking title to the unit. You cannot do anything contrary to those documents. That's part of the reason that you are given three days to review those governing documents when purchasing a resale condominium. If the restrictions do not work for you, that is the time to raise the issue. Further, Chapter 718, Florida Statutes, provides that these provisions are also deemed incorporated into any lease of a unit. Therefore, it is incumbent upon landlords to inform their tenants as to what is allowed and what is prohibited in the condominium where the unit is located.

Mark D. Friedman, B.C.S. is Board Certified by the Florida Bar in Condominium and Planned Development Law. This column is intended for educational purposes only and is not meant as legal advice. If you have any concerns about maintenance obligations, you should consult your condominium's attorney before proceeding. Mr. Friedman may be reached at MFriedman@beckerlawyers.com.



Announcing:

# Florida Caring Cardi logists, Palm Beach, West, PLLC

Preventing Heartbreak • Fixing Broken Hearts ""

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 • https://www.floridacaringcardio.com

Dr. Zaghi, a friendly, experienced cardiologist has opened an additional office in your neighborhood, next to the Century Village on Okeechobee Blvd. **Our main goal is to PREVENT majority of heart attacks, heart failures, and brain strokes; together with slowing down diabetes, and kidney failure. We do this by risk assessment, necessary interventions, and lifestyle modifications.** 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 experience.



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

# **December Tax Talk**

# ANNE M. GANNON CONSTITUTIONAL TAX COLLECTOR PBC

#### Dear Friends:

It goes without saying that 2021 was another challenging year as we continued



ar as we continued to deal with the COVID-19 pandemic. With the availability of vaccines and more and more people getting vaccinated, we are hopefully seeing the results as fewer

cases, hospitalizations, and deaths are reported. I am hopeful that 2022 will continue this trend and COVID-19 will not be the driving force of how we live our lives. Through it all, my focus has been and will remain the health and safety of my employees and our clients. As we round out 2021, I want to wish you a very happy and healthy holiday season and hope this year, you are able to enjoy the season with family and friends.

#### **PLAN AHEAD: SAVE TIME & MONEY**

During the upcoming holiday season, we know that our clients are busy. Special recipes to prepare and gifts to shop for, there's so much to do before the end of the year. Clients can still save time and money by paying their property taxes early. A 3% discount is available if you pay your property tax by December 31. The discount offer decreases by 1% each month, before expiring February 28, 2022. All property tax payments

must be received by March 31st to avoid delinquency.

Pay online quickly and securely at pbctax.com by eCheck, credit or debit card. eCheck, or electronic check, is a free service allowing you to pay directly from your bank account, using your bank's routing number and your check or savings account number, so have those handy before you log on. If using a credit or debit card, we accept Visa, MasterCard, American Express and Discover. A 2.4% processing fee will be collected by the card processing vendor, and not retained by our office. For online payments, bank processing times average between 1-3 business days, depending on your financial institution. For details about these payment methods, and other options, such as wire transfers, visit pbctax.com/payment-options.

\*Keep in mind that processing times noted in the chart are in addition to mail handling or delivery times through the United States Postal Service or your courier of choice. Payments are not accepted by phone.

#### SEE PALM BEACH COUNTY THIS HOL-IDAY SEASON

With kids out of school and family visiting, now is the perfect time to get out enjoy the Florida "winter" and visit one of Palm Beach County's many outdoor recreational spots.

Looking for the perfect beach? With 47

miles of coastline, you'll find the beach that is right for you! Did you know Palm Beach County has the third-largest barrier reef system in the world? Take a snorkeling or diving trip at Phil Foster Park, Peanut Island or Coral Cove Park and be on the lookout for sea turtles and tropical fish!

How about animal encounters on land? With visits to Loggerhead Marinelife Center in Juno Beach and Gumbo Limbo in Boca Raton you can learn more about the sea life that calls Palm Beach County home. To see Florida's state marine mammal, take a trip to Manatee Lagoon in Rivera Beach which features hands-on exhibits and an observation deck to spot manatees. Don't want to get out of your car, then Loxahatchee's Lion Country Safari, Florida's only drive-through safari park allows you to see lions, giraffes, rhinos and more without ever leaving your car.

Our outdoor parks and recreation sites aren't the only place you'll find trees. Visit the only 35-foot-tall, 700-ton holiday sand tree, Sandi at the Waterfront in Downtown West Palm Beach! Ever seen a 100- foot Christmas tree? Just take a trip to Delray Beach to see one of Palm Beach County's largest holiday displays that has been illuminating downtown for the past 27 years.

#### **OUR CHARITABLE GIVING**

'Tis the season for giving and helping others. Every two years our agency selects two local non-profit organizations to support through our Community Involvement Partner program. This program is driven by employees and all items donated and funds raised generously come from them. Currently, we have partnered with Making Every Day Count and Living Hungry.

Our dedication to serving others sometimes goes beyond national borders. Back in early August Haiti was struck by a 7.2 magnitude earthquake; days later it was battered by Tropical Storm Grace. After hearing the news our team was eager to help. We are proud that our team raised \$1,685 to help those impacted by these events. This money was given to the nonprofit Hope for Haiti to aid in the relief and restoration efforts for the people of Haiti.

Employees hold fundraising activities throughout the year, with the most recent being a Pumpkin Decorating Contest. The proceeds of the contest went to our charitable partner, Making Every Day Count who are committed to raising funds so Palm Beach County Family and Delinquency Drug Courts can give youth and families affected by addiction a second chance.

Stay tuned, in the coming weeks employees will be participating in a sock drive to donate to our community partner Living Hungry to ensure that homeless children have access to clean socks. Living Hungry works to eliminate food insecurity experienced by local homeless school children.

#### **IMPORTANT DATES & DEADLINES**

December 24 & 27 - Winter Holiday – Offices Closed December 31\* - Deadline for Property Tax 3% Discount December 31\* - Deadline to make IPP Installment Payment #3 December 31 - New Year's Eve- Offices Closed



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Second floor SHEFFIELD F - 1 BEDROOM, 1 BATH.	\$33,000
Ground floor.	\$56,500
KINGSWOOD E - 2 BEDROOM, 2 BATH. Updated corner.	¢05 000
GOLF'S EDGE E - 2 BEDROOM, 2 BATH.	
Very private. Garden view	\$82,500
HASTINGS A - 2 BEDROOM, 1 <sup>1</sup> / <sub>2</sub> BATH. Impact windows. Pet friendly.	\$80 000
GREENBRIER C - 1 BEDROOM, 1 <sup>1</sup> / <sub>2</sub> BATH.	
Updated penthouse. WOW!	\$99,900
WELLINGTON F - 2 BEDROOM, 2 BATH.	¢120 000
Water views. Updating needed	\$129,900

water views from the updated enclosed lanai. Must see! ......\$184,000

# <u>SHEFFIELD H - CORNER</u>

ELEGANT! 2 BEDROOM, 1<sup>1</sup>/<sub>2</sub> BATH. Updated kitchen

& baths. Tile floors. Enclosed lanai. ......\$82,900

# **WELLINGTON**

"M" - Impeccable! 2/2 Updated. Move right in	\$184,000
"M" - Ground Floor! 2/2 Updated kitchen & baths	\$172,000
"A" - Ground floor! 1/1 <sup>1</sup> / <sub>2</sub> Tile floors. UNDER CONTRACT	\$68,500
"G" - Penthouse! 2/2 Great views! UNDER CONTRACT	\$169,000
"F" - Long Water Views! 2/2 Updated. UNDER CONTRACT\$	189,900
"L" - Corner! 2/2 Great views! Tile floors. SOLD\$	5140,000
"F" - Penthouse! 2/2 Long water views. SOLD\$	167,400
"M" - Ground Floor! 2/2 Updated lanai. SOLD	5168,000
"D" - Penthouse! CORNER! 2/2 Stunning! SOLD	\$190,000

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Easthampton F 1 BR / 1 BA \$70,000
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Kent K

Andover H 1 BR / 1 BA	\$38,000
Sussex I 1 BR / 1 BA	\$39,000
Canterbury F 1 BR / 1 BA	\$52,500
Sheffield L 1 BR / 1 BA	\$67,000
Sheffield L 2 BR / 1.5 BA	\$79,950
Kent K 2 BR / 1.5 BA	\$89,999
Sheffield H 2 BR / 1.5 BA	\$93,450
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Somerset C 2 BR / 2 BA	\$123,900
Sheffield H 2 BR / 1.5 BA	\$93,450

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\*Listings available at time of publication

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# **December Property News**

# **DOROTHY JACKS PBC PROPERTY APPRAISER**

As we say goodbye to 2021, I want found at pbcgov.org/PAPA. to share some thoughts on the past 12 months and highlight some of



our accomplishments. This was an exceptional year, as my office was recognized with the Certificate of Excellence in

Assessment Administration from the largest professional association in our industry. I am proud of every single one of the 230 qualified employees in my office, as we retain more credentialed appraisal experts than any other jurisdiction in the United States. We determine the taxable value of more than 648,000 parcels and nearly 60,000 tangible personal property accounts in the county.

In 2021, Palm Beach County property values continued their steady growth, increasing 5.72% from 2020. Westlake, Briny Breezes, and Jupiter Inlet Colony showed the largest percentage of value increase from 2020 to 2021. Overall, the market value of all Palm Beach County property is more than \$309 billion. More interesting stats and figures can be

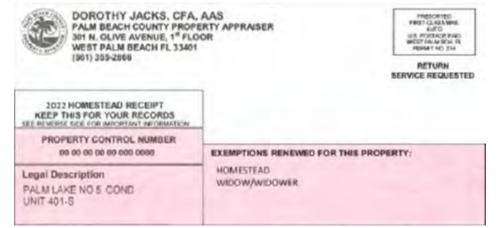
As Florida law requires my office to value property based on the status of the real estate market and the property as of Jan. 1 each year, my staff are already gathering information for 2022 assessments. I want to thank each employee in my office for their hard work and commitment to accuracy and excellence.

As we look forward to 2022, my office may encounter new challenges and trends, but our mission remains the same: to value property, adminexemptions, and maintain ister ownership records for the County fairly, equitably, and in accordance with Florida law.

Thank you for allowing me to serve as your Property Appraiser. I wish you and your families a safe and happy holiday season.

#### HOMESTEAD EXEMPTION RECEIPT **CARDS MAILED LATE DECEMBER**

On the last business day in the month of December, the Property Appraiser's Office mails a pink and white homestead exemption receipt card to every property owner in Palm Beach County with a homestead exemption. If there are no changes to the use and/or ownership of the property, simply keep the card



as your receipt that you have been automatically renewed for another year. However, if there is a change to ownership due to a sale, marriage, divorce, death, or change in property use, call our office at 561.355.2866 or email us at MyExemption@pbcgov.org.

If you've not yet filed for a homestead exemption, it's easy to E file online. You may also file by mail or in person at one of our five Service

Centers. The deadline to file a homestead exemption application is March 1 of the year you're applying for and you may file any time after you take ownership of the property and become a permanent resident of Florida. To qualify, you and/or your spouse must not be receiving a residency based exemption on any other property in Florida or in another state.

#### HOLIDAY OFFICE CLOSURES

The Palm Beach County Property Appraiser's Office and all of our Service Centers will be closed the following days during the holiday season:

- Friday, Dec. 24, 2021
- Monday, Dec. 27, 2021
- Friday, Dec. 31, 2021

Happy Holidays!





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# **Palm Beach County News**

## FROM THE OFFICE OF COMMISSIONER **GREGG WEISS**

**County Draws new commission dis-** in Commissioner Weiss's District 2. tricts

#### **Century Village stays with Weiss**



At the November Board meeting, the Palm Beach County Board of County Commissioners picked a base map that will be the template for

redrawing the seven county commission districts. It is a federal requirement that districts be redrawn every ten years following the Census. The county's population grew by 13%, more than 170,000, to nearly 1.5 Million. Just over half the county's population is white, 1 out of 6 is black and nearly a quarter of the county's population is Hispanic. The growth in Hispanic population was strong and the county has chosen to draw a majority Hispanic district (District 3), making it the second minority district along the majority African-American (District 7).

There are significant changes to Commissioner Weiss's district and it is expected that minor changes will be made to the base maps. However, one thing that has not changed is that Century Village will remain

Check out the news district base map

https://www.google.com/maps/d/ edit?mid=19TyWO\_BoVoJaXu8GHxybGBLsCvSigUvY&usp=sharing [google.com]

#### Applicant exploring options to develop Okeechobee site

Across the fire station, wedged between a tractor dealer on the east and a Tesla dealership on its west, is a 27 acre site owned by the town of Palm Beach. In the past it had been used as a shooting range in the fifties, but more recently as a place to store vegetative debris. Now the site is going through a land use change that would allow for increased density to build several hundred residential units, including a significant number of much needed workforce housing units. This proposal will come back to the Board of County Commissioners for approval and at that time there will be more detailed plans. We will keep you apprised of what happens.

#### PALM BEACH COUNTY SURVEY RE-SULTS REVEAL THE PUBLIC'S SPEND-**ING PRIORITIES**

Asked about COVID-19 and American Rescue Plan spending, respondents express wariness.

Palm Beach County survey respondents prioritize food assistance, small business support, low-income health programs and safe school reopening when asked how local governments should spend American Rescue Plan (ARP) dollars. These findings are the result of a survey by the office of Palm Beach County Commissioner Gregg Weiss in partnership with Community Data Platforms, who polled constituents in August.

More than 500 area residents completed the questionnaire which asked about a variety of topics related to the COVID-19 pandemic. "One of the main takeaways is that there's still a palpable sense of uncertainty in the community," said Commissioner Gregg Weiss.

Among the salient findings: A majority of small business owners report having been negatively impacted by COVID-19, and though most of them received financial assistance, they're wary about the future, with 40% saying they're not confident they will remain open the next six months. Households also appear to be cautious when looking to the future, with one out of seven indicating they are unable (4%) or uncertain (10%) they can pay their expenses for the next six months.

"This survey shines a light on how area individuals, households and businesses were faring at the time they were polled. However, because we lack other data points we cannot make meaningful comparisons nor draw firm conclusions regarding cause and effect. Nevertheless I feel it's valuable to gauge public sentiment through questionnaires, like we did," said Weiss.

#### 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

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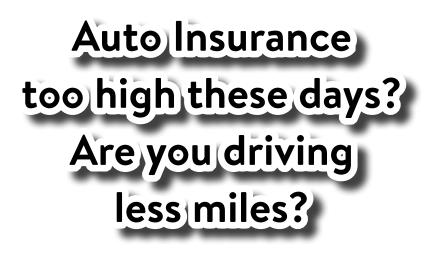
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# **Clerk Report - December**

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

#### Order Legal Form Packets Online

More than 70 different form packets are now available for purchase online from our Self-Service Cen-



ter, including forms for divorce, child support, eviction and more. These packets cost \$4-\$20 and come with stepby-step instructions.

#### Clerk's Office Closed for Upcoming Holidays

Our full list of holidays for 2021 and 2022 is available online.

Visit www.mypalmbeachclerk. com/services to pay a traffic ticket, search court records and file documents when our offices are closed.

#### Meet Our Team



Congratulations to Lori Cheeawai, who was recently promoted to assistant manager of our Payables Department.

Lori joined our team in 1998 as a guardianship auditor. Most recently, she served as a supervisor in our Palm Beach Gardens office.

#### In Our Community

The ClerkPBC team attended the Gardens GreenMarket on October 17 to answer questions and connect people with our services.



Members of our Clerk team spent a recent Saturday wrapping gifts for Back to Basics. The Palm Beach County-based nonprofit provides toys and other basic necessities for children across our community.

Clerk Abruzzo spoke to the members of the Florida Hispanic American Chamber of Commerce on October 27 about the services we offer at ClerkPBC.





# Visit our Clerks for a Cause page to learn more about our office's charitable giving efforts. We're hiring! To learn more about careers with our office, visit mypalmbeachclerk.com/careers.

Please be advised that Florida has a broad public records law, and all correspondence may be subject to disclosure. Under Florida public records laws email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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*Fur any an according the second and far.	unday la alco

\*Emergency restoration service for water leaks

# Smooth sailing at Port of **Palm Beach**

## **KATHERINE M. WALDRON** PBC PORT COMMISSIONER

Seaports across the country are The Future of Our County's Port is experiencing significant backlogs,



with a record number of cargo ships being forced to wait days, and in some cases one week, to enter a port and offload their cargo. Fortunately,

at the Port of

Palm Beach, cargo ships are loading and unloading like clockwork. One reason the Port is not experiencing a back-up is because approximately 80% of everything moving through the Port is exported to the Caribbean. The Port usually has the same container ships coming in and out of the port every few days. They never have to wait to get in. In fact, our Port is consistently ranked one of the most efficient ports in the country.

"The Port of Palm Beach is a diversified Port that handles more than containerized cargo,' said Port Executive Director Manuel Almira. "The Port also handles cargo not in container boxes, but placed on ships in bulk such as molasses, liquid asphalt, diesel, and raw sugar produced in Western Palm Beach County. We also handle special project cargo, such as yachts and cars," Almira said.

Overall, Port of Palm Beach tenants have increased their cargo over the last year. The Port's cargo tonnage is up three percent relative to the same period last year.

# in Good Hands

The year 2022 will be another momentous year for the Port! This is largely due to two major projects now in the works.

The Port Infrastructure Development Project (PID), partially funded by the U.S. Department of Transportation, will expand the Port's intermodal rail system and more than double the Port's rail capacity from 44,000 TEUs (twenty-foot equivalent units) to nearly 100,000 TEUs.

"The completion of the \$26 million project is critical in the Port reaching its full potential as a regional economic engine. It will also lead to a decrease of truck traffic on I-95, while preserving the environment," Almira said.

This rail expansion will grow the Port's enormous economic impact on the county, as it expects the project to create more than 100 high paying, direct jobs. And, because more containers will be delivered via the rail system, there will be a reduction of as many as 29,000 truck trips per year off congested interstates like I-95.

PID goes hand in hand with the Port's 2022 Strategic Master Plan. This 10 year plan, already in development, details what the future should look like for the Port and the steps to get there.

"For a lot of us here this is considered a legacy project. We may not be here 10 years from now when we do the next one. We want the next group of administrators who work on the 2032 Master Plan to say



View of Tropical Shipping's container yard and recently constructed refrigerated container yard.

those individuals knew what they were doing and they did it right," said Director of Planning and Development Carl Baker.

#### **Cruising Is Back!**

Next year might also be a significant year for Bahamas Paradise Cruise Line (BPCL), our cruise tenant, sailing from the Port of Palm Beach to the Bahamas. BPCL resumed operations in July 2021 and it anticipates being back to their pre-pandemic levels of 462,000 cruise passengers sailing out of our Port per year.

As cruising slowly picks up, now is the perfect time to book a twoday cruise getaway to Grand Bahama Island. Prices are as low as \$199 for two guests, not including taxes and fees. The cruise line also offers a four and six night getaway that combine a fun two- night cruise with a luxurious resort stay in Grand Bahama Island. And we are hearing more specials and fun packages will be announced soon!

Note: The Bahamas still requires cruise passengers to submit a negative rapid antigen test five days prior to arrival. Cruise and stay passengers will need to obtain a Bahamas Health Visa.

Palm Beach will be home to a yacht cruise called Americana that

C

is owned by Prime Kosher Cruises. The company will be operating from the Port of Palm Beach to the Florida Keys on two itineraries. The three night cruise will sail to Key West, while the four night cruise will stop at Biscayne National Park, Islamorada, Key West and Dry Tortugas.

#### **Community Involvement! Vaccine** clinic coming, Tuesday, November 16

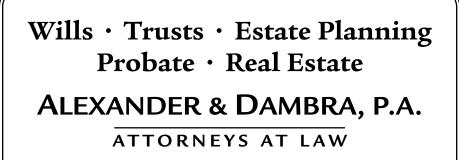
The Port of Palm Beach has been hosting pop-up drive-thru COVID-testing and vaccination clinics every two weeks for local cruise passengers, port workers and the community.

The next clinic is scheduled for Tuesday, November 16. Testing will be available from 9AM to 4PM. Vaccines and boosters, from Moderna and J & J, will be offered between 3:30 PM to 7PM.

You do not need an appointment. Clinic dates and information is published on the homepage of our webwww.portofpalmbeach.com site five days before the clinic.

You can stay up to date with happenings at your local Port by subscribing to the Port of Palm Beach newsletter.

You can also follow the Port on Beginning in 2022, the Port of social media and learn about Port operations on PBC TV Channel 20.







Karen Levin Alexander

Georgiana Fratella Dambra

kalexander@addlawpb.com

gmdambra@aol.com

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# Around the Bases with Irwin Cohen



A hundred and two years after his last major league at-bat, Hal Chase remains one of the most famous names in baseball history. A star player who was one of the best hitters, fielders and base-runners during his playing days which spanned from 1905 through the 1919 season, the charming and charismatic Chase is not remembered for any of the aforementioned.

Hal Chase is remembered for being a crooked ballplayer. He accepted bribes and tried to entice teammates to accept bribes. He bet against his own team on several occasions and always charmed his way out of being banned from the game. He led the majors in being suspended and reinstated. Eliot Asinof, author of the best book on the 1919 World Series between the Chicago White Sox and Cincinnati Reds, which was fixed by gamblers and some of the players on the Chicago team, wrote this about Chase. "An incorrigible troublemaker, who enjoyed the company of gamblers, if not for pleasure, then certainly for business. He became adept at making faulty plays around first base so

that everyone looked bad but himself. In the process, the outcome of the game would be altered."

Asinof's book, titled: "Eight Men Out," spawned a movie of the same name starring Charlie Sheen and a bunch of unknown actors who went on to become familiar faces on television and the movies. Check it out at the Palm Beach Library. It's worth your time and the great line from the trial of the players was the heartbroken kid standing outside the courthouse saying to White Sox accused outfielder, Shoeless Joe Jackson,"Say it ain't so, Joe. Say it ain't so."

Harold Homer Chase was born in Los Gatos, California, on February 13, 1883, and at a young age it was obvious to all who saw him in the school playground that he had terrific athletic skills. He went on to play for semi pro teams in and around San Jose and was offered a contract by the Los Angeles Angels of the Pacific Coast League in 1903. Major league scouts quickly took a liking to him and by 1905 he was a member of the major league New York Highlanders (later renamed the Yankees). Chase quickly endeared himself to New York and its baseball fans and became a familiar face on Broadway, often seen with the stars of the era including George M. Cohan and Al Jolson.

During the 1910 season, Chase was named player-manager and after the 1911 season, he was allowed to resign as he was wearing out his welcome with the owners of the New York team. His fellow players were overjoyed and were even happier when Chase was traded to the Chicago White Sox in 1913. He spent three seasons with the National League Cincinnati Reds and ended his career after one season with the New York Giants in 1919.

Chase went back to California in 1920 and played semi pro ball. He was accused of attempting to bribe several Pacific Coast League players and banned from organized baseball in California. The news of the Black Sox scandal broke about the same time and Chase was linked to it, and eventually indicted as an alleged middleman. The only avenue open for Chase was to play semi pro ball in Arizona and Mexico. Along the way, Chase had two marriages and an estranged son. In 1935 Chase returned to California and lived with a sister in a town called Calusa, until he died there on May 18, 1947. He was 64-years-old and was known as a derelict, and one youngster in the area remembered being asked by the former major league star for fifteen cents to buy some bread.

The son of the former big leaguer with a .291 major league career average over 15 seasons, doesn't remember much about his father except that "he was a womanizer, gambled, drank, and was a pool shark."

The author of ten books, 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 work in a front office position for the Detroit Tigers where he earned a 1984 World Series ring. He may be reached in his CV dugout at irdav@sbcglobal.net.



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		<u>T</u>	UESDA	Y CLASS	SES		
Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
WEIGHT LOS	SS THRU (	<b>GOOD NUTRIT</b>	ION				
	CLASS ON H	IIATUS TILL FURTHER				Ge	eorge Pappadopoulos
Description: Learn	n How Good N	Nutrition Can Help Yo	ou Lose Weig	sht and Chang	ge Your Life!		
<b>PRACTICAL</b>	SPANISH	FOR BEGINNER	RS			classes run 1/	4 thru 2/8
	01/04/22	11:30am-12:30pm	\$35	6	Class Room A	* * *	Beverly Dolgin
Description: Take	lessons in Sit	uational Spanish.					
Class dependent of	on minimum (	class size		*	*** bring pen and	notepad	
		WE		AY CLA	SSES		
Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
FRENCH FOF	R BEGINN	ERS				classes run 1/	5 thru 2/9
	01/05/22	11:30am-12:30pm	\$35	6	Class Room A	***	Beverly Dolgin
Description: Take		•	<i>400</i>	C			201011/2018
Class dependent of		-		*	** bring pen and i	notepad	
BASIC LINE I	DANCING	STEPS # 1				classes run 12	/1 thru 12/22
THIS C	LASS MOV	ED TO HASTING	is aerob	IC ROOM	** See above		
	12/01/21	1pm - 2 pm	\$5	4	Hastings Aerobic	• •	Jerri Adams
<b>BEGINNER CLASS</b>	Have fun wh	ile stimulating your l	brain and wo	orking your m	uscles!	-	
<b>BASIC LINE I</b>	DANCING	STEPS # 2				classes run 12	/1 thru 12/22
тніз с	LASS MOV	ED TO HASTING	S AEROB	IC ROOM	** See above		
	12/01/21	2pm - 3pm	\$5	4	Hastings Aerobio	• •	Jerri Adams
INTERMEDIATE C	LASS Have fu	in while learning moi	re advanced	Line Dance St	teps!	_	
BALLROOM	DANCE B	EGINNER				classes run 11	/24 thru 12/15
THIS C	LASS MOV	ED TO HASTING	S AEROB	IC ROOM	** See above		
	11/24/21	4 pm - 5 pm	\$25	4	Hastings Aerobio		Natalia Bragarnik
Description: Learn		Latin Dances with a F		-	_		•
		ba, Quick-Step & Sam					
<u> </u>	·	-			050		
		<u>  </u>	IURSDA	AY CLAS	<u>SES</u>		
Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
CANASTA BI	EGINNERS	S				classes run 12	/2 thru 12/23
	12/02/21	10am - 12pm	\$20	4	Card Room A		Diane Andelman
-		to play this exciting	card game!				
Class dependent of	on minimum	class size					

#### **ESL - ENGLISH AS SECOND LANGUAGE** classes run 1/6 thru 2/10 01/06/22 11:30am-12:30pm \$35 \*\*\* **Beverly Dolgin** 6 Class Room A 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.



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# **DECEMBER 2021 CLUB LIST**

All Clubs are active as of revised date. Clubs may have been discontinued or cancelled.

Rooms or dates may be subject to change or modification

Masks and Social Distancing Recommended; Some Clubs May Have Additional Rules

Clubs are for Residents Only

CLUB NAME	ROOM	DAY	TIME
Act 2 Community Theater	Meeting Room C	Monday & Wednesday	5pm-9pm
Actor's Studio	Class Room A	Every Monday	7pm-9pm
African American CC Meetings	Class Room A	1st Wednesday	6pm-7pm
African American CC Potluck	Meeting Room C	4th Sunday	3рт-6рт
Baby Boomers Dinner	Picnic Island	3rd Wednesday	4:30pm-6:30pm
Ballroom Dance Practice Group	Hastings Aerobic	Every Monday	2pm-4 pm
Bible Study Club in Spanish	Class Room A	Every Tuesday	6:30 pm-8:30pm
Brooklyn Queen's Club	Class Room B	2nd Wednesday	1pm-4pm
Camera Club	Meeting Room C	2nd Tuesday	10am-12pm
Christian Club	on hiatus		
Computer Club	Meeting Room C	1st Thursday	1pm-3pm
C.O.P.	Class Room B	2nd Thursday	9:30am-12pm
Falling Star Players	Meeting Room C	Every Tuesday	6:30 pm-8:30pm
Friends of Bill Wilson	Class Room B	Monday & Thursday	6:30pm-7:30pm
Homestead Exemption Outreach	Clubhouse Lobby	1st Thursday	1:30pm-2:30pm
Irish American Game Club	Hastings Card Room	Wed, begin 11/17	6pm-9:30pm
Irish American Club Pickleball	Pickleball Court # 4	Daily	3:30pm-5:30pm
Latin American Club Mtg	Class Room A	2nd Thursday	6pm-9pm
Latin American Club Dance	on hiatus		
Line Dancing Club	Hastings Aerobic	Monday & Friday	12pm-2pm
Mah Jong Musketeers	Upstairs Lobby	Every Monday	1:30pm-3:30pm
Northern Stars	Party Room	2nd Monday	6:30 - 9:30
Sailing Club Mtg	Meeting Room C	2nd Friday	9:30am-11:00am
Sailing Club Potluck	Guest Pool	1st Tuesday	5pm-6:45pm
Snorkel Club	Class Room B	3rd Friday	10am-11am
UCO Delegate Assembly	Theater	1st Friday	9:30am-12pm

Note: Pickleball Court is always available to use. Please bring your own equipment.



<u>Condos Sold!</u>
197 BEDFORD H
173 STRATFORD M
201 GREENBRIER A
<b>31 KINGSWOOD B</b>
241 SOUTHAMPTON
321 SHEFFIELD N
102 OXFORD 300
106 OXFORD 200

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NC	1 BEDROOM, 1½ BATH - UPPER FLOOR         ANDOVER A Corner, Very Nice with Newer Appliances, Wind Resistant Windows, Tile Floors         2 BEDROOMS, 1 BATH, UPPER FLOOPS

**8 CAMBRIDGE A** 217 BEDFORD I **107 GREENBRIER C 210 GREENBRIER C 63 DORCHESTER C 56 SHEFFIELD C 106 WELLINGTON E 17 KINGSWOOD A 61 SOMERSET C 163 BEDFORD G 302 SHEFFIELD M 348 SOUTHAMPTON 201 GREENBRIER A 443 WELLINGTON H** 

	<u>2 BEDROOMS, 1 BATH - UPPER FLOORS</u>	
8 CAMBRIDGE A	BEDFORD E Furnished, Lift to 2nd Floor, Great Condition	\$56,000
17 BEDFORD I	2 REDDOOM 11/ RATU CROUND FLOOR	
07 GREENBRIER C	2 BEDROOM, 1½ BATH - GROUND FLOOR	
10 GREENBRIER C	NORWICH H Unfurnished, Tiles Floors,	
53 DORCHESTER C	NORWICH K Corner, Total Renovation, Enclosed Patio, Tile Floors, Walk-in Shower, Ceiling Fans Throughou	ıt,
6 SHEFFIELD C	Beautiful Garden Views, Steps to East Gate and Clubhouse	\$89,900
06 WELLINGTON E		
7 KINGSWOOD A	2 BEDROOMS, 1½ BATH - UPPER FLOORS	¢00.000
51 SOMERSET C	<b>NORWICH D</b> Updated Kitchen and Baths, 2 Air Conditioners, Combo Bath, Laminate Flooring.	
63 BEDFORD G	2 BEDROOMS, 2 BATHS - GROUND FLOOR	
02 SHEFFIELD M	<b>STATFORD D</b> Corner, Furnished, Renovated, with Tile Floors, Water Included in Maintenance, Near East Gat	<sup>.</sup> e\$149,000
48 SOUTHAMPTON C		
01 GREENBRIER A	RENTAL 1 BEDROOM 1 <sup>1</sup> / <sub>2</sub> BATH 2ND FLOOR	
43 WELLINGTON H	<b>BEDFORD J</b> Updated apt w/ granite counter tops, tile floors, partly furnished, beautiful Water View	\$1325 mo. <i>12 month</i>
VIEW LISTINGS VIRTU. www.farbers.		November 2021

# **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. For info, call Club President Harriet Levine 684-9712 or Vice President Estelle Steppler 478-0900.

**Christian Club:** We will post info re club dates when we are permitted.

Pres. Rae Boyle 561-254-2290, Marilyn Figueroa 561-707-6548.

Upcoming Trips: 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 cvccwpb@ gmail.com with Zoom in the subject line. Check website for latest info at http://www.cv-computerclb-wpb. com.

#### Cong. Anshei Sholom: 5348 Grove

St, welcomes you to our Synagogue. Shabbat Services Sat. morning, 9:15 AM. Masks mandatory for all. Synagogue Office: 684-3212.

#### **CV Overeaters Anonymous:**

Meeting Tuesdays, 5:00pm, 110 Century Blvd, Suite 200, Cano Health Conf. Rm. above Walgreens; take elevator to 2nd fl. Further info: Jennie: 781-593-6383 - Vinny: 631-889-2614.

**Democratic Club of CV:** Mark your calendar for our 1PM meeting at the clubhouse on Thurs., Dec. 16. Bring your dues as we start a new year. New and interested members are welcome. We will have voter registration and VBM (vote by mail) forms available. Board meeting Mon., 12/13 at clubhouse 1PM.

**Falling Star Players:** a CV acting group producing 3 shows a year. Meets in Classroom C every Tues 6PM. Can't memorize lines? No problem. We take our scripts onstage. Come join the fun! Call Jody Lebel 561-531-3373.

#### **Italian American Club:** No

meetings at this time. Notification when meetings resume. For club info: call Fausto 478-1821.

Shuffleboard Club: Winter season has started. Play every Tues., Wed., & Thurs. at 1:15. Everyone is welcome, including beginners. Equipment will be provided. Questions, please call Ed Wright: 561-632-5268.

**Snorkel Club:** has resumed meetings on the 3rd Friday of the month, 10AM in the Clubhouse, Classroom B. Please join us.

**Zoom Programs:** Poetry, Karaoke, Yiddish Vinkl programs. Contact Marcia Love - mgmaita@aol.com

# **Recreation News Sailing Club**

## **BY CHRISTINE MOHANTY**

Our sailors remain undaunted despite the COVID threat. At this time, the dock is open to certified sailors on Tuesdays and Fridays from 12:30 to 3:30 under the supervision of veteran Kathy Forness. However, at other times, certified sailors can still go out on our Sunfish, as long as there is a buddy on board. This is also the period of recertification for anyone who wants to explore our lagoons. With our Canadians and snowbirds heading down, there will

be many who need to go through that process.

Those who pass certification requirements will be assigned a boat for which they will be personally responsible. They will also receive all the necessary equipment: sails, rudder, centerboard, bungee and life jacket. In the unlikely event of any damage, Kathy or Dave Forness should be notified immediately.

Our first meeting was held on Friday, November 12 in room 103 of the clubhouse. Ron Helms will once again be taking the helm as Commodore of the club with Kathy Forness as Treasurer and Barbara Seide as Secretary. Covid has definitely had an impact on attendance but hopefully, as the season progresses, members will feel more comfortable meeting in groups. Because of the Covid hiatus, dues will not be collected this season. Eva Rachesky has approved our regular pot luck dinners the first Tuesday of each month with the first get-together slated for December 7 at 5:30 under the guest pool awning.

Continuing with the new "normal," our cheerleaders will once again be reuniting, and we are anticipating future racing once enough of our members are ready to compete. It'll be wonderful to see the markers out on the lagoons again.

So, should you like to give it a shot, COME ON DOWN TO SAIL AWAY.



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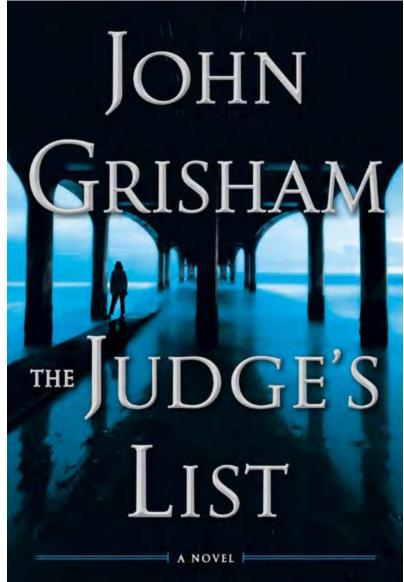
# The Judge's List by John Grisham

I am constantly amazed at Grisham's ability to bring new, different, and unique stories to readers' awareness. This one begins with Lacy who works for the Florida

Board of Judicial Conduct (BJC), and investigates corrupt judges. She meets Jeri, a woman who is convinced that there is a judge in Lacy's jurisdiction that has murdered several people. Suspicions are easy enough, but proof seems impossible.

The judge with a perfectly clean record is a serial killer who has been operating in the shadows for the past 20 years (with at least 8 victims). Although not an investigative body, the BJC decides they will "look into" the allegation. That is when the fun begins. Grisham is near his best here. Jeri has stalked this judge to prove he is the one who killed her father, something no law enforcement has been able to do. It becomes apparent that this judge has a list he is working off of, and killing people from the past that have wronged him and leaving no trace behind. The man is brilliant, patient, and always one step ahead of law enforcement. He is the most cunning of all serial killers. He knows forensics, police procedure, and most important: he knows the law. He always leaves the same clue with a knot, but no other clues are left at any of the crime scenes. The killer is very good at covering his tracks. How can Lacy pursue him without becoming the next name on his list?

This go-round, Grisham puts more emphasis on his characters, and gives us glimpses into their personal lives and motivations. Lastly, there wasn't a hint of political preaching in this one. From legal things to serial killing things, I love the story line. John Grisham did really well describing the methods of the killing and the attitudes of the killer. The ending was both perfect and horribly imperfect. WOW!





#### 

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**Reader's** 

Corner

**BY LENORE** 

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Camden P	2nd Floor, 1 BR & 1 Bath, Updated, Garden View	\$1,100
Bedford F	1st Floor, 1 BR & 1 Bath, Updated Bath & Kitchen	
Sheffield L	2nd Floor, Corner, 2 BR & 1.5 Bath, Central AC, Spotless	

#### SEASONAL RENTALS

Waltham A	2nd Floor, 2 BR & 1.5 Bath, Corner, Central Air, Dual Sinks, Tile
Andover M	2nd Floor, 2 BR & 1.5 Bath, Corner, Water View! Central Air\$1,800

#### **RECENT SALES**

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214 Wellington L \$140,000	
107 Wellington L \$125,000	
350 Sheffield O \$65,000	
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225 Somerset L \$135,000	
97 Northampton E \$38,000	
362 Camden P \$56,000	
126 Somerset G \$65,000	
236 Bedford J \$56,000	
65 Kent E \$85,000	
151 Canterbury F \$55,000	

#### **RECENT RENTALS**

000	189 Somerset J \$1,450
000	106 Windsor E \$1,100
000	218 Kent M \$1,275
000	13 Canterbury A \$1,400
000	47 Kingswood C \$1,000
000	33 Chatham B \$1,500
000	133 Canterbury F \$1100
000	11 Waltham A \$925
000	81 Kent F \$1,200
000	240 Dorchester K \$1,150
000	20 Norwich A \$1,100
000	151 Canterbury F \$1,100
000	82 Windsor D \$1,100

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On Sunday November 14th at 7 PM, we had our show "No Passports Required" in the CV Theater. It was well attended by more than 200 people who enjoyed and praised everyone afterwards. It was a very supportive audience and they

really enjoyed themselves. If you missed it, it was your loss. Kitty and John Gragg put a lot into making this show a success and must be praised for their efforts in this COVID era when most of us are "shut-ins." There were many people involved, including the actors, dancers, singers, stage set up and helpers back

stage, music, audio and lighting technician.

Respectfully, Jean Komis

# Excursion Bus to Wellington Mall December 8, 2021

Sign-up December 2, starting at 8:45 AM at Main Clubhouse One (1) signature per person, except for husband and wife

Bus leaving at 10:00 AM Return by 3:00 PM

**Masks are required** 



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## **BY BOBBI LEVIN**

Are you interested in reading about early Palm Beach County? Want to find out about bank robbers, killers and missing judges? Want to learn about the colorful characters who settled in Palm Beach before colorful characters settled in Century Village?

#### Check out the following websites:

The Ashley Gang - West Palm Beach History - WestPalmBeach.com www.westpalmbeach.com/the-ashley-gang

The Murdering Postal Woman, Lena Clarke https://www.historicalcrimedetective.com/the-murdering-postal-woman-lena-clarke-1921/

**"POST TIME": Fifty years: The mysterious death of Trapper Nelson** https://www.palmbeachpost.com/news/local/post-time-fifty-years-themysterious-death-trapper-nelson/Nxdh7xUYemdB6ZSAZNdLvJ/

POST TIME: The colorful life and sudden departure of Guy Metcalf https://www.palmbeachpost.com/news/local/post-time-the-colorful-lifeand-sudden-departure-guy-metcalf/Xb0jH9kfhkfFJDOtIaZT7L/

The Murder of Judge Chillingworth and his Wife https://www.historicalcrimedetective.com/judge-chillingworth-1955/



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# LUNCH WITH LENORE

# **BY LENORE VELCOFF**

RAINDANCER STEAKHOUSE 2300 Palm Beach Lakes Blvd. 561.684.2810

If you are out shopping or just looking around, why not have dinner for lunch. This restaurant has what they call a POWER LUNCH for \$15.

They start you off with an appetizer - either salad or soup. Choose one - House Salad with a choice of dressing, a cup of the Soup of the Day, or a cup of Lobster Bisque (my choice, rich and creamy with pieces of lobster meat), or a cup of French Onion Soup.

On to the main plate - ATLANTIC (Seared, SALMON Seasonal Maitre d' Butter, Vegetables, Roasted-Garlic Mashed Potatoes) this is my selection and the sides were special, CHOPPED STEAK "AGED HOUSE BLEND" (Sautéed, Mushrooms, Demi Glace, Roasted-Garlic Mashed Potatoes, Crispy Onions). SAUTEED NATURAL CHICKEN BREAST (Olive Oil, Wine, Lemon, Capers, Heirloom Grape Tomatoes, Linguini), FILET MIGNON TIPS AU POIVRE (Roasted-Garlic Mashed Potatoes-



Add \$5) or GRILLED RIBEYE 8oz. (Roasted-Garlic Mashed Potatoes or Hand Cut Fries).

Being a sweets eater, the following choices made it hard for me to pick one. WARM PANATONE BREAD PUDDING (Grand Marnier, Caramel Sauce, Whipped Cream), CRÈME BRULEE (Fresh Vanilla Bean Custard, Caramelized Sugar -I opted for this one, which is smaller because I was stuffed from the soup and the entree), or CHOCOLATE CAKE (Caramel BUNDT Chocolate Sauce, Whipped Cream). A wonderful meal in a real restaurant - not fast food. Give it a try.





# Nutrition and Health **New Dietary Guidelines** BY JEANIE W. FRIEDMAN, MS RD LD/N

The last year and a half was rough, filled with anxiety and concern, and some of us lost those who we hold dear. This has given us a new perspective on our lives, a new appreciation for what we have, and which direction we wish to go. However, we want to move forward in a healthy manner.

The American Heart Association you. has just released, for the first time in 15 years, a set of new dietary guidelines that help us reach our nutritional goals and to implement healthier lifestyles. The recommendations were designed to make things a little simpler to The updated guidelines follow. looked at dietary patterns, providing a broader picture. Dietary patterns are the variety and frequency of foods and beverages that are consumed in or out of the house.

when we are overweight or obese. A healthy weight can go a long way in helping us stay healthy. When people think of what a healthy weight looks like, they usually imagine being "skinny" which is not an accurate picture. Your doctor can provide you with guidance on what is a healthy weight range for

#### Choose healthier protein sources.

Plant sources of protein, legumes like soybeans and chickpeas and nuts, offer plenty of protein and they provide a good amount of fiber as well. Many meat substitutes are highly processed to provide a texture and consistency that is acceptable. New products are always coming onto the market, so



The new updated guidelines include the following:

#### Aim for a healthy body weight and maintain it.

The risk of heart disease, as well as other medical issues, increases

#### Include lots of fruits and vegetables.

Eat plenty of whole fruits and vegetables, minimally processed. This ensures you get the most "bang for your buck"; getting the most fiber, vitamins, and antioxidants you can. Fresh, frozen, canned, and dried fruits and vegetables can offer nutritional benefits. Remember to read the food labels to ensure no added sugars, salt, or fats have been added.

#### Go with whole grains rather than refined grains.

Whole grains are not as processed as refined grains and provide more nutrients and fiber.

it would be a good idea to review room temperature. food labels for more information.

Regular meals including fish and seafood as a protein source can also offer lean protein, with healthy fats. Low-fat dairy products will cut down on saturated fat while giving protein as well. Leaner cuts of meat are also a good choice.

#### **Use healthier plant-based** sources of fat.

In general, oils that tend to stay liquid at room temperature, like olive oil, canola oil, and soybean oil, are the healthiest fats to use. Coconut oil or palm kernel oil, though plant-based, tend to be solid at room temperature. Animalbased fats usually are also solid at

#### Limit foods with added sugars as well as beverages.

Cakes and other sugary foods are easy to recognize as sources of sugar, but beverages also can contain huge amounts of sugar. Sweet tea, soda, lemonade, and sweetened coffee drinks can add up quickly. Limiting these types of drinks can go a long way towards heart health.

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

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<b>BERKSHIRE F</b> CERAMIC TILE FLOORING, KNOCK DOWN WALL IN KITCHEN, PARTIALLY FURNISHED, STEPS TO PARKING, GARDEN VIEW, AC UNIT, WELL TAKEN CARE OF CONDO NEAR THE WEST GATE
<b>3 DORCHESTER A</b> SOME FURNISHINGS WILL CONVEY, CERAMIC TILE FLOORING, GARDEN VIEW, ENCLOSED PATIO, NEW BACK SPLASH IN KITCEH, STEPS TO PARKING AND MAIL BOXES
<b>196 SHEFFIELD I</b> UNFURNISHED, CERAMIC TILE FLOORING, CLOSE TO HASTINGS FITNESS CENTER\$52,000
<b>216 BERKSHIRE K</b> STUNNING, FURNISHED BEAUTIFULLY, RENTABLE, NEAR PARKING, GARDEN VIEW
227 NORTHAMPTON L UNFURNISHED, CLOSE TO PARKING, CERAMIC TILE

FLOORING, GARDEN VIEW. ..... \$49,900

# **UPPER FLOOR 1 BEDROOM ONE BATH**

**139 SUSSEX G** FULLY FURNISHED, BEAUTIFUL BERBER CARPET, WELL TAKEN CARE OF LOTS OF LIGHT......\$63,000

**344 NORTHAMPTON Q** PARTIALLY FURNISHED, SERENE AREA, VERY PRIVATE, CERAMIC TILE FLOORING, GARDEN VIEW, ONCE IN A LIFETIME 

321 WINDSOR N ABSOLUTELY ONE OF THE CLEANEST CONDO'S IN THE VILLAGE, WELL TAKEN CARE OF KNOCK DOWN WALL IN KITCHEN WHICH **133 SALISBURY F** NEWER KITCHEN, CERAMIC TILE FLOORING, NEWER BATHROOMS, OUT SIDE CORNER, RENT ABLE, UNFURNISHED. LOTS OF UPGRADES. NEAR THE HAVER HILL GATE AND CLUBHOUSE, GREAT **136 WALTHAM F** NEAR THE HAVER HILL ENTRANCE AND CLUBHOUSE, INSIDE CORNER, FURNISHED, GREAT LOCATION AND A GREAT ASSOCIATION. COME 22 GOLFS EDGE D VERY SERENE AREA, TWO FULL BATHS, LIFT ON STAIRS, LARGE SPACIOUS ROOMS DEVEL HAS ITS OWN POOL, CENTRAL AIR 

**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 

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

57 SHEFFIELD C LOTS OF POTENTIAL, THIS CONDO HAS A WATERVIEW, UPGRADES EVERYWHERE, CLOSE TO THE HASTINGS FITNESS, BEAUTIFULL 

# **GROUND FLOOR 2BED 1 ½ BATHS OR 2 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 

# **UPPER FLOOR 2 BED.1.5 BATH OR 2 BATHS**

302 NORWICH M UNFURNISHED, CERAMIC TILE FLOORING, WELL TAKEN					
CARE OF, NEAR THE HAVERHILL ENTRANCE, WALL UNITS, LARGE WALK IN					
CLOSET, A GREAT ASSOCIATION\$65,000					
<b>168 BERKSHIRE H</b> COMPLETELY RENOVATED BEAUTIFULLY, GREAT BUILDING					
AND NEIGHBORS, YOU WILL NOT HAVE TO DO ANYTHING BUT MOVE IN, 18					
MONTH RESTRICTION ON RENTING\$89,900					
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 CLUBHOUSE AND 

# **ANNUAL RENTALS**

# **GROUND FLOOR CORNER 1 BEDROOM 1.5 BATHS**

**260 NORWICH K** PARTIALLY FURNISHED, INSIDE CORNER WITH CENTRAL AIR CONDITIONING, CABLE INCLUDED NEAR THE EAST GATE AND CLUBHOUSE.....\$1,050

OPENS UP INTO A GREAT ROOM, FULLY FURNISHED AND STOCK FOR MOVE 

**155 SUSSEX H** A VERY CUTE SPACE TO CALL HOME, GARDEN VIEW, 

**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 

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

440 SOUTHAMPTON B UNFURNISHED, CERAMIC TILE FLOORING, NEW IMPACT WINDOWS, OUTSIDE CORNER, CENTRAL AIR CONDITIONING, LARGE WALK IN CLOSET AND EXTRA LARGE PATIO. ...... \$69,000

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 

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

302 NORWICH M CERAMIC TILE FLOORING, UNFURNISHED, WALL UNITS, EXTRA CLEAN, NEAR THE HAVERHILL ENTRANCE AND CLUBHOUSE .... \$1,100

#### **GROUND FLOOR 2 BEDROOM CORNER**

**45 DORCHESTER C** ABSOLUTELY BEAUTIFUL AND WELL TAKEN CARE OF. FURNISHED AND PERGO FLOORING WITH CENTRAL AIR CONDITIONING, CUL DE SAC......\$1,450

#### **UPPER FLOOR 1 BEDROOM 1 BATH**

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

#### **UPPER FLOOR 2/1 2/1.5**

2580 EMORY DRIVE EAST, APT D CARPET, CENTRAL AIR CONDITIONING,
PARKING AND LAUNDRY WITH IN WALKING DISTANCE 1 BEDROOM
ONE BATH\$1,050
2885 CROSLEY DRIVE EAST, APT F TENANT IN PLACE, NEW REFRIGERATOR,
CLOSE TO PARKING AND LAUNDRY, QUITE AREA\$55,000



#### **BY RUTH BERNHARD-DREISS**

day of winter on the 21st. For those of you born in December, your zodiac sign is Sagittarius or Capricorn; your flower is the Narcissus or Holly and your birthstone is Turquoise and Blue Topaz.

Christmas comes on December 25 and Kiwanzaa from Dec. 26 – Jan 1. In addition, there are some fun holidays:

Dec. 1 is Eat a Red Apple Day; National Christmas Lights Day; 4th is Wear Brown Shoes Day; 5th is Bathtub Party Day (shower with a friend and save water); 6th is Microwave Oven Day; 7th, Pearl Harbor Remembrance, 80 years ago; 12th National Ding-a-Ling Day (we all

It's December again with the first know a ding-a-ling); 16th Chocolate Covered Anything Day (for all chocoholics, it's your day) and 19th Ugly Sweater Day Contest; the 21st is the Start of Winter (Winter Solstice); 21st.

> May the 391 vaccination booster shot recipients who got their third dose in October, feel more comfortable knowing that you have additional protection against Covid-19 and its variants. You can really enjoy the holidays this year while continuing to be cautious. Whichever holiday you celebrate, enjoy! And may everyone have a Happy and Healthy New Year. See everyone next year in 2022...and may Covid be only a memory of the past.

# **Notables Born in December**

#### BY LENORE VELCOFF

FRANK SINATRA was an American singer and actor who is generally perceived as one of the greatest musical artists of the 20th century. He is also one of the best selling music artists of all times, having sold an estimated 150 million records worldwide. With the success of the film "From Here to Eternity", his performance won him an Academy Award and a Golden Globe as Best Supporting Actor.

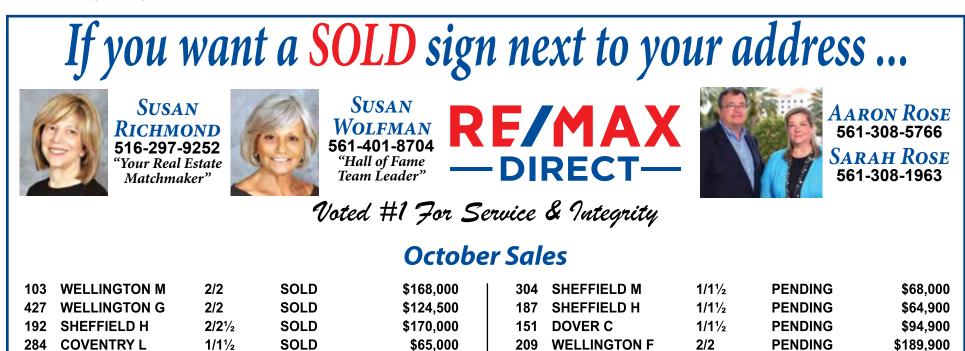


MARY TYLER MOORE was an actress, producer and social advocate. She was widely known for her prominent television sitcom roles in "The Dick Van Dyke Show" and "The Mary Tyler Moore Show". She received seven PrimeTime Emmy Awards and three Golden Globe Awards.



TIGER WOODS Eldrick Tont Woods - known as Tiger is a professional golfer. He is tied for first place in PGA wins, ranks second in men's major championships and holds numerous golf records. Woods is widely regarded as one of the greatest golfers of all time and one of the most famous athletes in history. He was elected to the World Golf Hall of Fame.



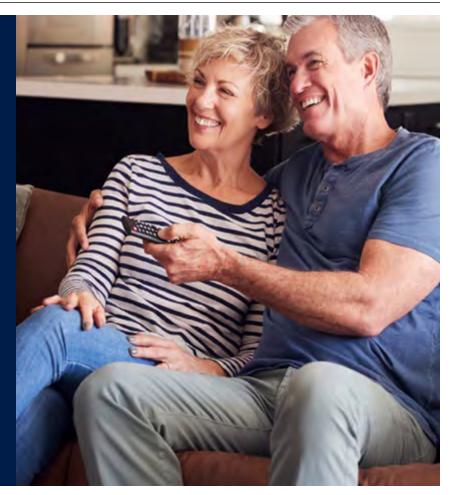


29	PLYMOUTH C	1/1½	SOLD	\$67,500	186	SHEFFIELD H	<b>2/1</b> ½	UNDER CONTR.	\$82,500
57	SOMERSET C	<b>2/1</b> ½	SOLD	\$115,000	107	WELLINGTON A	1/1½	UNDER CONTR.	\$68,500
6	PLYMOUTH A	2/2	SOLD	\$130,000	426	WELLINGTON G	<b>2/1</b> ½	UNDER CONTR.	\$169,000
58	CHATHAM C	<b>2/1</b> ½	SOLD	\$122,000	147	STRATFORD K	2/2	UNDER CONTR.	\$107,500
164	DORCHESTER G	<b>2/1</b> ½	SOLD	\$87,500	36	SHEFFIELD B	<b>2/1</b> ½	UNDER CONTR.	\$115,000
314	CHATHAM P	<b>2/1</b> ½	SOLD	\$74,500	189	STRATFORD N	1/1½	UNDER CONTR.	\$74,900
377	WINDSOR Q	1/1½	SOLD	\$64,900	350	SHEFFIELD O	1/1½	UNDER CONTR.	\$69,950
170	WALTHAM H	<b>1/1</b> ½	SOLD	\$64,500	205	DORCHESTER I	1/1½	UNDER CONTR.	\$61,000
	Recent Sales								
75	BEDFORD C	1/1	SOLD	\$40,500	214	WELLINGTON L	2/2	SOLD	\$140,000
76	NORTHAMPTON E	1/1½	SOLD	\$79,000	309	WELLINGTON F	2/2	SOLD	\$167,400
144	CANTERBURY F	1/1½	SOLD	\$72,000	76	SHEFFIELD D	1/1½	SOLD	\$74,000
181	SHEFFIELD H	1/1½	SOLD	\$57,500	377	WINDSOR Q	1/1½	SOLD	\$64,900
404									
101	DOVER A	1/2	SOLD	\$230,000	170	WALTHAM H	1/1½	SOLD	\$64,500
101 15	DOVER A GOLF'S EDGE D	1/2 2/2	SOLD SOLD	\$230,000 \$128,000	170 139	WALTHAM H COVENTRY F	1/1½ 1/1	SOLD SOLD	\$64,500 \$62,500

# The Power Of Four Gets You More!!!!



# 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.

#### Here are a few tips and tricks:

**Voice Remote** — To issue a voice command, press and hold the microphone button and speak into the remote. You can say things like "Launch Net lix" or "Find some holiday 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**<sup>™</sup> — 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."

# **DON'T HAVE TIVO?**

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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<sup>™</sup> — 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.

# NEED MORE TIPS AND TRICKS? Visit atlanticbb.com/support/tivo

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# Nero Wolfe the most eccentric detective and the most effective

#### **BY STEW RICHLAND**

"Compose yourself, Archie. Why taunt me? Why upbraid me? I am merely a genius, not a God."

The private eye genre has been around forever. Private eyes are an essential part of crime fiction-how could anyone rank them? What do all private detectives seem to have in common? In the end they catch the perpetrator male/female or butler. Then what seems to set these private eves apart from each other? Some "PI"s are classified as "hard boiled," faced with changing circumstances, deadly obstacles and heavy choices. They are tough, always getting punched or beating up some perp. Some are recovering alcoholics, or dismissed police detectives. These mystery writers wrote an impressive and consistent run of novels you'll never regret reading. Nero Wolfe may have been one of the most eccentric detectives in fiction, but he was also one of the most effective.

Wolfe's creator, Rex Stout, was an American mystery writer, businessman, and activist. Born in Indiana in 1886 to Quaker parents, he was raised in Kansas was considered quite a precocious child, reading the Bible cover to cover (twice) before he was four and becoming state spelling champion at the age of thirteen. He joined the Navy and worked on President Roosevelt's yacht from 1906-1908. He began to write science fiction romance and adventure stories trying to crack the pulp fiction market. He went into business with his brother so that he could earn enough money to enable him to continue writing.

American mystery writer Rex Stout created fictional detective Nero Wolfe in 1934. Nero Wolfe is a big guy--5'11" tall and is frequently said to weigh "a seventh of a ton" (about 286 pounds). Due to his size, Nero Wolfe tried to solve crime from home without visiting crime scenes. Wolfe relied on his assistant, Archie Goodwin, who did the leg work, interviewing witnesses and gathering clues for interpretation by Nero Wolfe at home.

Nero Wolfe had his definite eccentricities. Known for his particular tastes and love of gourmet food, Nero Wolfe is fed by Fritz Brenner, an exceptionally talented Swiss cook. Nero Wolfe, an avid reader, doesn't have a television in his home. He doesn't like to be called by his first name or to be touched by neither men nor women. He keeps a rigid schedule of eating and tending to his orchids and seems to go into a trance while he solves crime with his mind.

Nero Wolfe employs as his investigator/bodyguard/ secretary, Archie Goodwin, as his eyes are similar to Holmes and Watson. For over 40 years Wolfe and his sharp eyed/ smart mouthed assistant bring down murderers, blackmailers, and wartime traitors.

Wolfe may seldom take to the mean streets himself, but he has a long reach-in the person of Archie Goodwin. If Goodwin hadn't gone to work for Wolfe, he'd certainly have his own agency by now (and temporarily does, in one novel). Far more of a traditional eye, Goodwin is a tough, handsome guy with a photographic memory, a .32 under his well-tailored suit (and sometimes an extra .38 in his overcoat pocket), and a well-developed appreciation for the ladies. Most cops, like Inspector



Cramer (who is in every radio show) would like Archie to keep his mouth shut. Wolfe isn't immune eitherpart of Goodwin's job, as he sees it, is needling the fat man into taking cases, if only to make sure the bills get covered.

There were many actors that portrayed Wolfe over the years. J.B. Williams started it off in 1943, followed by Santos Ortega and then Luis Van Rooten in 1944. Stout thought that the actors were credible but winced at the plots. In 1946, the 30 minute series shifted from ABC to Mutual Broadcasting. Francis X Bushman, one-time movie idol played Wolfe. As with ABC the scripts were written by network writers. In 1950, Sydney Greenstreet took over the role of Nero Wolfe. According to Rex Stout's biographer John McAleer, ' Greenstreet met all expectations for the role. He noted, "The wryness of Wolfe, for which Archie's drollery was beyond what they expected. "

Each show opened with a phone ring and the announcer would say, "Ladies and gentlemen the ringing of that phone bell brings you mystery and adventure." This opening suited the series because it definitely described both the main character and the show's content. A succession of Archie's included Gerald Mohr, Herb Ellis, Lawrence Dobkin and Wally Maher. (This group of performers played lead roles in many radio dramas.) In 1987 Canadian writer and producer aired 13 episodes for Canadian radio. To entice my readers to listen to the Nero Wolfe radio shows, that can be found on many internet sites, I included some examples of the show's dialogue: "Where; the Beer." from the first radio show.

When the day finally comes that I tie Wolfe to a stake and shoot him, one of the fundamental reasons will be his theory that the less I know the more I can help...He merely can't stand to have anyone keep up with him at any time on any track." (Goodwin) "My boss is the smartest and the stubbornest...the fattest and the laziest...the cleverest and the craziest...the most extravagant detective in the world: Nero Wolfe.

Sadly by 1951 most advertisers were moving on to TV productions and in April of 1951, NBC ended production of one of the best radio detective shows of all time.

# WPRF PHONE DIRECTORY 640-3120

Staff & Class Office	Ext. 0
Ticket Office	Ext. 1
WPRF Maintenance Office	Ext. 2
WPRF Accounts Receivable Office	Ext. 3
I.D. Office	Ext. 4
Administrative Office	Ext. 5
Main Clubhouse Security	Ext. 6
Hastings Clubhouse Security	Ext. 7
Aerobic Instructor	Ext. 8
Gym Trainers	Ext. 9
Operator, Please Press Zero	





# POOL HOURS

**7 DAYS A WEEK** CAMDEN, DORCHESTER, KENT **SOMERSET & SO. HAMPTON POOLS** 

**SECURITY WILL BEGIN POOL CLOSURE ROUNDS AT: 8:15 P** 8:00 AM - 8:00 PM

> **ALL GUESTS MUST USE THE** MAIN CLUBHOUSE GUEST POOL

**GUEST, RESIDENT & INDOOR POOLS** 9:00 AM - 9:00 PM

> HASTINGS CLUBHOUSE 7:00 AM - 9:00 PM

FACIAL COVERINGS WHILE USING THE WPRF RECREATIONAL FACILITIES **ARE OPTIONAL FOR THOSE WHO** ARE FULLY VACCINATED AGAINST **COVID-19, IN ACCORDANCE WITH GUIDANCE FROM THE CDC.** 

WPRF CONTINUES TO RECOMMEND MASK WEARING AND SOCIAL DISTANCING AS AN INHERENT RISK OF EXPOSURE TO **COVID-19 CONTINUES TO EXIST** WHEREVER PEOPLE ARE PRESENT.

**ALL PERSONS WHO ENTER AND/OR USE** THE WPRF RECREATIONAL FACILITIES **DO SO VOLUNTARILY AND AT** THEIR OWN RISK.

SUBJECT TO CHANGE AND/OR MODIFICATION

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# What is Yoga?

#### BY SRI VASUDEVAN, PH.D.

Literal meaning of the Sanskrit there is really no word Yoga is union. One asks "union fundamental differof what?" ence and on the oth-

Profound words like God, spirituality, soul, meditation and yoga have many interpretations. Perhaps it is more meaningful to ask "What is your interpretation of Yoga?"

Common interpretations of yoga include union of mind and body, union of you with the practitioners in group yoga and, of course, union of you with the universe. Patanjali from India wrote the sutras or aphorisms several centuries ago, defining and interpreting yoga that was actually practiced many centuries before him. Several yogis from the West have since added new interpretations of the practice of yoga, including hot yoga that loosen muscles with heat, as well as others who practice yoga in the coldest Himalayas in winter.

A key aspect of practicing yoga includes a focus on one's breath while changing postures in a symmetric balanced way, usually slowly and deliberately while feeling the sensation in every muscle that is moved and stretched or contracted.

So what is the difference between yoga and other physical exercises such as aerobics, muscle stretch and physical therapy? On the one hand

fundamental difference and on the other hand there are huge differences in details of how yoga is practiced compared to other forms of exercises.

If you go to the gym and do an exercise on a machine rapidly and strenuously with TV or music blasting in your headphones, it is hard to call it yoga. If your focus is not on yourself, but something else external, it is difficult to develop aware-

ness of your body, mind and your breath; distracted exercise is not yoga, even if it is done in a yoga studio guided by a great teacher.

If yoga is practiced properly, it is nearly impossible to get hurt. If your awareness is on what you feel, it is unlikely that you would hurt yourself since you would first sense mild pain trying to stop you before it gets too painful and hurting yourself.

Generally, yoga uses no material other than a yoga mat although you



might do yoga on soft beach sand, clay or grass meadow, not really even needing a mat. Often yoga does not involve any external weight since the weight of your own body is adequate to exercise muscles in your body strongly enough. Nor do you really need a stretch aid like a belt, a balloon or any other commercial gadget often used and promoted in yoga studios.

Finally there is a spiritual and mental aspect of yoga. Patanjali

talks about ethics and spirituality in his sutras. Yoga also includes an aspect of meditation so that its meaning extends further to mental focus as well as understanding the universe and God.

Krishna was a master yogi Himself defines yoga in Bhagavad Gita in 22 chapters, advising warrior Arjun how to do his duty without any expectations of benefits. His preaching of yoga gave the confidence to Arjun to meet victory.



#### 2022 by Marty Bourgon

## December 6th Retirement: Making your money last by Scott Doyno

January 3rd Homecare 101: Who needs it, when do you need it by FirstLantic Healthcare

February 7th Scam Prevention by Richard Levy

March 7th Getting your ducks in a row, do you have all your essential documents. We will review them with you with Attorney Barry Siegel

April 4th Tenet Hospital Healthcare Panel Lecture

**RSVP to Patti at 561-345-0817** 

#### HOURS 9 - 1PM - MON-THURS • FRI.-BY APPT.

VISITORS CALL IN	689-1759
WPRF CLUBHOUSE	640-3120
HASTINGS CLUBHOUSE	687-4875
CV SECURITY	689-0432
POLICE/FIRE/AMBULANCE	911
COMMUNITY SERVICES	211
WEST PALM HOSPITAL	842-6141
ST. MARY'S HOSPITAL	844-6300
VA HOSPITAL	422-6838
GOOD SAMARITAN HOSPITAL	655-5511
JFK MEDICAL CENTER	965-7300
WELLINGTON REGIONAL	798-8500

# **MORE TRUTHS TO PONDER !!!**

# SUBMITTED BY BOBBI LEVIN

every month. I have my own pad. I don't have a curfew. I have Life is great!



I have everything that I wanted as a teenager, only 60 years a driver's license and my own car. The people I hang around later. I don't have to go to school or work. I get an allowance with are not scared of getting pregnant and I don't have acne.

> Gone are the days when girls used to cook like their mothers. Now they drink like their fathers.

> I didn't make it to the gym today. That makes five years in a row.

> I decided to stop calling the bathroom "John" and renamed it the "Jim". I feel so much better saying I went to the Jim this morning.

> When I was a child I thought "nap time" was a punishment. Now it feels like a small vacation.

> I don't have gray hair... I have "wisdom highlights"! I'm just very wise.

> If God wanted me to touch my toes, he would've put them on my knees.

> Why do I have to press #1 for English when I'm only going to be transferred to someone I can't understand anyway?

Of course I talk to myself. Sometimes I need expert advice.

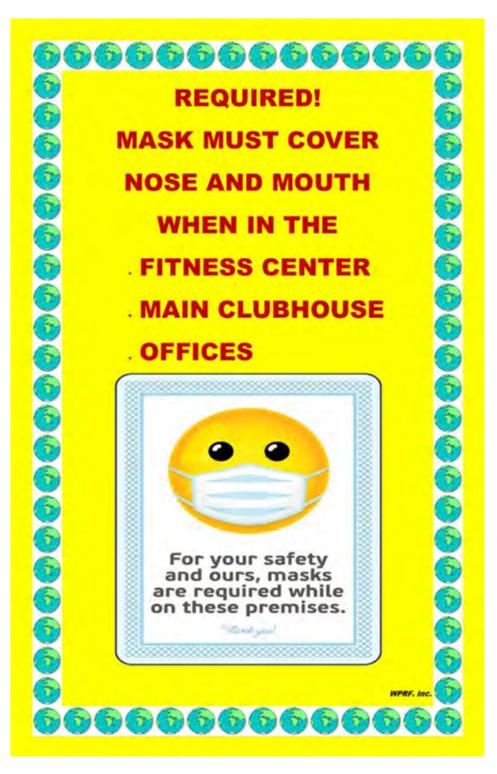
At my age "getting lucky" means walking into a room and remembering what I went in there for.

# **BAR CODES & GATE PASSES**

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

To expedite the issue of Bar Codes: Have your CV ID and current auto registration ready for presentation, before coming to the desk. The fee for a new bar code is \$5.00 (cash only).

For Gate Passes: Have your CV ID and photo and address of your guest ready for presentation (if he/she is not already in the system), be-



fore coming to the desk. Fee is based upon the number of months requested. Maximum is 12 months for \$15.00 (cash only).

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

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

# **UCO OFFICE HOURS**

Bar Codes and Gate Passes Mon. thruThurs. 9:.0 AM – 11:30 AM Friday 12:30 PM – 2:30 PM

Investigations Mon. thru Thurs. 9:00 AM – 12:00 PM

Friday 12:00 PM – 3:00 PM

Notary Service

For Association Documents Only Mon. thru Thurs. 11:30 – 12:00 PM Friday 2:30 PM – 3:00 PM





# "ATTENTION" THEATER GOERS

WITH COVID STILL PRESENT, MANY RESIDENTS WILL CHOOSE TO PURCHASE THEIR TICKETS THE EVENING OF EACH SHOW.

WPRF ANTICIPATES LONG LINES IN THE MONTHS OF:



Due to circumstances beyond our control, the performance of **A Jew Grows In Brooklyn** scheduled for January 1, 2022 has been cancelled. A movie will be shown at 6:30 pm in its place.

Refunds will be distributed at the Ticket Office from November

JANUARY, FEBRUARY & MARCH.

TICKETS WILL STOP BEING SOLD AT

# 7:45 PM SHARP

EVEN IF YOU HAVE BEEN

WAITING IN LINE.

TO AVOID BEING TURNED AWAY WE URGE ALL RESIDENTS TO PURCHASE THEIR TICKETS EARLIER THAN THE TYPICAL "ONE HOUR" BEFORE THE SHOW STARTS.

TRANK YOU.

30, 2021 through January 30, 2022, after that date, no refunds will be given. In order to receive your refund, you must come to the Ticket Office with your show ticket(s) and Century Village ID. If tickets were purchased online, the convenience charge will not be refunded.

You can contact the Ticket Office at 561-640-3120 x 1 for any questions.

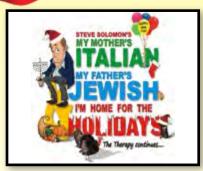
www.centuryvillagetheater.com

# **DECEMBER 2021 ENTERTAINMENT**



Sat., December 4 at 8 pm Rocky And The Rollers

Saturday, December 4 at 8 pm Taking You Back To The Great Songs You Danced To, Sang Along With, And Loved



Sat., December 11 at 8 pm My Mother's Italian, My Father's Jewish & I'm Home For The Holidays A Laugh-Filled Evening Of Comic Genius



Sat., December 18 at 8 pm The Diary Of A Determined Diva Starring Jayne Curry

A Feel-Good Evening Of Show-Stopping Hits



Fri., December 31 at 7:00 pm Can't Get Next To You - A Temptations Experience A Magical Tribute To The Temptations

NOTE: The only dance will be on New Year's Eve. All programs are subject to change and/or modification.

Facial coverings are required for all persons utilizing the theater and failure to do so may result in a suspension from the recreation facilities. All persons using the recreation facilities do so at their own risk. As public health and safety protocols evolve, management will continue to abide by all CDC recommendations and guidelines.

Entertainment information is provided by W.P.R.F. Any questions regarding Clubhouse entertainment should be directed to W.P.R.F. at 640-3120.



"R" Rated (under 16 requires accompanying parent or adult guardian).

Additional ratings for this movie are: V for Violence



L for Language (strong language and drug content) N for Nudity (graphic nudity) SC for Sexual Content (pervasive language including sexual references and situations)

An "R" rated motion picture, in the view of the Rating Board, contains some adult Imaterial. An "R" rated motion picture may include adult themes, adult activity, hard language, intense or persistent violence, sexually-oriented nudity, drug abuse or other elements. Due to a wide viewing audience, WPRF will not censure "R" rated movies. **Therefore, if** you find any of the above offensive, WPRF suggest you "OPT OUT" of seeing this movie. Sat. December 25 6:30 pm Sun. December 26 1:45 pm Marvel Comics action-packed story of Avenger, Black Widow, aka, Natasha Romanoff. With a glimpse of her childhood, the movie depicts her confronting a dangerous conspiracy from her past. Filled with dare-devil stunts and comedic touches, the movie stars Scarlett Johansson, Florence Pugh, David Harbour, Rachel Weisz, Ray Winstone and William Hurt.

#### QUEEN BEES PG-13, 1 HOUR, 40 MIN.

The film, a comedy about the young at heart, stars Ellen Burstyn as a woman who reluctantly agrees to move into a senior home. While there she encounters a clique of mean-spirited women and an amorous widower. The movie also stars Jane Curtin, Loret-ta Devine, Ann-Margret, James Caan and Christopher Lloyd.

Thurs. December 30 6:30 pm\* \*This movie will be presented with captions if available.

#### WRATH OF MAN R, 1 HOUR, 59 MIN. (RATED R FOR STRONG VIOLENCE, LANGUAGE & SOME SEXUAL REFERENCES.)

A new security guard for a trucking company responsible for moving hundreds of millions of dollars surprises his co-workers with his skills during a hold-up. The crew is left wondering who he really is, where he came from and most importantly, what his motive is in this action/thriller. The film stars Jason Statham, Holt McCallany, Josh Hartnett, Andy Garcia and Scott Eastwood.

# UCO COVID Vaccines - October 19-20,2021

PHOTOS BY WALTER JOHNSON

































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