State of the Village

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U.C.O.
REPORTER

Elections

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VOL. 41 ISSUE 3 • OFFICIAL PUBLICATION OF UNITED CIVIC ORGANIZATION OF CENTURY VILLAGE, WEST PALM BEACH, FLORIDA • MARCH 2022

UCO ELECTIONS!



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REMINDER

DELEGATE MEETING
Friday 3/4/22
9:30AM in the Theater

Email articles & comments: ucoreporterwpb@gmail.com



The President's Report

BY DAVE ISRAEL

State of the Village - 2021

In accordance with the Bylaws of UCO, the President "shall submit a report of the operations of UCO for the preceding year to the January meeting of the Delegate Assembly or may publish his report in the UCO Reporter".

2021 operations were, in many respects, driven by the pandemic. Thus, one of our key accomplishments was arranging for mass vaccination. Some 3,300 of our residents 65 and over were vaccinated. Additionally, booster vaccines were made available. Palm Beach County Health District administered Pfizer booster shots at Congregation Anshei Sholom, in the Hastings section of Century Village.

We are proud to report that UCO Officers and Volunteers, along with the UCO LCAM, and Platinum Security worked as a team, and were able to provide all regular UCO services without interruption. I thank them all for their "above and beyond" efforts.

Maintenance of our roadways and walkways has been an ongoing effort in 2021. Atlantic Southern Paving made repairs to asphalt roads and walkways at various sections of Century Village. This will be an ongoing effort. Critical work to our maintenance efforts were performed by Hinterland Group who began cleaning and inspection of underground storm drain pipes at various sections of Century Village. Fine Line Striping repainted road stripes and other road markings at all main roads of Century Village.

Due to damage to the roadways, the decision was made to bar vehicles longer than 40 feet. This restriction was enacted to reduce wear and tear on our roads, and for safety reasons, as these long trucks cannot easily navigate in some sections of our Community. Also, trailers may not be "dropped" anywhere on the property. Drop trailers are an increasingly popular and cost-effective way for residents to move in and out of the Community, but they are a County Code violation, and Associations may receive Notices of Violation and possible fines by allowing them on their properties.

Another ongoing project to improve safety was implemented by the UCO Bids/Infrastructure and Officers Committees to allow the addition of seven new LED streetlights along Falkirk Street, in the Sheffield, Coventry, and Norwich sections. If your Association is in a particularly dark area, please advise UCO so we can pursue the issue with FPL.

This year, contractors working for PBC Water Utilities continued replacement and installation of potable water shut off valves at various locations in Century Village. The years-long project is intended to reduce the size of each potable water zone in CV. In the future, when a water main breaks, fewer units will experience interruption of water service, and repairs will be made faster.

Unregistered and junk cars continued to be an issue in 2021. Our Security Contractor continued to find many cars with expired or missing license tags. This is a violation of Association bylaws and presents serious liability and Community safety concerns. Storage of unregistered vehicles is also a violation of PBC Code: "It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle... "All unregistered cars were reported to PBC Code Enforcement, with Notices of Violation, along with possible fines, sent to the Association. UCO recommends that every CV Association have a valid towing contract, tow signage, and be prepared to tow any unregistered vehicle that cannot be resolved.

Hoarding and structural issues continued to be a problem in 2021, we received a report of hoarding conditions at a CV unit. We inspected this property and found that at least two units, both owned or controlled by the Association's President, were stuffed to the rafters with hoarded junk. UCO strongly recommends that Associations nip these things in the bud, before the Association loses their insurance coverage, and receives fines from code enforcement.

Following a complaint to Waste Pro and Solid Waste Authority (SWA) of Palm Beach County, many rusted out or damaged dumpsters were replaced. throughout the year, as Waste Pro continues to procure new containers for Century Village. If you see rusted or damaged dumpsters, please advise UCO for follow up.

Alligators continue to be a problem in CV. This year, trappers assigned by Florida Wildlife Conservation pulled several gators from CV waterways, including an eleven-foot long, four-hundred-pound whopper from the Wellington section. Please send gator reports to COMAINTENANCE@ GMAIL.COM, or call the Florida Wildlife Control Nuisance Alligator Hotline at 866-FWC-GATOR. The alligator is not a pet, do not feed them, do not approach them.

UCO/WPRF NEGOTIATIONS - At the UCO Delegate Assembly,

Attorney Bruce Kaplan reported on negotiations between UCO and WPRF for renewal of CV Recreational Facility lease. This negotiation is very important to all CV residents, because it concerns the funding and administration of our community amenities (Clubhouse, Fitness Center, pools, waterways). In order for these important negotiations to continue, each CV Association must formally authorize UCO as their negotiating agent. A document package was mailed to all CV Association Board Presidents and Secretaries. This document package contains an Authorization form, which must be signed by each CV Association Board and returned to UCO. This form must also be notarized, with Association seal affixed. All CV unit owners should check with their Boards to make sure that they have received this document package. CV Association Boards can consult with their Property Managers on proper procedures regarding these documents.

An unfortunate event this year involved the CV bus system. The bus service at Century Village was suspended. The reason for this interruption of service was theft. Overnight, thieves broke into the off-property bus storage yard and removed the catalytic converters from all the CV buses. Our transportation contractor had to work non-stop to get our buses repaired and back into service, this was accomplished very quickly. An important transition to handicapped accessible buses started in 2021. Two new buses, equipped with wheelchair lifts, were put into service at Century Village. This transition was extended to all buses on January 1, 2022.

The development of the erstwhile golf course, Reflection Bay, continued to plague us this year. In July, many Century Village unit owners attended a Palm Beach County Zoning Commission hearing that concerned the development of the defunct golf course property that abuts Century Village. Some of the attendees, including UCO Vice President Dom Guarnagia, voiced their concerns about the impact that this proposed project would have on Century Village unit owners and the wider Community. The Zoning Commission, which serves as an advisory board to the County Commission, voted to approve the Developer's proposal, with modifications that are intended to limit impact to Century Village.

CV participation in the planning process has borne fruit as reflected at the 8/26 meeting of the Palm Beach County Board of County Commissioners. A proposal by developer D.R. Horton to change the zoning classification of the defunct golf course that borders Century Village was approved. A number of requirements, intended to limit impact to Century Village residents, were included with this approval: An eight-foot-high wall and fence will surround the new community. There will be generous setbacks between the new community and Century Village, to allow for maintenance of CV buildings. Two pieces of property which jut into the Golfs Edge section will be fenced off from the new community, and access to these two areas will be restricted. PBC Traffic Department will monitor traffic from the new community, and will, if necessary, install a traffic light on Haverhill Road.

Homeless camps on CV borders continued to be a problem in 2021. The homeless encampments on the vacant lots bordering on CV are regularly removed by PBSO. Our thanks to PBSO Lieutenant Monath and Sergeant Hightower for their immediate attention to these situations. UCO Security will continue to keep an eye on these areas.

During 2021, at a UCO Delegate Assembly, there was a presentation about a proposal from Atlantic Broadband for extension of the current contract, and expansion of the contract to include bulk Internet service. The expansion of services would have raised the cost to \$51.00 per month and was deemed a nonstarter.

With the collapse at Surfside, BUILDING INSPECTIONS have become of great importance. During 2021, Century Village Associations received notices from the Palm Beach County Department of Planning, Zoning and Building, which "strongly encouraged" Condominium Associations with buildings that are over twenty-five years old to assess their building's structural condition and evaluate safety conditions on their properties. This is an advisory notice only. Palm Beach County does not yet have a mandatory building recertification requirement, as is the case in Broward and Miami-Dade Counties, but the notice states "we are working to develop such a program". The notice reminds Associations of their responsibility to maintain their properties and warns that an Association "may be found liable for non-exercise of its powers" if a building is allowed to deteriorate.

In 2021, after a long COVID-19 related hiatus, the Century Village Citizen Observer Patrol (COP) resumed operations. This program, which is sponsored by the Palm Beach County Sheriff's Office, serves as the "extended eyes and ears" of PBSO, and also works closely with the UCO Security Committee and our security contractor, Platinum Group Security. COP Volunteers, who complete classroom and field training, patrol the



The UCO Reporter

2102 WEST DRIVE, WPB New Telephone Number for UCO Reporter Staff

(561) 683-9189

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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 (ucore-porterwpb@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

Here we are ready for another election on March 4th. With all seats open in each category, except President and Vice Presidents who were elected by affirmation, there will be a runoff for all others. We urge all delegates and/or alternates to come out to vote. This is important for all associations in the Village. You have the ability to choose those who will be elected and in a position to help you...all you need to do is ask.

Through the efforts of UCO Reporter Business Manager Fausto Fabbro, more ads have been sold in our paper this month. When you patronize any of our advertisers, mention that you saw their ad in the UCO Reporter. This lets them know that their ads are producing business for them and it helps to maintain the paper which is a not-for-profit vehicle. Producing the paper comes with expenses. Due to Fausto's efforts, the Reporter has gone from being \$20,000 annually in the red to no Accounts Receivable. When payments are due, they are closely followed up for collection by Chris, our accountant and we are in an excellent financial position. Be aware that we accept only advertisers who are licensed and insured, and our staff member Roweena follows up to see that copies of licenses and insurance are maintained in the office. We have two very valuable volunteers in Fausto and

Roweena. From time to time, I like to let the community know how we are doing and announce this each month at the Delegate Assembly.

Many thanks to those who have let us know how much they enjoy reading and appreciate the UCO Reporter. It makes the effort very worthwhile.

by Ruth Dreiss, Editor-in-chief UCO Reporter

MARCH 2022 UCO Committee Meetings

TUE 1	TRANSPORTATION	1:30 PM	MCH ROOM C
WED 2	PROGRAMS & SERVICES	CANCELLED	CANCELLED
FRI 4	DELEGATE ASSEMBLY	9:30 AM	MCH AUDITORIUM
FRI 4	SECURITY	1:00 PM	MCH ROOM C
TUE 8	ADVISORY	1:00 PM	MCH ROOM C
WED 9	BROADBAND (QTLY MTG)	CANCELLED	CANCELLED
THU 10	COP	9:30 AM	MCH ROOM C
FRI 11	CERT	1:00 PM	MCH ROOM C
TUE 15	INSURANCE	1:00 PM	MCH ROOM C
WED 16	BEAUTIFICATION	1:00 PM	CONF RM
THU 17	BIDS/INFRASTRUCTURE	1:00 PM	CONF RM
TUE 22	OPERATIONS	1:00 PM	MCH ROOM C
WED 23	FINANCE	1:00 PM	MCH ROOM C
THU 24	OFFICERS	1:00 PM	CONF RM
FRI 25	EXECUTIVE BOARD	10:00 AM	MCH ROOM C

COMMITTEE MEETINGS OPENTO 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

"Well done is better than well said." This is a short simple saying from Poor Richard's Almanac by Benjamin Franklin with a powerful meaning. A quick simple explanation to this quote is what you do carries a much greater impact than what you say you will do.

This quote reflects many of the issues we have here in Century Village. As you are aware, each Association is an independent corporation, with by-laws and amendments that are the ground rules to managing an association. History has shown that over these many years unit owners have participated in and supported their boards of directors in managing the affairs of their associations. Sadly, times have changed. The demographics of Century Village have changed considerably, and these new residents do not have the same mindset as "us

old-timers."

We have Associations that have absentee boards, or board members who have never taken any classes on running a condo association. Every day, we here at UCO, have to deal with issues that are condo related and not part of UCO's area of responsibility. Our Vice Presidents attempt to provide guidance in resolving their issues. However, we here in UCO cannot interfere in the internal affairs of independent associations.

Some associations select Presidents that act as would-be emperors and often make decisions that are not in the best interests of their unit owners. For example, our property manager has published pictures of what happens when boards do not follow those county guidelines when allowing contractors that are only handymen not licensed or insured to perform work in units. We have seen ceilings collapse, units being used as storage dumps and fires caused by work that was not permitted.

The demand for units here in the Village has contributed to drive up the value of the property here in our Village. Only due diligence on the part of Associations can ensure that the price of your units will increase. It is imperative that all association members are on the same page when it comes to managing your property.

We here at UCO will always be available to assist any Association that needs help.

Please feel free to call your quadrant VP for help.



Dom Guarnagia

vicepresident2@unitedcivic.org

Cambridge • Canterbury
Chatham • Dorchester
Kent • Northampton • Sussex

Well, the shortest month of the year has come and gone! The UCO Delegates are faced with an election with many fewer candidates seeking a position to secure the paramount good of the residents. The make-up of the current owners and renters has shifted, leaning to Occupants rather than Owners, who are fifty-five years old with fifteen years, more or less, ahead of them and Century Village is evolving in many ways. Looking out my window facing Lake Wellington both deciduous trees and palms have grown significantly and many Associations are leaning toward the necessity for repairs to structural elements that have been placed on 'the back burner' for some time.

Fifty (50) year old structures begin to show signs of mild deterioration and are passed down to the next

group who will occupy the condos.. Though not a mandated reaction, 'life and limb" issues have become a necessity.

Issues are important in small doses. Whether you had remained 'stayed home" this season or not, the economy has been cruel. Food stuffs are creating situations where we are spreading our available money being spent collectively by purchasing specific items from more than "One Stop Shopping". Bottled water this year without hurricane storms is sitting in storage, paper products are scarce and attending a current release at the cinema is absent. The performances in the MCH began rather sketchily with performers cancelling due to the virus, but most shows went on as scheduled.

We UCO Officers have been present every weekday to assist the residents and attempt to clarify misconceptions as much as possible. We continue to seek the need for those associations that have not provided the two (2) pages (ready to be notarized) so that the rental and maintenance fees to WPRF are kept low during the next ten(10) years...we need fewer than twenty (20) to rescind the current status. As we get closer to the end of March, those friendships and combined activities will be ending and friendships are 'put on hold' and those tasks that have been put on hold will become part of the preparations for the next season. Hopefully, those activities that have been abandoned this season will get a 'new life' next year.



David Boas

vicepresident4@unitedcivic.org

Coventry • Easthampton Norwich • Plymouth Sheffield • Stratford • Waltham

As this administrative year ends, there are several things that we should all be doing. First of all, the upcoming election for UCO officers and Executive Board members. These will be the people that will be leading you for the next two years. Be sure that your association is represented. If your association does not vote, you leave it to others to make your decision. Secondly, with many associations having done, or will soon be having their annual meeting, run for the board of YOUR association. This is the ground level that truly affects you as a unit owner the most. Please remember to bring in your updated officers and delegate forms to the UCO office. Please remember to bring them in by the Tuesday before the March Delegate Assembly. This will ensure that your association will have the correct voters on file. While you are at it, make sure that your property manager has this information also so that they have this recorded by the State of Florida.

Item next, this is a good time of the year to make sure that your building is in good repair. Determine what needs to be done and schedule them accordingly. Because of the LONG lead time in lining up contractors and the pulling of permits, go to your property manager for help. They are able to help you on a wide variety of issues, some of which you may already be paying for and are not availing yourselves of them. Examine your property management contract. It may be time to alter or adjust the contract. Remember they are here to help you.

Item last, please keep up to date of the items of importance that are going on both inside and outside of OUR Village. To be informed is crucial. Don't listen to rumors. Seek the opinion of those who have the knowledge and facts. Many thanks to all who volunteer. Until later, stay well, and as my friend Corrine Healey always would say, please be polite.



Fausto Fabbro

vicepresident3@unitedcivic.org

Berkshire • Camden Hastings • Salisbury • Somerset Wellington • Windsor

March is here and UCO elections are upon us. Over the last few months I have asked that you elect officers in your building that will work for your building and preferably will be here most of the year.

Every day in the office we try to help building officers and unit own-

ers with their issues when most should be taken care of by the building officers. If they are not present they can't act on the problems. Unfortunately, we can't either. UCO has no authority in building association problems and their only function is guidance.

It's important that you vote in the upcoming election. This is your chance, delegates or alternates, to choose candidates for all open seats. They will be elected to help you for the next two years. After five years as a VP, I feel the need to offer more of my capabilities and do more for CV. I'm running for Treasurer on March 4th. I would appreciate your consideration to vote for me for this position. I am currently the Business Manager for the UCO Reporter and can offer a lot to UCO as treasurer.

And please remember, UCO is here to help the associations and unit owners in any way we can, but remember, we are limited in many ways.

The State of Florida Requires all Contractors to be Registered or Certified.

Be advised to Check License Numbers with the State by Calling
1-850-487-1395 or on the Web at myfloridalicense.com

Property Manager's Report

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



By Donald Foster, LCAM

During this time of peak occupancy at Century Village, many of us spend a good deal of time "talking trash". Here are some information points and guidelines regarding trash disposal:

Dumpster service: Each CV dumpster is serviced twice weekly:

Monday and Thursday: Andover, Bedford, Camden, Chatham, Dorchester, Greenbrier, Kent, Kingswood, Northampton, Somerset, Southampton, Sussex, Wellington and Windsor.

Tuesday and Friday: Berkshire, Cambridge, Canterbury, Coventry, Dover, Easthampton, Hastings, Norwich, Oxford, Plymouth, Salisbury, Sheffield, Stratford, Waltham

Monday, Thursday and Saturday: Golf's Edge

Some Associations pay extra for additional pickups during peak occupancy season, or for larger capacity dumpsters. CV Associations that are experiencing overflow trash conditions may wish to consider this option. Dumpsters that are blocked by vehicles or large bulk trash items (furniture, appliances, etc.), will not be serviced. Associations can order "raccoon bars" to be installed on their dumpsters, at

additional charge (\$60.00).

Rusted out dumpsters should be reported to me, at UCOGARBAGE@GMAIL.COM. Pictures of the dumpster, included with the report, are very helpful. Our waste disposal contractor, Waste Pro, is quite responsive about dumpster replacement requests, but I do follow up on these requests if they are sent to the above email address. Please follow the same procedure for damaged recycle bins.

Recycling Service- From October to May, recycling service is on Wednesdays and Saturdays for all areas. Recycling is on Wednesdays only from May to October.

Bulk Trash- Bulk trash pickup is on Fridays for all areas. It is not a pleasant sight to see appliances, furniture, toilet bowls and nasty mattresses out in the street all week, so please put bulk trash out late Thursday evening or very early Friday. Many CV residents put their bulk trash items out over the weekend. When this happens, Association Boards, or their Property Managers, should authorize charges for special pickup, and then back charge the unit owner who is responsible for putting out junk on the wrong day. Allowing junk piles to remain on Association property for more than twenty-four hours is a violation of the Palm Beach County Property Maintenance Code, and complaints to PBC Code Enforcement can result in Notices of Violation being issued to the Association.

Each Association may put out no more than two cubic yards of bulk trash each week for regular bulk pickup. For reference, a regular size green dumpster is two cubic yards in capacity. Whole unit cleanouts require special pickup, at additional charge. This cost can be back charged to the responsible unit owner.

Construction and demolition debris requires special pickup at additional charge. This includes kitchen and bathroom cabinets, drywall, and ceramic tile. This cost can be back charged to the unit owner.

Broadloom carpet and padding must be cut into four foot squares and ied up in rolls. Large pieces of glass must be busted up and placed into sealed boxes or sturdy plastic bags. Vegetative debris (palm fronds, tree branches, etc.) is not picked up by Waste Pro. Association Property Managers are responsible for removing this material off property.

A very common response by CV Associations about junk piles is "That junk didn't come from our Association, so why should we pay to have it removed?" Fair question. Each Association, and their Property Manager, is responsible to maintain their own property. If the junk pile can be traced back, and the responsible party agrees to pay for removal, fine, but this seldom happens. If the junk is on your land, it's up to you to get it removed. Let's all work together to keep our Community clean and tidy.

CORRECTION

UCO Reporter February issue byline for the President's Column should be Dave Israel only. All previous issues bearing the name of Ruth Dreiss in this column are publishing errors.

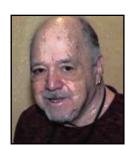
EXCURSION BUS IKEA

Sign-up March 3, starting at 8:45 AM at Main Clubhouse. One (1) signature per person except for husband and wife

Trip is March 9th
Bus leaving at 10:00 AM
Return by 3:00 PM | Masks are required

VEHICLES OVER
FORTY FEET IN
LENGTH ARE NOT
PERMITTED TO
ENTER CENTURY
VILLAGE. THIS
INCLUDES MOVING
VANS AND CAR
CARRIERS.

Treasurer's Report



By Ed Grossman

Some of you may recall that when I became Treasurer two years ago, UCO's accounting records were such that UCO's independent CPA, who had previ-

ously performed the annual audits, resigned due to the poor state of UCO's financial records. I corrected the problems and upgraded and streamlined the bookkeeping and accounting programs for an improved format that has made the current budgets more transparent. My new procedures enabled, for the first time, the preparation of UCO's monthly financials to be presented at the delegate meeting for that month. Also, for the 2022 budget, I added a new line item for the reserve amounts contributed to UCO. Many associations inquired as to the nature of this line item, and for the first time had a better understanding of the totality of UCO's financial operations.

ditionally, when I began, I noticed the amounts due to UCO were significantly past due, as well as the receivables owed to the UCO Reporter. I initiated the collection of the association's past due accounts, as well as the UCO Reporter Newspaper's past due accounts, which in turn were subsequently collected. Currently, UCO has over 10 million dollars in its reserve account. With these improvements, I engaged a new CPA firm, Guy Strum, P.A. as our external auditor and was able to reduce the time it takes for him to complete UCO's annual audit, as all the required information is now readily available.

The long-awaited results of the study by Assured Partners, our new insurance broker, of the physical condition of each association's building have been released. These reports are an important working tool to enable each association to correct any of the problems raised in its building's report. This will enable the possible reduction of that association's future insurance premiums. The reports noted that special attention should be given to the

condition of the building's electrical boxes, as most of the electrical boxes which were originally installed and have not been upgraded will not be acceptable to our insurance carriers in the future. Thus, each association should establish a reserve for this likely future expense.

As expected, given recent Florida events such as the Surfside building collapse, insurance premiums increased over 2021. In some cases, the increase exceeded forty percent. Because of the increase, several associations were struggling to prepare their 2022 budget at a level their unit owners could afford and looked for ways that they could cut costs. One asked if they could remit less to UCO and, of course, that was not acceptable. However, a detailed review of each variable expense such as utility usage, amongst others, could bring some relief. One association, after examination of their expenses, decided to retain its CAM, but to try doing their own bookkeeping, previously done by the CAM, to cut costs.

The legal battle with UCO versus W.P.R.F. and Benenson Capital

Partners, which I have covered in the past, continues in Palm Beach County Circuit Court. Recently, WPRF/Benenson's counsel filed a motion to compel a second arbitration of UCO's complaint which seeks to have the court declare the Long Term Recreation Facilities Lease to be unconscionable, or unenforceable. UCO's counsel will be opposing the motion and seeking a ruling as to unconscionability.

There is a line item in UCO's Reserves for the legal fees for this litigation of \$375,000. To date, there has been approximately \$150,000 expended. As stated many times before, UCO needs 232 proxies to mitigate future expenditures and to reverse the prior unfavorable arbitration result. To date, UCO has received 220 proxies. A continuous, concerted effort has been made to obtain approvals from those associations which have not yet voted. The final goal is near. Everyone should reach out to make this happen; I know that I will continue to help improve UCO's financial position.

Security



By Al Goodman

Hello all. Hopefully, by now we are all settling into the New Year.

Please be careful if you are going to be out early in AM or during the night. There are people who are just looking for a person alone to attack. Try to be with other people to deter someone from coming up

to you and trying to grab your purse or steal your wallet.

Even here in our Village, there are some people that will knock on your door and try to scam you into giving them money. That's not even including those who will try to scam you over the phone. Remember, "if it sounds too good, it's not."

Always be alert to your surroundings. If you are involved in any sort of conflict, be aware of your surroundings, and of anyone else that is

involved nearby.

Just a reminder, Daylight Savings begins on March 13. Turn your clocks ahead 1 hour. Please remember, if you are going to be walking around the Village, please be careful of where you are walking; please use the sidewalks whenever you can and, at night please wear reflective clothing

That's all for now, Be safe. Stay well. Thank you, Al.

Transportation



By Ruth Dreiss

At the February Transportation Committee meeting, an excursion was announced that will go to IKEA on March 9th. Details are published in this issue of the newspaper. One committee member voiced opposition to trips to places that attract large

numbers of people which is not desirable during Covid. With no further comment from anyone, the trip will is scheduled to take place.

A prospective trip was presented and approved for April. At the March meeting, a date in April to Roth Farms in Belle Glade will be presented. The cost per person will be \$10, non-refundable. This trip includes a tour of the Everglades showing items produced there. Riders are asked to bring their own brown bag lunch and a large plastic bag to take home vegetables. The bus is wheelchair accessible, as are all buses for excursions.

Another trip for Tuesday, May 12th is Murder at the Museum at the PBC History Museum. This was approved by the Committee with a cost of \$20 pp. Further information will be announced. It was announced that Robert, the bus manager for Academy is no longer working at CV. A new bus manager will be employed in his place.

Omar, a supervisor for Academy bus entertained questions from those attending the meeting. He advised that if a bus is full and cannot accommodate a wheelchair, the driver will arrange for pickup of the passenger left waiting

It was requested that a holder for bus schedules and comment cards be placed on the buses for rider convenience. In the meantime, those items are available in the clubhouse or UCO office.

WPRF News



By Eva Rachesky

Dear Residents,

Recently, I was able to view Security footage of two separate fishing incidents along our shorelines. In both instances, the resident was fishing without a WPRF fishing permit. When the Security Officer apprised them of this fact and tried to explain how to

obtain the license, they were met with extremely rude behavior. Being nasty with the guards as they do their job is unacceptable. Everyone wishing to fish in Century Village WPB, residents and guests alike, must obtain a fishing permit from Marge in the Administration Office (561-640-3120 opt #5). A Release and Hold Harmless must be signed along with a set of fishing rules, a copy of which will be provided to the resident/guest. The license is good for one year for CV residents and is free of charge. The permit must be on the resident/guest while they are fishing.

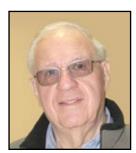
Non-compliance will result in the person being asked to leave. Fishing should be a pleasant and relaxing pastime, so please get your fishing license and avoid being chased. Let's all do the

right thing...get your license so you can fish in peace.

Just a reminder that there is insufficient parking at the main clubhouse on show nights. Please make sure to carpool or take the bus. WPRF thanks you in advance for your anticipated cooperation.

For those residents wrapping up your parent's affairs or looking to sell your unit, it is very important to turn in all ID cards to the Title Company/Attorney that is handling the closing. Failure to do so will result in a \$100 charge for each ID card that is not turned in.

Maintenance



By Dom Guarnagia

This month I am providing in for mation regarding cast iron drain/vent/waste pipes cracking and spewing waste within the wall cavity between floors. Cast Iron

was the sole material back in the days when Century Village was constructed. Poly Vinyl Chloride (PVC) did not appear on the scene until the 1980's. The methodology used to connect one length to another involved one end cast with a bell hub into which each successive length was inserted, packed with

a fibrous material (Okum), and a ladle of molten lead was poured into the surrounding space, creating a waterproof joint and extension. The life expectancy of cast iron plumbing pipes is fifty (50) years and further, when rust and deterioration are met with cracks and potential failure caused by the movement of the foundation. PVC can withstand movement of the structure because it is somewhat flexible while Cast Iron cannot be distorted when a force is placed on the material.

Age, in our case, is not limited but the reaction of wind, rain splashing along the base of the walls that dilutes the existing sandy water table, weakening the ability of the surrounding soil to support evenly, and the weight of the structure above. With a five foot overhang, front and rear, and the absence of gutters both torrential rains and droughts change the ability of the surrounding sandy soil to maintain an equilibrium, intended to carry the weight of the structure above. The signs of minor settling are obvious, if you peruse the outer walls.

Tell-tale signs begin with exterior doors and windows when they become misaligned or jammed. Diagonal cracks that are narrower at the top than at the bottom, which means that the walls are spreading apart or water pooling around the base of the structure, thereby increasing the ratio of sand to water, supporting the structure that has taken fifty (50) years to get to

this point, and further changes will also occur quite slowly. An evaluation by a Structural Engineer that addresses the depth to which the damage has occurred and especially the time frame that will be required to address and/or prevent further damage is allowed and the cost to stabilize the structure.

As important as making the necessary repairs, the other masonry elements such as the walkways, expansion joints, balusters and railing caps are things that need to be prioritized and addressed ASAP to prevent accidental injuries that will sap the usefulness of your budgetary funding.

UCO Committees

BY BOBBI LEVIN

THE 2022 UCO elections will conclude on March 4. Following the 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 ..." (UCO Bylaws Article IX).

This is the time for you to consider joining a UCO Committee.

All members of UCO are eligible to serve. Complete a committee application form available at the UCO reception desk.

Bring your pre-retirement skills and interests to a UCO committee.

New members with new ideas will help everyone in the Village.

- Bids and Infrastructure Committee is looking for members with a background in purchasing and budgeting.
- Communications Committee always needs help with the monthly UCO Reporter and on our community TV channels.
- Security Committee works with the security guards and roving patrols and administers all security rules and regulations with WPRF
- Transportation Committee is responsible

for the CV transportation system.

- Insurance Committee reviews proposals from various insurance companies in order to obtain the best price and coverage for all condo associations in the Village.
- Beautification Committee is responsible for planting and landscaping projects on property owned by UCO.

For a complete list of UCO committees, please see the UCO Bylaws – pages 18 - 23. Questions on committee membership may be addressed to a quadrant vice president.





STATE OF THE VILLAGE CONT. FROM PG. 2

Village at all hours, in a specially marked and radio equipped car, and we are all very glad to see this group "back in action". CV residents are invited to volunteer for the COP program. For more information, call PBSO Volunteer Services at (561) 433-2003, or send an email to VOLUNTEER@ PBSO.ORG. The new captain of the Century Village COP contingent is Alan Plotnick,

A new high in absurdity was the discovery of a SWIMMING POOL INSIDE A RESIDENTIAL UNIT we were contacted by a Stratford board member about a water leak at a unit. Inspection of the building revealed that the source of the leak was a large above ground swimming pool, approximately 1600-gallon capacity, that had been installed inside a first floor unit, and had sprung a leak. Fortunately, the swimming pool was in a front sunroom, and the water had leaked away from the building, so there was no water damage to the building.

The owner of the unit was in New York, was not able to be contacted, and had not provided the Board with keys to the unit. Access to the unit was made by removing a screen and forcing open a window. Further inspection uncovered more issues of concern: The swimming pool was equipped with a heater and a filter. Power conduit for these devices has been run from the unit above (same owner), by boring a hole through the floor/ceiling concrete slab. These installations are unpermitted, not code compliant, and were done without the knowledge or consent of the Association's Board. There was an obvious effort to conceal the swimming pool; a hefty lock was installed on the only functional door leading to this room, and the windows were covered with plastic. The sealed-up pool room caused strong chlorine fumes to concentrate. A window was opened to allow these fumes to escape. The unit owner has installed a false wall along the inside of a glass sliding door, blocking egress from the first-floor unit, which is unoccupied, but was previously used as a rental unit. This mess was reported to the Association's Property Manager, who inspected the unit and will work with the Association to sort out this problem. These violations were also reported to PBC Code Enforcement and we requested an expedited response to the serious life safety risks to the residents of this building.

Palm Beach County revoked the Certificates of Occupancy for the two residential units that housed and powered the indoor swimming pool. No one will be permitted to reside in these units until they are brought into compliance with County Code, inspected, and certified for re-occupancy.

This year we engaged a new insurance agency for the UCO insurance program. They are Assured Partners. Inspectors for this agency began surveying all participating CV Associations, to identify conditions that present safety risks and possible future claims. Buildings with structural defects, such as spalled concrete, will be a particular focus of these inspections. A report will be created for each Association, which will be sent to the Associations with suggestions for reducing risks and increasing resident safety.

All CV Associations are bound by County Code and State Statute to maintain their buildings in good and safe condition. Following is an excerpt from PBC Property Maintenance Code, section 14-33 (j): "Every exterior stairway, deck, porch, balcony, railing and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads." In one very extreme case, a Century Village residential building has been condemned, and was scheduled for demolition by the Palm Beach County Building Division. The key to avoiding disasters like this is simple: regular structural surveys by licensed Engineers, careful planning for structural repairs and maintenance, based on Engineer's recommendations, and establishing prudent financial reserves to pay for the necessary work.

More and more Associations are signing towing contracts to assist in regulating parking at their building. CV Associations Boards should make sure that their annual towing contracts are current. These contracts must be renewed each year. Blank contracts for Sisters Towing and Kelle Sheehan Towing are available at UCO, or can be emailed by sending a request to UCOMAINTENANCE@GMAIL.COM. Executed contracts can be sent directly to the towing companies or dropped off at UCO for hand delivery. Contracts must have the Association seal affixed.

CV Associations should check their properties for vehicles with expired registration tags, no license tags, or vehicles in dilapidated or inoperable condition, and should also check to make sure that tow signage is installed.. Allowing unregistered and inoperable vehicles to be stored on Association properties are violations of PBC Property Maintenance Code: "It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle..." "It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair."

AirBnB transient rentals were occasionally detected in CV during 2021. When we discover an Airbnb advertisement, we inform the Association's Board and their Property Manager. The Board will usually request that guest call in privileges for the nonresident unit owner be temporarily suspended. Allowing subletting or transient rentals of units is a violation of the bylaws of all CV Associations and could also void the Association's liability insurance. Associations should keep their Association strictly residential.

During 2021 we continued to be consulted by associations in which owners have commenced interior construction projects involving common elements of the building. Unit owners may not alter, remove, or destroy common elements of their units without the express prior written permission of the Board. Having building permits, engineering plans, and licensed contractors does not entitle a unit owner to begin demolition or construction unless they have the express prior written permission of the Board to begin the work. CV Association Boards should be aware that in most cases, an affirmative membership vote, with at least a fiftyone percent majority, is required to approve any significant additions or alterations to common elements. This includes interior walls, floors, ceilings, plumbing and electrical wiring. When this activity is discovered, CV Association Boards should immediately contact their Attorney for guidance on how to proceed, but the best way to prevent unauthorized construction work is to inform new owners of the Association's rules and regulations in advance, and to watch carefully for and stop unauthorized construction work before it starts.

I am pleased to note that this year, following a nearly two-year hiatus, the UCO Excursion Bus service resumed. Residents visited the Wellington Mall for holiday shopping. All riders wore masks. Additional excursions will be planned and scheduled by the UCO Transportation Committee, and announced via community media, including our community newspaper, the UCO Reporter.

A new geriatric care facility opened for business this year. FoundCare, a medical service provider specializing in geriatric care, has opened for business at 5867 Okeechobee Boulevard, just outside CV. Residents can call FoundCare at 561-432-5849 for more information.

Analysis of the "State of the Village" would not be complete without consideration of Security highlights. Security, in cooperation with PBSO, assisted in the arrests and removal from property of several undesirables in different parts of the community. Using stealth cameras, live cameras, resident reports, entry logs, and different patrol patterns, Security is able to identify suspicious activity within the community and report to PBSO. To avoid nuisance units, buildings should not be allowing guests or undesirables to plant roots within the community. It is important that you know your neighbors and monitor high volume traffic at units.

Security has assisted in bringing the community to County Code compliance by reporting PODS (Portable on Demand Storage) and RVs on property past their allowed time. Security also reports vehicles with expired tags or no tags, which is also a violation of County Code. Fence jumpers and undesirables being allowed entry by residents has resulted in UNLOCKED vehicles being ransacked and bicycles stolen. Security has constantly recommended buildings place cameras to monitor their property.

So, 2021 has been a year of ups and downs for our community, but all in all, I would say that the State of UCO and the Village continues to be good.

Art with LEGO® Bricks

Make plans now to experience **Sean Kenney's Nature POP!**, a touring exhibit and the highlight of **Mounts Botanical Garden's 2022 Season of Awe**, **Wonder and Reconnecting**.

Making its Florida premiere, this new exhibition from acclaimed artist Sean Kenney features over 40 sculptures made from more than 800,000 LEGO pieces and explores the beauty of nature through highly stylized, colorful displays that stand in striking contrast with their surroundings. Produced by Imagine Exhibitions, Nature POP! blends art, science, and innovation in the display of these sculptures. Known for his

ability to make striking works of art using simple LEGO toys, Kenney pushes the boundaries of the medium in this new exhibition through his use of vibrant colors and a bold, graphical style. Inspired by the Pop art movement, Kenney's work on Nature POP! plays on that movement's principles by blurring the boundaries between austere and the everyday, and draws from a belief that everything is interconnected.

Mounts Botanical Garden of Palm Beach County is located at 531 N. Military Trail. The Garden is directly across the street from Palm

Beach International Airport, on the west side of Military Trail, between Southern Blvd. and Belvedere Road. A parking lot is located at the front of Mounts Botanical Garden. There is no charge for parking. Additional parking for special events is available at the adjacent, former DMV lot.

Exhibit Dates/Hours

January 8-May 1, 2022

Tuesday-Sunday, 9 am-4 pm (last entry at 3 p.m.).



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UPPER FLOOR CORNER 2 BED.1.5/2 BATHS

SALES 136 WALTHAM F NEAR THE HAVER HILL ENTRANCE AND CLUBHOUSE, **UPPER FLOOR, CORNER, 1 BED 1.5/2 BATH** INSIDE CORNER, FURNISHED, GREAT LOCATION AND A **165 NORWICH G** CENTRAL AIR CONDITIONING, NEWER, CARPET, GREAT ASSOCIATION. COME SEE!!.....\$66,500 TENANT IN PLACE, WANTS TO STAY,\$58,900 **GROUND FLOOR CORNER 2BED, 1.5 BATHS 26 GOLFS EDGE E** TENANT IN PLACE, UNFURN, CENTRAL AIR, WASHER/ **COVENTRY A** OUTSIDE CORNER, UPGRADES TO KITCHEN AND BATHS, CERAMIC DRYER CAN BE PLACED IN UNIT. NEAR EAST GATE AND CLUBHOUSE. . \$65,000 TILE FLOORING, ENCLOSED PATIO, WASHER AND DRYER.\$125,000 <u>UPPER FLOOR 1 BEDROOM 1.5 BATH</u> **UPPER FLOOR 2 BED, 1.5 BATH OR 2 BATHS 434 SOUTHAMPTON B** UNFURNISHED, FRESHLY PAINTED, EXTRA LARGE **409 GREENBRIER A** BEAUTIFUL VIEW OF THE POOL THAT SITS RIGHT IN THE PATIO, SERENE AREA, DEVELOPMENT HAS ITS OWN POOL, CENTRAL AIR, CENTER OF DEVELOPMENT, FULLY FURNISHED, CARPET, CERAMIC TILE FLOORING, LAUNDRY ON EACH FLOOR ELEVATOR BUILDING......\$55,000 ENCLOSED PATIO, CUL DE SAC, WASHERS DRYERS ON EACH FLOOR, GARBAGE SHOOTS ON EACH FLOOR, ELEVATOR IN BUILDING......\$119,000 **GROUND FLOOR CORNER 1 BED 1.5 BATH ANDOVER C** COMMUNITY PATIO, CARPET AND CERAMIC TILE, FURNISHED, **302 NORWICH M** UNFURNISHED, CERAMIC TILE FLOORING, WELL TAKEN CENTRAL AIR, GREAT BUILDING GREAT LOCATION, INSIDE CORNER UNIT CARE OF, NEAR THE HAVERHILL ENTRANCE, WALL UNITS, LARGE WALK IN CLOSE TO SOMERSET POOL AND TENNIS\$79,900 CLOSET, A GREAT ASSOCIATION CLUBHOUSE AND THE EAST GATE, GREAT BUILDING, GREAT RESERVES\$70,000 **167 CAMDEN H** WOW, UPGRADES TO INCLUDE, KNOCK DOWN WALL IN KITCHEN, NEWER KITCHEN WITH NEWER CABINETS, **ANNUAL RENTALS** CERAMIC TILE THROUGH OUT, FURNISHED, OUT SIDE CORNER......\$83,000 **122 KENT H** ABSOLUTELY CHARMING, SO NICELY DONE, KNOCK DOWN WALL IN KITCHEN, NEWER CABINETS IN KITCHEN, UPGRADES IN BATHS, CERAMIC **UPPER FLOOR 1 BEDROOM 1 BATH** TILE FLOORING, FULLY FURNISHED, MOVE RIGHT INTO.\$79,000 **38 WINDSOR B** UNFURNISHED, WATER VIEW, CERAMIC TILE AND WOOD **269 CHATHAM N** INSIDE CORNER, CENTRAL AIR CONDITIONING, GREAT FLOORING, CLOSE TO PARKING, ANIMALS ACCEPTED, PRIVATE AND SERENE LOCATION, GREAT ASSOCIATION, CARPET AND TILE, FURNISHED,\$69,000 **GROUND FLOOR 1 BED 1 BATH** UPPER FLOOR 1 BED 1.5 BATH **63 KINGSWOOD D** STEPS TO PARKING, GARDEN VIEW, CLOSE TO LAUNDRY 195 CAMBRIDGE H ABSOLUTELY STUNNING, UNFURN OR FURN AND MAIL BOXES, WELL TAKEN CARE OF UNIT. FURNISHED, BEAUTIFUL FLOORING, LOTS OF LIGHT, UPGRADES GALORE, NEAR POOL, CARPET AND TILE, CLOSE TO BOTH GATES AND CLUBHOUSE \$63,000 GREAT ASSOCIATION AND NEIGHBORS\$1,200 **78 COVENTRY D** WALL UNITS, CARPET AND VINYL FLOORING, **GROUND FLOOR CORNER 1 BEDROOM 1.5 BATHS** TEN IN PLACE, NEAR HAVERHILL GATE AND FITNESS CENTER, **130 DORCHESTER F** NEAR THE DORCHESTER F POOL, THIS IS IN A GREAT LOCATION, VERY SERENE AREA\$63,000 GREAT CONDO, READY TO MOVE INTO......\$1,075 196 SHEFFIELD I UNFURNISHED, CERAMIC TILE FLOORING, CLOSE TO HASTINGS FITNESS CENTER\$55,000 **UPPER FLOOR 2 BED 1/5 BATH CORNER 85 CHATHAM D** WATERVIEW, FURNISHED, THE PRETTIEST LOCATION **227 NORTHAMPTON L** UNFURNISHED, CLOSE TO PARKING, CERAMIC TILE AROUND, ON THE ISLE PATIO FACING THE LAKE, OUT SIDE CORNER, CERAMIC TILE FLOORING, NICE BREEZES, NEWER RENOVATIONS, **UPPER FLOOR 1 BEDROOM ONE BATH** MOVE RIGHT INTO......\$1,600 **242 CAMDEN J** FURNISHED, COMPLETELY TAKEN CARE OF, GARDEN VIEW, **GROUND FLOOR 1/1 FIRST FLOOR** WALKIN DISTANCE TO THE POOL, GREAT BUILDING, COMMUNITY PATIO. KENT A FURNISHED, TILE WATER VIEW, ENCLOSED PATIO, GREAT ASSOCIATION\$75,000 NEAR KENT POOL\$1,050 109 BERKSHIRE E MR AND MRS CLEAN LIVE HERE, TOTALLY IMMACULATE, **4 NORTHAMPTON A** UNFURNISHED, CERAMIC TILE FLOORING, FRESHLY FURNISHED WITH ALL OF YOUR NEEDS TO SET UP HOUSEKEEPING, PAINTED, NEAR THE KENT POOL, GARDEN VIEW. GREAT BUILDING \$1,100 CLOSE TO PARKING, KENT POOL AND THE WEST GATE.....\$69,000 **153 BERKSHIRE G** TENANNT IN PLACE, \$800, UNFURNISHED, CARPET, GROUND FLOOR 2 BEDROOM CORNER TILE, NEAR KENT POOL, WEST GATE GARDEN VIEW, CLOSE TO PARKING. **63 HASTINGS I** ABSOLTUTELY BEAUTIFUL, FRESHLY PAINTED, LOTS OF LIGHT, OUT GREAT INVESTMENT.....\$65,000 SIDE CORNER, TWO FULL BATHS, UNFURNISHED, CERAMIC TILE THROUGH OUT, **344 NORTHAMPTON Q** PARTIALLY FURNISHED, SERENE AREA, VERY PRIVATE, CERAMIC TILE FLOORING, GARDEN VIEW, ONCE IN A LIFETIME UPPER FLOOR 1 BEDROOM 1 BATH **37 KINGSWOOD B** SOME FURNISHINGS, NEW KITCHEN **321 WINDSOR N** ABSOLUTELY ONE OF THE CLEANEST CONDO'S IN THE VILLAGE, WELL TAKEN CARE OF KNOCK DOWN WALL IN KITCHEN WHICH OPENS UP INTO A GREAT ROOM, FULLY FURNISHED AND STOCK FOR **CRESTHAVEN** MOVE RIGHT INTO. LOTS OF UPGRADES COME AND SEE\$47,000 **2580 EMORY DRIVE EAST, APT D** CARPET, CENTRAL AIR 155 SUSSEX H A VERY CUTE SPACE TO CALL HOME, GARDEN VIEW, CONDITIONING, PARKING AND LAUNDRY WITH IN WALKING FURNITURE, WELL TAKEN CARE OF\$55,000 DISTANCE 1 BEDROOM ONE BATH\$1,050

Minutes Delegate Assembly February 4, 2022

9:30 am Meeting called to order, Major Martino leads Pledge of Allegiance.

President announces change in order of agenda, Nominations from floor will follow Law Enforcement Report.

Law Enforcement Report:

Capt. Valenzuela explains Reverse 911 (legitimate calls from PBSO). Pre recorded messages are from Sheriff Bradshaw, computer messages are from Departments, Emergency messages are from the Hub. Lt. Monath discusses pedestrians walking in streets and the problems caused. There were 4 crashes, 2 pedestrian related, 28 citations, 25 warnings, 53 courses of action.

Cases of interest: Fraud, if someone calls and asks you to get gift cards, HANG UP on them.

Fake Microsoft call tells victim that they have a \$7000 refund for them. Victim (from Chatham) was instructed to get \$7000 in gift cards and give code on back of the cards. Victim lost \$7000.

Son discovered mom (from Dorchester) was scammed \$33,850 from a Romance scheme.

Jewelry valued at \$26.000 was missing while spouse was receiving medical aid.

270 calls, 47 reports taken.

Question on calls asking for donations for Sheriff's Department being scams discussed.

Question on porch pirates discussed. If you are expecting a package, ask a neighbor to pick it up if you won't be home.

Food delivery services leaving deliveries at wrong addresses discussed.

179 delegates signed in.

Question on 232 Associations needed for WPRF contract discussed, current number is at 218.

Bobbi Levin, Nominations Chair calls for Nominations from the floor.

President: none

Vice President: none

Recording Secretary: none

Corresponding Secretary: Bob Rivera nominated by John Gragg, Camden C, 2nd Bella Krom, Dorchester H, Bob Rivera, Bedford K accepts.

Treasurer: Ed Grossman nominated by Dan Gladstone, Cambridge F, 2nd Nadine "Cookie" Currier, Golf Edge. Ed accepts

Fausto Fabbro nominated by Mary Jane Gorges, 2nd Sandra Levine. Fausto accepts.

Executive Board: none

President's Report: Widening of Turnpike will soon start, but only up to Okeechobee Blvd. Promised noise wall may be in question, Okeechobee Blvd. may also be widened. Discussion with planners with the help of Commissioner Weiss in future to add noise wall for that project should also be discussed.

Treasurer's Report: Praises David Boas for service to UCO. Medical Building sold, has impacted the average price of our units. We have forwarded to the auditor everything they have asked for.

Question from floor on meeting concerning Medical Bldg discussed. Zoom meeting on Wed. at 1 pm.

Question from floor re sidewalks briefly discussed.

Question from floor re elimination of parking spaces at Medical Bldg. discussed.

Comment cards for Zoom meeting will be available at UCO.

Garbage days schedule change and previous attempts briefly discussed. Put out bulk pickups as close to the scheduled days.

Question from floor re UCO stance on zoning of Medical Building and Roadway Agreement.

UCO's official position is that it is against zoning change for religious purposes and pools.

Fausto Fabbro: Reports that UCO Reporter was in debt over \$20,000 and within 6 wks, corrected with minimal amount of debt.

Domenic Guarnagia: questions Commissioner Weiss on requirements for 40 yr certifications inspections. Commissioner Weiss: currently no requirement, no ordinance requiring inspection.

Niels: Anyone having structural concerns can call 561-355-2202 or email district2@pbc.gov

Ruth Dreiss, Editor UCO Reporter, discussed production and expenses for past month.

Don Foster, LCAM: reported on Zoom meeting for county hearing on Wednesday. Initial application was rejected and will have to start over to reapply and it will have to go through the whole process.

Niels will try to have it recorded to broadcast on CV channel. Will make anything new available on application.

Moving vans over 40 feet in length will not be allowed in Village. Security is patrolling for unregistered vehicles.

Commissioner Weiss: "You can count on my support for the noise wall." Discussed informational zoom meeting on Wednesday, FoundCare Medical in Citibank bldg. on Okeechobee. Condemned Neo-Nazi demonstration in Orlando last week.

Question from floor re Governor's plan for open carry in Florida. Answer: confirmed.

Iguana problem. They are an invasive species and can be captured and euthanized. Iguana killer/hunter will be in Village next week.

New Business: inquiry of fees (visitor) \$5 a day and possibility of changing back. Referred to Operations Committee meeting.

Cable concerns discussed. Anyone having outage, let UCO know. Atlantic Broadband changed their name to Breezeline .

Guests are permitted at all meetings.

Operations Meeting is held on the last Tuesday of each month at 1pm in Room C.

Rewiring of buildings discussed. If interested, contact Maria Depregenzo, Sussex H.

Meeting adjourned.

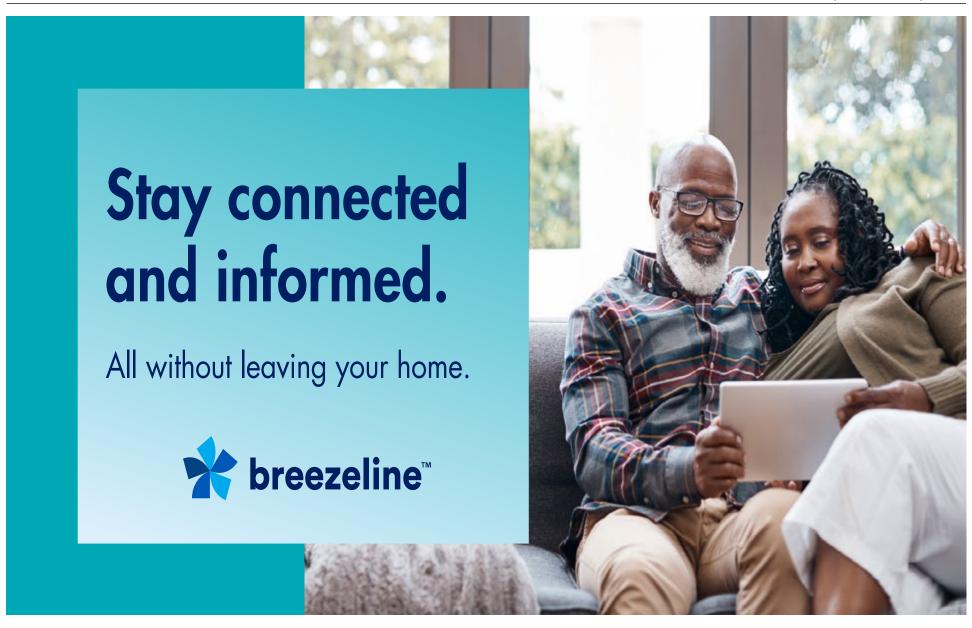
Respectfully Submitted, Bob Rivera, USN Ret. UCO Recording Secretary

Delegate Assembly Attendance

Delegates Present at February 4, 2022 Delegate Assembly

Andover	C, F, G, H, J, M	Norwich	A, D, E
Bedford	A, C, F, G, H, J	Northampton	D, N, P, R, S
Berkshire	B, H	Norwich	L
Cambridge	C, D, E, F, G, I	Oxford	100, 200 (1 of 2), 400, 500 (1 of 2), 700 (1 of 2)
Camden	B, C, K, O	Plymouth	3 (1 of 2), 4 (1 of 2)
Canterbury	B, D, E, G	Salisbury	D, I
Chatham	A, E, G, H, M, N, Q, R, T, U	Sheffield	A, C, J, L, N, P, Q
Coventry	B, E, G, H, I, J, K	Somerset	A, B, D, E, F, G, I, K, L
Dorchester	E, G, H	Southampton	A (1 of 3), B, C
Dover	(6 of 9)	Stratford	A, B, C, K, L, N, O
Easthampton	F, G, H	Sussex	A, E, F, H, J
Golfs Edge	(5 of 7)	Waltham	E, G, H, I
Greenbrier	A, B, C	Wellington	A (1 o 2), D (1 of 2), E, F (1 of 2), G, H, J (1 of 2), K, L,
Hastings	D, E, G, I		M (1 of 2)
Kent	A, B, E, I, J, N	Windsor	C, F, H, J, K, L, Q, R
Kingswood	D		

Thanks again to the delegates/alternates who contributed to attaining a quorum for this meeting. Your interest is much appreciated.



Take a look at how we're making it easy for Century Village to get assistance through the My Services Portal

Self-Service Options

View and manage your account, troubleshoot common Internet problems, check for outages and much more – all from the comfort of your own home. See below for more details on the My Services online portal.

More Ways to Pay

If you prefer to pay by phone or mail, you can call our automated phone system to set up one-time or recurring payments, or you can mail payment directly to our PO Box. You can also pay your bill online.

Fast Service Additions

Get started quickly with additional services like unlimited local and long distance calling, Breezeline TV or lightning-fast gigabit Internet.

Easy Upgrades

Whether you need faster Internet speeds to support video calls with relatives, or more TV channels or capabilities – it's all just a phone call away.

Haven't created your My Services account yet? Call <u>844.455.4086</u> or set it up today at: breezeline.com/my-services

My Services Portal

Stream TV online – Watch TV on your personal devices at home or on the go through our web player at tvonline.breezeline.net/start/streamingtv.

Troubleshoot modem – Access useful Internet and WiFi tools like speed test, quick troubleshooting and device reset guides.

Seasonal plan – Save money and ensure services are ready when you return home with no-charge activation and reconnection.

Online bill pay - Enjoy hassle-free billing with set-and-forget autopay.

Check email – Stay connected to friends and family with secure email access through My Services, or reset your password quickly with our online tool.

Check outages – Stay informed when severe weather affects service, with up-to-the-minute updates.

LEGAL



Access to Units

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

"I'm not giving you the key to my unit and I'm not letting you in" said the new Condominium unit owner to the Board member.

"But you have to," said the Board member. "Why?" asked the unit owner.

I empathize with the unit owner's feelings in this scenario, as many years ago, before I knew the law, I felt the same way. But as I've learned, the law does not take feelings into account.

Section 718.111(5)(a), Florida Statutes, provides: "The association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the association pursuant to the declaration or as necessary to prevent damage to the common elements or to a unit."

Key

The right of access granted by this statutory section has been held by arbitrators to be broad enough to support a requirement that unit owners must provide keys to their units to the association. I also strongly recommend that the requirement for a key be added to your Declaration of Condominium and/or rules and regulations to emphasize the point. In one case where a unit owner refused to provide a key, the arbitrator held that fear of damage to or loss of property and distrust of the association must be denied as reasons. The unit owner must provide the Association a key and the Association must take all steps necessary to ensure that the keys are protected and only used for proper purposes.

Access

The right of access is irrevocable and numerous excuses for failing to provide access have been rejected including distrust of association personnel, fear that property will be damaged or stolen by persons gaining access, and even the claim that the owner keeps national defense secrets secured in his unit. The Association must have a proper purpose in keeping with the statute or the Declaration of Condominium to require access, but once established access must be granted.

While the statute does not include a notice requirement, unless entry is required due to an exigent circumstance such as water pouring out of the unit, smoke, or a horrible smell coming

from the unit, then notice should be provided to the unit owner, in advance, to advise when access will be required.

The Fourth District Court of Appeals has held that the fact that an individual gives up a measure of personal freedom in order to accommodate the interests of a majority of the community is inherent in the concept of condominium ownership. In Sterling Village Condominium, Inc. v. Breitenbach, 251 So.l2d 685, 688 (Fla. 4th DCA 1971), the Court held that:

. . . Every man may justly consider his home his castle and himself as the king thereof; nonetheless his sovereign fiat to use his castle as he pleases must yield, at least in degree, where ownership is in common or cooperation with others. The benefit of condominium living and ownership demands no less.

Mark D. Friedman, B.C.S. is a shareholder in the law firm of Becker and is recognized by the Florida Bar as Board Certified in Condominium and Planned Development Law. This column is intended for educational purposes only and is not meant as legal advice. If you have an issue with access, please consult with your own attorney before doing so. Mr. Friedman may be reached at MFriedman@beckerlawyers.com.



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Great location, design your own condo\$49,000
ANDOVER F- 1/1 ½ GROUND FLOOR CORNER.
Updated central air conditioning, turnkey \$78,500
SHEFFIELD L- Ground Floor, 1/1½.
Cozy, light and bright, furnished, garden view\$69,500
SHEFFIELD L- 2nd FLOOR. 1/1½,
central air, turnkey, updated kitchen \$69,900
STRATFORD N- 1/1½, 2nd Floor,
central air, light and bright, updated, turnkey, furnished\$75,900
• •
CHATHAM C- UPDATED ON THE WATER. 2/1½, Ground floor, pet friendly building \$119,000
CAMDEN H- 1 BEDROOM, 1 ½ BATH,
2nd Floor, totally renovated\$61,000
WELLINGTON B- 2/2 Penthouse,
beautiful water view, hurricane shutters \$154,900
COVENTRY I- 1/1½, 2nd Floor.
Totally updated, furnished, corner,
building has lift, new stainless-steel appliances. \$85,500.
SOUTHHAMPTON C- 1/1 ½ PENTHOUSE.
Turnkey, furnished, tile throughout,
steps to pool\$68,500
CHATHAM I- 1/11/2, 2nd Floor, beautiful
water view, updated kitchen\$79,500.
WELLINGTON B- 2/2 Updated kitchen,
ground floor, central air, water view \$174,500
GOLF'S EDGE H- 1/1½, 2nd Floor, CORNER,
tile throughout, updated, enclosed lanai \$75,500
GREENBRIER C- 1/1½, UPDATED.
Turnkey, large tile throughout, furnished, park at your door, move in\$89,000
puikui youi uooi, move m

ANDOVER

WELLINGTON G

2 BEDROOM, 2 BATH, PENTHOUSE.

Light & bright, furnished,
central air conditioning, updated,
enjoy fabulous view from oversized patio. \$183,500

STRATFORD O

SHEFFIELD D

Wow! 2 BEDROOM, 1 ½ BATH, GROUND FLOOR, CORNER.Water view, central air, furnished, large tile throughout, close to Hastings Fitness Center.....\$94,000

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Easthampton G 1 BR / 1.5 BA	\$93,000
Andover F 1 BR / 1.5 BA	\$79,900
Kingswood F 1 BR / 1 BA	\$65,990
Windsor R 1 BR / 1.5 BA	\$65,000
Northampton P #3281 BR / 1.5 BA	\$64,000

UNDER CONTRACT

ONDER CONTRACT	
Somerset D 2 BR / 2 BA	\$115,000
Chatham E 1 BR / 1.5 BA	\$109,000
Sheffield Q2 BR / 1.5 BA	\$92,500
Golfs Edge #B2 BR / 2 BA	\$84,900
Golfs Edge B 2 BR / 2 BA	\$82,000
Berkshire G 1 BR / 1.5 BA	\$78,000
Sussex A 1 BR / 1.5 BA	\$68,500
Coventry F 2 BR / 1.5 BA	\$95,000
Stratford I 1 BR / 1.5 BA	\$81,500
Norwich O 1 BR / 1.5 BA	\$72,967
Camden G 1 BR / 1.5 BA	\$65,000

SOLD

Camden C 1 BR / 1.5 BA	\$90,000
Sheffield H 2 BR / 2 BA	\$84,750
Sussex B 1 BR / 1.5 BA	\$79,900
Coventry C 1 BR / 1.5 BA	\$79,900
Easthampton F 1 BR / 1.5 BA	\$69,000
Golfs Edge # G1 BR / 1.5 BA	\$61,500
Dorchester J 1 BR / 1 BA	\$56,000
Hasting G 1 BR / 1 BA	\$55,000

RENTALS

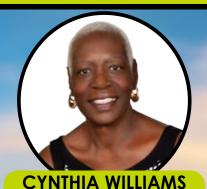
Kingswood C... 1 BR / 1 BA\$1,300





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What our customers say:

*Names available on request.

66

★ ★ ★ ★ . Highly likely to recommend

SOLD A HOME IN FLORIDA

"Very professional, and knowledgeable about the market, pleasure doing business with him. My agent went out of his way to accommodate this sale and help facilitate the move out of Century Village. He got the job done!" - D.K.*

66

 $\star\star\star\star\star$ - Highly likely to recommend

RENTED A CONDO

"My Agent was a life saver in a long distance transaction. Her communication, attention to detail and just plain caring made the impossible happen. A MILLION thanks!" - L.A.*

66

 $\star\star\star\star\star$ - Highly likely to recommend

BOUGHT A CONDO

"My agent helped me find and buy my Florida residence. She was most helpful explaining and answering all my questions and concerns. She was always available to show me listing and helped gain access to all homes I wanted to see. I wouldn't hesitate to use my agent, both buying and selling. I have recommended her to others who have been very pleased." - G.G.*

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March Property News

DOROTHY JACKS PBC PROPERTY APPRAISER

Dear Taxpayer:

One aspect of the homestead exemption that many people miss



is that it caps the annual valuation of your home. So, in addition to a reduction in the taxable assessment of your home, the Save

Our Homes Cap limits any increase to the assessed value of a homestead exempt property to a maximum of 3% each year or the change in the Consumer Price Index (CPI), whichever is lower.

For 2022, the maximum increase will be 3%, as the change in CPI increased 7.0% from December 2020 to December 2021. This increase in CPI reflects the inflation seen across dozens of consumer categories, including shelter, food, transportation, and energy.

While the change in the CPI follows many markets, Florida law requires my office to value property based on the status of the real estate market. My office will determine a total market value for every home as of January 1, taking into

consideration the price fluctuations reflected in the sales of residential properties. But if your property is homesteaded, the taxable assessed value will not increase more than

If you already have a homestead exemption on your property, you do NOT need to reapply. Other property tax exemptions include those for low-income seniors, widows and widowers, persons with disabilities, active-duty military, veterans, "granny flats," and more. For information, visit pbcgov.org/ PAPA or call Exemption Services at 561.355.2866.

In this month's newsletter, a reminder to all business owners in Palm Beach County about filing for a Tangible Personal Property Tax Return for 2022 and my office's annual college scholarship application process is now open. Enjoy reading and enjoy your spring.

Business Tangible Personal Property

Florida allows an exemption up to \$25,000 in value for tangible personal property assets used by a business. You must file an initial Tangible Personal Property Tax Return (DR-405) to receive the exemption. Thereafter, you need not file

an annual return unless the value of your tangible personal property exceeds \$25,000 on January 1. Tangible Personal Property used in a business includes furniture, fixtures, machinery, tools, equipment, appliances, signs, leasehold

supplies, leased improvements, equipment, and any other assets used by the business.

The filing deadline is April 1. Failure to file will result in the loss of the exemption and the assessment of penalties per Florida Statutes, Sections 193.072 and 193.073.

Save time, paper, and postage by filing online using the E File link on our website pbcgov.org/papa. If you need a paper form (DR-405) you can download it from our website on the Forms page. If you have any questions about reporting personal property, tangible E Filing, or the \$25,000 tangible exemption, please call our office at 561.355.2896 or email mytpp@pbcgov.org.

Property Appraiser's Office Annual Scholarship Awards Program

Our office is now accepting applications for the 29th Annual Palm Beach County Property Appraiser's Scholarship. Six college scholarships of \$1,500 each will be awarded to graduating high school

seniors who plan to attend a higher education institution full time. The deadline to apply is March 31, 2022.

To be eligible for a scholarship award, a student must be a resident of Palm Beach County, have a minimum of 3.0 GPA, and plan to attend an accredited higher education institution (college or community college).

In addition to receiving a scholarship, each recipient will be offered an opportunity for a paid summer internship in the Property Appraiser's Office.

Since 1994, the Palm Beach County Property Appraiser's Office has awarded more than \$150,000 in college scholarships. The program is particularly special to the Property Appraiser's Office because the money raised for the scholarships is 100% funded by employees who volunteer to donate to the fund in return for casual dress Fridays.

For more information, call 561.355.3230 or visit pbcgov.org/ papa/scholarship-awards.htm.



Lunch Included 11:30am - 1pm

May 2	The Pros and Cons of Medical Marijuana
June 6	Stroke Awareness: Signs and Symptoms
July 11	Headaches Decoded
August 1	Diabetes Education
Sept. 12	Fall Asleep and Stay Asleep
Oct. 3	Breast Cancer Awareness for Women and Men
Nov. 7	Dementia vs. Alzheimers
Dec. 5.	Health and Wellness Panel. Q&A with multiple health entities in the community.

RSVP to Patti at 561-345-0817

Palm Beach County News

BY COMMISSIONER GREGG WEISS

New Health Center Opens Doors

A healthcare provider, dedicated ity to pay for services. to making sure that anyone can see a doctor irrespective of their ability to pay, recently opened its doors right next to the main entrance to Century Village.



On January opened its fa-Boulevard and Vice Mayor Weiss was there to speak and help cut the rib-

bon.

Weiss talked about the important role FoundCare plays in the Palm Beach County community by providing uninsured and underserved individuals and families quality healthcare services. It's their mission to provide quality healthcare and social services for all individuals and families.

FoundCare, which runs 7 locations throughout the county, accepts most insurance plans and for those without insurance it offers a sliding fee scale based on household size and income, making sure that no one is turned away due to inabil-

Their Okeechobee health center provides pediatric, adult, and geriatric primary care, chronic disease management, behavioral health, laboratory services, infectious disease, social services, as well as an 27 FoundCare on-site pharmacy.

cility on 5867 ABOUT COUNTY COMMISSIONER Okeechobee 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.

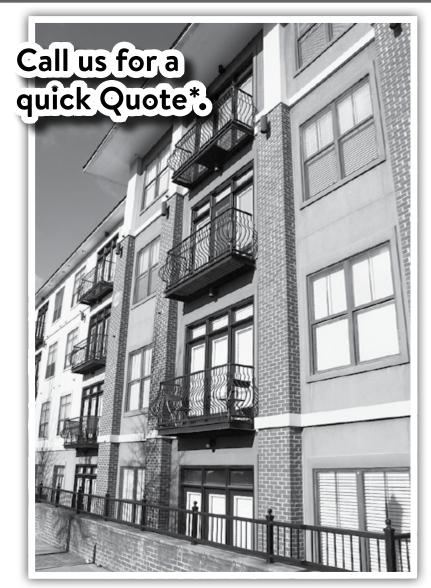
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We have been in the neighborhood for 32 years-- in the same location.

March Tax Talk

ANNE M. GANNON CONSTITUTIONAL TAX COLLECTOR PBC

Dear Friends:

After finding the right location for our newest service center, more



than a year of construction and just about twenty-two miles of cables, I was thrilled to officially open our Westlake Service Center

on February 22! With an audience of distinguished guests from the County and City of Westlake, the ribbon was cut, and the service center was open for business! It is always a tremendous undertaking to construct and open a new facility and my staff, led by Joe Sverak, Chief Information & Facilities Officer, and all our partners did an amazing job bringing this new 23,735 squarefoot state-of-the-art service center to the growing western communities of our county. My staff and I are looking forward to serving our residents in that area!

I also want to remind you that if you have not yet paid your 2021 property tax, the March 31 deadline is fast approaching. Visit our website, www.pbctax.com to make

a payment before the deadline!

NEW 2022 TAX PLANNER & SERVICES GUIDE

I am pleased to share that our 2022 edition of the award-winning Tax Planner & Services Guide is now available in digital and print formats. Each year, I am proud to provide this guide, to you, our clients, so you can plan for the year ahead. This year, new enhancements have been added, including QR codes, so you can easily scan the page on your smart device to link to additional information on our website.

Next time you have an appointment to visit one of our service center locations, you can pick up a copy or visit www.pbctax.com/TPSG to order a print copy and to view the guide in a convenient digital format. The digital version contains links to corresponding content, forms, and resources right on our website, making it easier than ever to find what you need. I hope you find this guide helpful and useful.

SAYING GOODBYE TO THE "LITTLE FORT" PGA OFFICE

And with a rumble and cloud of dust, we finally said goodbye to our

"Little Fort" PGA office. On Monday, February 7, 2022, demolition of what was once the Tax Collector's smallest office, took place.

Operated by the State Division of Driver Licenses before the Tax Collector's Office inherited the building in 2010, this location has served generations of Palm Beach County drivers. And just as Palm Beach County has grown, we must also grow to accommodate the needs of the public.

A new, state-of-the-art facility, offering 74% more client service stations to meet anticipated growth to serve North County taxpayers, will replace the former DMV office. Clients will enjoy the convenience of a secure drive-by drop box, offering payment 24/7 without having to get out of their car or make an appointment.

With this addition, the Tax Collector's Office currently operating within the North County Governmental Center will close. Then, our North County team will transition to the new facility once completed in late 2023.

The new service center will be the third facility built by our agency to meet the demand because of the growth in Palm Beach County.

"When I was elected in 2006, our county was home to 700,000 people. We have now grown to over 1.6 million people," said Gannon. "This new service center will give us the

ability to serve clients more efficiently now and in the future."

I expect to complete construction on this new service center in late 2023.

WELCOME TO THE TCO!

I am pleased to welcome the newest member of our Senior Leadership Team, Ajani Starks. Ajani is our new Director of Contact Center Operations and will assume responsibility for the Client Care and Research Center. He brings significant call center and client service experience with him, most recently as the Call Center Manager for Broward County Government where he led a team of 150 employees that answered calls for multiple county agencies and the County's Emergency Hotline during declared emergencies. "I am excited to join the Palm Beach County Tax Collector's Office and look forward to continuing our standard of excellence in providing unparalleled customer service to our clients," said Starks.

IMPORTANT DATES & DEADLINES

March 1 - Tourist Development Tax (TDT) Due

March 13 - Daylight Saving Time Begins

March 17 - St. Patrick's Day

March 31 - Deadline to pay 2021 property tax

March 31 - Final Installment Payment Plan payment due

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Clerk Report - March

JOSEPH ABRUZZO, PBC CLERK OF THE CIRCUIT COURT AND COMPTROLLER

Make a Plan for Your Passport Get started with the Clerk of the Circuit Court & Comptroller's office

One of the many services that our office provides involves the most important item you'll have with you when you travel internationally: your passport. While the eventual



processing your application is handled by the United States Department of State, vour Clerk of Circuit the Court & Comptroller, Palm

Beach County, is the first step in your passport journey.

Before we know it, the summer travel season will be upon us. With passport processing times currently between 8 to 11 weeks for routine passport processing and 5 to 7 weeks for expedited processing, we recommend submitting your application well in advance of any planned travel.

If you have kids or grandkids under the age of 16, Spring Break is the

perfect time for them to visit our office and apply for a passport, as it must be done in person with two parents or guardians. You must also apply in person if you're applying for your first passport, if your passport was issued more than 15 years ago, or was lost, stolen or damaged.

Our branch office clerks in Palm Beach Gardens, Delray Beach and Belle Glade are here to help you submit your passport application. Make an appointment through our online scheduler to select the day and time that works best for you. Keep in mind that we cannot accept applications at the downtown West Palm Beach courthouse.

To ensure you receive your passport in time for your scheduled trip:

Apply early. The Department of State recommends travelers apply for their passport at least six months in advance of a planned trip.

Go online. Visit mypalmbeachclerk.com/passports to request a passport application appointment and find links to the most up-todate Department of State forms and photo requirements.

Bring your ID. Make sure to bring your identification with you when you apply. For a checklist of the items that you must bring with you, including your photo identification and proof of citizenship, visit the Department of State's website at travel.state.gov/passports.

There are 145,028,408 valid passports in circulation, with over 15 million passports issued in 2021. Add your name to the millions of people prepared for travel and make your appointment today.

I encourage you to follow @Clerk-PBC on Facebook, Twitter and Instagram for the latest information on our office and other important

Regards, Joseph Abruzzo Clerk of the Circuit Court & Comptroller



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321 SHEFFIELD N

102 OXFORD 300 **106 OXFORD 200**

8 CAMBRIDGE A 217 BEDFORD I

107 GREENBRIER C 210 GREENBRIER C

63 DORCHESTER C 56 SHEFFIELD C

106 WELLINGTON E 17 KINGSWOOD A

61 SOMERSET C 163 BEDFORD G

302 SHEFFIELD M 348 SOUTHAMPTON C

201 GREENBRIER A 443 WELLINGTON H There are 75 Properties For Sale Today Throughout Century Village. List your property with The Farbers, we can sell your home quickly!



ANDOVER F 2ND FLR 1-1

TILE FLRS STEPS TO POOL COMPL FURN W OPEN KITCHEN, NEWER APPLIANCES.......\$69,900

BERKSHIRE F GRD FLR CORNER 1 - 1 1/2

FURNISHED OPEN KITCHEN W GRANITE COUNTERS, RECESSED LIGHTING, HURRICANE SHUTTERS, ENCLOSED PATIO, TILE FLRS\$99,900

CANTERBURY G GRD FL 1-11/2

NEW HWH, KITCHEN & BATH

GOLFS EDGE 4 GRD FLR CORNER 2-2

TILE FLRS, JUST PAINTED, WATER INCL IN MAINT STEPS TO EAST GATE AND CLUBHOUSE.......\$179.000

HASTINGS C GR FLR 1-2

FULLY FURN, 1/2 BATH CONVERTED TO FULL SHOWER, TILE FLOORS, HAS D/W NEAR HEALTH SPA & POOL\$89,999

SHEFFIELD F GF CORNER 1 - 1 1/2 FURNISHED TILE FLOORS, NEAR EAST GATE AND HASTIGS CLUB HOUSE & HEALTH SPA.......\$85.000

SOMERSET H 2ND FLR CORNER 2-2 LAKE VIEW STEPS TO TENNIS, FURNISHED, STEPS TO POOL\$149,000

STRATFORD 0 GROUND FLR 1-11/2

FURNISHED, WRAP AROUND PATIO AND A CORNER. WATER INCLUDED IN MAINT, COMPLETELY FURNISHED\$125,000

WINDSOR L 2ND FL OUTER CORNER 1 - 1 1/2

TILE FLRS FURNISHED NEAR CAMDEN POOL......\$83,000

RENTAL

BEFORD J 1-1

COMPL REDONE. 2ND GR FLR UNF. EXCELLENT RENOVATION\$1.350 MO

MARCH





BY STATE ATTORNEY DAVE AARONBERG

Our office remains focused on fighting elder fraud and protecting vulnerable seniors. On Jan. 20, prosecutors secured the conviction of a fraudster who took over \$400,000 from a 93-year-old victim's bank accounts.

The defendant pleaded guilty to two felonies in this exploitation of a man who was living at an assisted living facility. The pun-

ishment: 75 months in state prison. Sadly, these financial crimes are all too common.

We are determined to seek justice for victims. Four prosecutors from our white collar crime unit serve on a task force with law enforcement partners and local agencies. This collaboration has sped up investiga-

Our office remains focused on tions and produced successful pros-

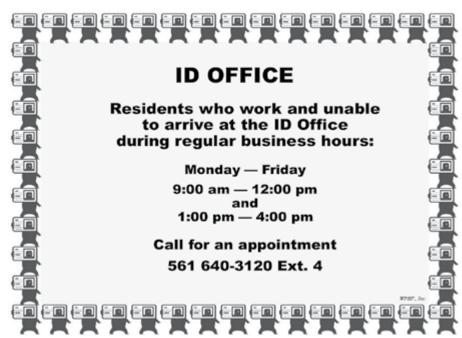
Our office also has a team specializing in elder abuse. We review complaints sent from the state Department of Children & Families and make sure criminal allegations are turned over to law enforcement and properly investigated.

We also reach out to vulnerable elderly victims to make sure they have a friendly contact person within our office if the case rises to the level of prosecution.

We will continue to make it a priority to protect senior citizens from exploitation, whether it's financial fraud or physical abuse. If you know of someone in danger:

Call DCF's Hotline at 800-96-ABUSE (800-962-2873).

Palm Beach County Sheriff's Office non-emergency line: 561-688-3000.



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Around the Bases with Irwin Cohen



100 years ago in 1922, the Lincoln Memorial in Washington was dedicated. Joseph Stalin became leader of the Soviet Union and Benito Mussolini rose to power in Italy.

Those of us who love old movies and television shows will remember the following who were born a hundred years ago: Telly Savalas, Darren McGavin, Carl Reiner, Norman Lear, Redd Foxx, Robert Vaughn, Jason Robards, Jack Klugman, Michael Ansara, Rory Calhoun, Sid Caesar, Jackie Cooper, Guy Madison and Steven Hill.

Some of the baby girls born that year who would go on to fame and fortune included: Betty White, Judy Garland, Bea Arthur, Ava Gardner, Doris Day, Yvonne DeCarlo, Barbara Hale (Perry Mason's secretary), Veronica Lake, Cyd Charisse, Dorothy Dandridge, Eleanor Parker, Ruby Dee, Audrey Meadows (Jackie Gleason's wife on the Honeymooners), Gale Storm (My Little Margie), Nancy Walker, Joanne Dru and one of the greatest ladies on the American historical scene, Rachel Robinson. Mrs. Jackie Robinson was, and is the classiest lady I ever met during my time on the Baseball beat. She is the only one of the aforementioned names still alive and is looking forward to her 100th birthday in July. This year also marks the 75th anniversary of Jackie Robinson's major league debut in 1947 and the breaking of the color barrier. More on that next month.

Let's take a look at the baseball scene 100 years ago in 1922.

The New York Yankees were in their last year of being tenants of the National League's New York Giants in the Polo Grounds. The Yanks left their small, wooden ballpark with limited seating in upper Manhattan in 1913 and their new magnificent Yankee Stadium was rising across the Harlem River in the Bronx from the Polo Grounds.

Babe Ruth was missing from the Yankees' lineup for the first six weeks of the 1922 season. Baseball Commissioner Judge Kennesaw Mountain Landis suspended Ruth for participating in a barnstorming tour of 15 games in several towns after the World Series. Ruth made up the lost income by appearing on Vaudeville stages in the off-season, doing a little speech and answering questions from the audience. After

being bombarded by letters from fans and articles by newspapermen, Landis rescinded the stupid rule and barnstorming by ballplayers to make extra money after the season became routine for decades.

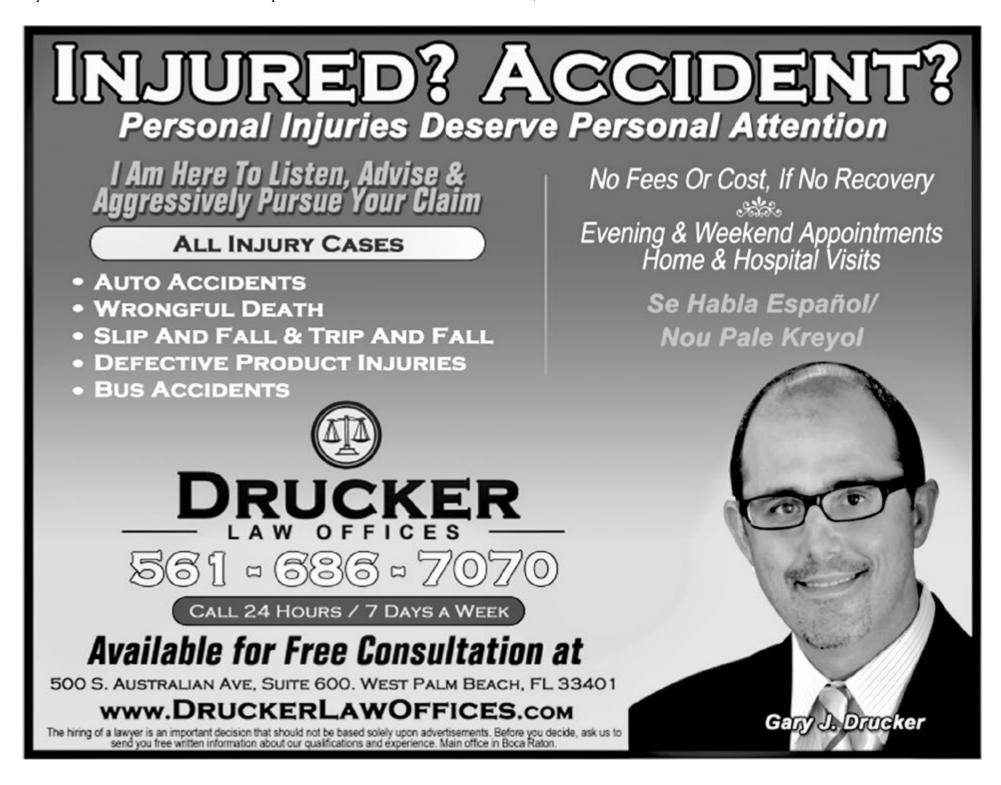
Even though he missed six weeks, Ruth still managed to hit 35 home runs in 110 games, down from 59 homers in 152 games the year before. The Yankees won the American League pennant by only one game over the St. Louis Browns as Ruth's hitting was missed early in the season

The Browns had their own superstar, first baseman George Sisler. Sisler had an amazing batting average of .420 in 1922. The National League St. Louis Cardinals had a superstar also. Second baseman Rogers Hornsby hit .401 and smashed 42 home runs. Baseball fans in St. Louis were lucky to see players in both leagues and the two teams shared the same ballpark, Sportsmans Park. Decades later, when the Cardinals would be sold to beer baron August Busch, the ballpark would be renamed Busch Stadium.

For the second consecutive season, the Yankees and Giants met in the World Series and the Giants swept the Yankees in four games, negating the need for Games, 5, 6, and 7. Players only share monetarily in the first four games so they can't be accused of prolong the Series for extra income. Owners get a share in the first four games also but make most of their money if the World Series goes longer. One owner confided in me that he'd rather lose in seven games than win in four as the income is greater and player contracts would be easier to negotiate if the players were on the losing side.

The losing team gets a silver World Series ring while the winners get a gold one.

Author, columnist Irwin Cohen headed a national baseball publication for five years and interviewed many legends of the game including Joe DiMaggio and Hank Greenberg. While working in a front office position for the Detroit Tigers, Irwin earned a World Series ring for his behind the scenes work while the Tigers won the 1984 World Series. He may be reached in his CV dugout at irdav@sbcglobal.net.





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(up to 6 vents) 1000 sq ft	. \$395
*Additional cost from larger units and	added
vents will apply	
*Emergency restoration service for war	ter leaks

CENTURY VILLAGE CLASS SCHEDULE MARCH 2022

RESIDENTS ONLY

MASKS AND SOCIAL DISTANCING RECOMMENDED PARTICIPANTS MUST SIGN UP IN ADVANCE

PAYMENTS by <u>CASH or CHECK ONLY</u>. Make checks out to <u>W.P.R.F., Inc.</u> \$25.00 Service charge on all Returned Checks

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TUESDAY CLASSES							
Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
PRACTICAL SPANISH FOR BEGINNERS - NEW TIME classes run 3/8 thru 4/12							
NEW TIME	03/08/22	10:15 to 11:15	\$40	6	Class Room A	***	Beverly Dolgin
Description: Take	lessons in Sit	uational Spanish.				*** bring p	en and notepad
FRENCH FOR	RBEGINN	ERS NEW [<u>YAC</u>			classes run 3/	'8 thru 4/12
NEW DAY	03/08/22	11:30 to 12:30	\$40	6	Class Room A	***	Beverly Dolgin
Description: Take lessons in beginner French. *** bring pen and notepad							

WEDNESDAY CLASSES

Course Name Start Date Time Cost # Weeks Room Materials Instructor

BASIC LINE DANCING STEPS # 1 BEGINNERS

classes run 3/2 thru 3/23

THIS CLASS MOVED TO HASTINGS AEROBIC ROOM ** See reverse for proper footwear

03/02/22 1:00 to 2:00 \$5 4 <u>Hastings Aerobic</u> Jerri A **BEGINNER CLASS** Have fun stimulating your brain and working your muscles while learning Basic Line Dance Steps!

BASIC LINE DANCING STEPS # 2 INTERMEDIATE

classes run 3/2 thru 3/23

THIS CLASS MOVED TO HASTINGS AEROBIC ROOM ** See reverse for proper footwear

03/02/22 2:00 to 3:00 \$5 4 <u>Hastings Aerobic</u> Jerri Adams

INTERMEDIATE CLASS Have fun while learning more advanced Line Dance Steps!

BALLROOM DANCE BEGINNER

classes run 3/2 thru 3/23

THIS CLASS MOVED TO HASTINGS AEROBIC ROOM ** See reverse for proper footwear

03/02/22 4:00 to 5:00 \$25 4 Hastings Aerobic Natalia Bragarnik

Description: Learn Ballroom & Latin Dances with a Professional Dancer/Teacher. Includes: Waltz, Swing, Fox-Trot, Tango, Salsa, Merengue, Cha-Cha-Cha, Rumba, Quick-Step & Samba!

BALLROOM DANCE INTERMEDIATE

classes run 3/2 thru 3/23

classes run 3/10 thru 4/14

Materials

THIS CLASS MOVED TO HASTINGS AEROBIC ROOM ** See reverse for proper footwear

03/02/22 5:00 to 6:00 \$25 4 Hastings Aerobic Natalia Bragarnik

Description: Learn Ballroom & Latin Dances with a Professional Dancer/Teacher. Includes: Waltz, Swing, Fox-Trot, Tango, Salsa, Merengue, Cha-Cha-Cha, Rumba, Quick-Step & Samba!

Course Name Start Date Time Cost # Weeks Room

CANASTA BEGINNERS classes run 3/10 thru 3/31

03/10/22 10:00 to 12:00 \$20 4 Upstairs Lobby Diane Andelman Description: Come in and learn to play this exciting card game! Class Dependent on Minimum Class Size

ESL - ENGLISH AS SECOND LANGUAGE - <u>BEGINNERS</u>

NEW TIME 03/10/22 **10:15 to 11:15** \$40 6 Class Room A *** Beverly Dolgin

BEGINNERS CLASS: Learn English as your Second Language

For Those With Little or No Knowledge of English Language *** bring pen & notepad

ESL - ENGLISH AS SECOND LANGUAGE - INTERMEDIATE/ADVANCED

classes run 3/10 thru 4/14

Instructor

NEW CLASS 03/10/22 **11:30 to 12:30** \$40 6 Class Room A *** Beverly Dolgin

INTERMEDIATE/ADVANCED CLASS: Learn English as your Second Language

For Those With Better Knowledge Who Wish to Improve Their Conversational Skills ***bring pen & notepad

YIDDISH LANGUAGE CLASS

TBD 10am - 11:30am \$7 6 Class Room B Rachel Gordon

Description: Yiddish for Beginner Or Intermediate Students

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 - 4:15 pm

Room Location Subject to Change or Modification

PLEASE DO NOT REARRANGE THE TABLES OR CHAIRS IN ANY ROOM

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.

** ATTENTION DANCE STUDENTS **

THIS FOOTWEAR ALLOWED IN HASTINGS AEROBIC ROOM:

SNEAKERS, SOCKS, SUEDE SOLED DANCE SHOES WITHOUT HEELS, OR

BAREFOOT (NOT IDEAL) NO OTHER TYPE OF SHOE ALLOWED

DANCE CLASSES HAVE BEEN MOVED TO HASTINGS AEROBIC ROOM DUE TO THE A/C

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UCO REPORTER **** VOTER GUIDE ****







President United Civic Organization

Education:

- New York City Public School System
- · Alfred University

Career Experience:

- · Principal Career: National Security Agency 1966 - 1993
- Recalled after 9/11 terrorist attack
- Engaged in technical analysis and reporting of strategic intelligence.
- Chief of a large technical division within the Office of Soviet Cryptanalysis
- Recalled to assist in setting up anti-terrorist collection and analysis protocols

CV/UCO EXPERIENCE:

- President, United Civic Organization: 12 years
- Vice President, United Civic Organization: one Military Service:
- · Vice President, Greenbrier Umbrella: two
- President, Greenbrier C: 7 years



- President, Greenbrier Umbrella Association: 3
- Executive Board: 12 years and currently.
- UCO Committees:
- Computer, Chair 12 years and currently.
- Security 12 years and currently
- Advisory Committee 12 years and currently
- Cable, Chair: 12 years and currently
- Insurance 12 years and currently
- Operations & Millennium Agreement sub-committee
- · Member ex-officio all other committees

- United States Army Security Agency 1962–1965
- · Engaged in strategic intelligence collection and analysis.
- CV owner/resident year round 22 years





UCO Vice President





Patricia Caputo | *Greenbrier A* Running for:

UCO Vice President

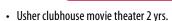
Education: Thomas Jefferson HS graduate

Career Experience:

- Legal Secretary approximately 35 yrs., primarily in litigation;
- Floor Coordinator in law firm Kaye, Scholer; Office Manager 7 yrs.;
- Wholesale & Retail Sales 2 yrs.

UCO/CV Experience:

- · President Greenbrier A 2 yrs.
- Treasurer 3 yrs., presently Vice President



- UCO Front Desk Receptionist 3 yrs.
- · Committees: Executive Board, Bids/Infrastructure, Operations, Millennium Agreement.
- Vice President & Treasurer of CV Italian American Culture Club
- President Women's Guild, St. John Fisher 2 yrs.
- Full time CV owner/resident since 2010.

Domenic Guarnagia Wellington D Running for: UCO Vice President

Education:

- B.S. Ed., M.S. Ed.
- C.A.G.S. Urban Planning and Environmental Studies

Career Experience:

- Taught Mechanical and Architectural Drawing in Public High School Massachusetts Construction Supervisor's License
- Builder's Licenses, Boston and two suburban towns (Brookline & Newton)
- Construction Supervisor & Design Reviewer (Architect), City of Boston Dept. of Neighborhood Development - elite "Design, Construction & Open Space Unit," answerable to the Mayor (1996-2002).
- Kitchen/Bath Designer for Trethewey Bros., "This Old House" PBS Kitchen/Bath Designer (Architect)

UCO/CV Experience:

- Wellington Federation Board Member (2006-Present)
- Treasurer of Wellington Federation (2005-Present)
- Member, Palm Beach County Planning Commission (2016-2017)



- Infrastructure/Irrigation Committee Member
- (2010-present) UCO Vice President (2011-2012) and in 2019 completing former VP's term until the present.
- Executive Board (2011-2014 and 2015-2016)
- Maintenance Committee Chair and Irrigation/
- Infrastructure Committee Chair (2010-present).
- UCO Vice President (2011-2014), 2020-present
- Member/Chair of Bid and Infrastructure Committee 2014-present.
- Insurance Committee (2015- Present)
- Maintenance Committee Chair (2011-Present)
- Operations Committee from inception.
- UCO Reporter contributor with at least two articles with emphasis on uilding Maintenance since 2011.
- Assist both Association Officers and Condo Owners with the care and proactive maintenance required to avert and/or recover from disasters while avoiding future ones.
- Unit owner/permanent resident since October





































******** VOTER GUIDE *****





UCO Treasurer





Fausto Fabbro | Greenbrier A

Running for:

Treasurer



Education:

Jersey Academy, Cannan College, Lincoln Technical Institute, General Motors Tech School; many courses in public relations, customer service & HOA seminars



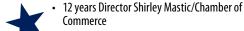
Career/Employment:

- · Wholesale & Retail/auto & food industry
- Strong background in business



Leadership and Community Service:

- 30 years Kiwanis (Hixon Fellow, Past Lt. Gov.
- 30 years K of C (past Grand Knight 5293)
- 19 years Rotary Club of Mastic Shirley (Paul Harris Fellow)



UCO/CV Experience:

- 15 years Canterbury B Board
- 9 years President of Canterbury B



- · Current President Italian American Culture Club
- 5 years volunteer usher
- 9 years bingo volunteer
- 1 year UCO Executive Board
- 5 years UCO VP
- · 4 years Pres Greenbrier A
- 2 years Pres. Greenbrier Corp (pool & grounds)
- Committees: Security, Operations, Program & Services, Insurance
- UCO front office, bar codes, gate passes
- Notary for UCO
- March 2021 became Financial Manager/Advisor for UCO Reporter.
- Reduced \$24,000.accounts receivables outstanding debts to almost none in 6 weeks; sold new.ads

CV unit owner 20 years; full time resident 12

Edward R Grossman C.P.A.

Wellington A Running for: Treasurer

Education:

- · 1960 Graduated: Bernard Baruch School of Business (City College of NY) B.B.A.
- Certified Public Accountant: New York

Career Experience:

- · Co-Publisher of three (3) weekly local Long Island newspapers.
- Chief financial officer of a jointly held Merrill Lynch Inc. and Kay Corporation both public and well-known companies. Managed over \$50,000,000 in credit lines and over 1,000
- · employees worldwide.
- President of a national wall covering manufacturer.
- President of a commodities trading company.
- Principal of my own auditing firm for over 25 years and I am still active.
- Member of The Free and Accepted Masons of the State of New York
- Member of American Institute of Certified **Public Accountants**
- Member of New York State Society of Certified Accountants
- Member of The Free and Accepted Masons of the State of New York

UCO/CV Experience:

- 2020 present: Elected treasurer of UCO.
- 2012 present: President of Wellington A Condominium Association Inc., and delegate.
- 2010: Board member and UCO delegate for Wellington A Condo Assn.
- · Founder and President of Justice for Residence Inc. A Non- Profit Corp. To Aid C.V. Residents
- · Founder and president of: The Century Village Messenger Club.
- Founder and publisher of: The CV Messenger paper, the only Independent CV Newspaper
- Member of the Knights of Pythias of Florida -Century Village
- Member of Century Village CERTS
- · Sponsor of the only Century Village Memorial Day Celebrations.

Owner/resident in CV 2007 to present.



UCO Recording Secretary





JoAnne Robinson | Norwich L

Running for:

Recording Secretary



Education: BA Degree - Communications -**New York University**





- HCA Corporation Medical Records JFK Main,
- JFK North and Palms West Hospitals 8 years. Comcast Escalation Specialist - handled complex customer service issues unable to be resolved by first-line agents - 7 years.
- Technology Industry Customer Service majority of background centered in many years at FPL Fiber/Net implementing commercial fiber optic network.



 Sprint Carrier Sales & Customer Service, NJ — recruited from Network Engineering at ABC TV for telecommunications network analysis & implementations.

UCO/CV Experience: UCO Reporter 2017-2019; Norwich L Condo Association Treasurer 2018 — Present.

CV Owner/Resident - Full time since March, 2017.

Mary Jane Gorges | Wellington E Running for:

Recording Secretary

Education:

• BA English Mercy College, MA English **Education Lehman College**

Career/ Employment:

- Teacher, high school English, Cardinal Spellman HS, Bronx, NY, including 10 yrs. Dept. Chairperson overseeing 13 teachers and curriculum for all English classes.
- Editor, Minerva Historical Quarterly Newsletter
- · Former Dow Jones Journalism Teacher finalist
- · Formerly an occasional essayist for Westches-



ter NY's Journal News

CV Experience:

• Currently Secretary/Treasurer Wellington E Association; former board member, Dover Association, four years













Corresponding Secretary

Education: Attended local schools in Paterson, New Jersey

- School # 20 (8 years)
- Eastside High School (4 years)
- Fairleigh Dickenson, Rutherford Campus (2 years)

Career/Employment:

- Girl Friday/office manager for Wientex **Trading Company**
- 1960 1979 (yarn broker for knitting and jacquard trade)
- Paterson, New Jersey.
- Bookkeeper/ Assistant Comptroller 1980-1991 Ted Green Inc. women's suit and coat manufacturer, New York



- Comptroller 1992 2000 Royal Printing and Weaving Label and Tag Company, New York City, NY.
- Managerial: supervised staff of 16 employees, trained on billing inventory, letters of credit, collections, payroll, accounts payable and accounts receivable, purchasing & customer service.
- Accounting: prepared quarterly 941, year-end reports adp payroll, bank recs, paid personal notes and bills for President and CFO.

UCO/CV Experience: Volunteer in Investigations, Aug. 2018 to Feb. 2020.

• Century Village unit owner/full time resident 2012 to

Robert C. Rivera | *Northampton R* Running for: **Corresponding Secretary**



- North Penn High School/North Montco Area Vocational Technical School, Lansdale, PA
- Fiorello H. LaGuardia High School of Music

Career/Employment:

- Burlington Graphics Assistant Art Director
- Bernalillo County Detention Center Correc-
- Sandoval County Detention Center Corrections Officer
 - WWLP-TV22 Springfield, MA Production Assist

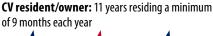


UCO/CV Experience:

- Current elected UCO Recording Secretary Interim Corresponding Secretary
- · Past President Bedford K
- · Past President Camden B • UCO Reporter – Graphic Artist, Ads 3 ½ years

Military:

Retired US Navy/US Army — Operations Specialist/Hospital Corpsman (undesignated) Illustrator Draftsman/Field Artillery Radar



























******** **VOTER GUIDE** ******

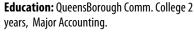








Peter Amato | Wellington G Running for: Executive Board



Career Experience: Employed at Elmhurst Hospital 32 years. Retired December 2000.

- Senior Associate Director, Administratively responsible for Ambulatory Care Services, Emergency Dept. Employee.
- Health Services, Radiation Oncology, Elmhurst Hospital, part of the NYC Municipal Health CareSystem. During my tenure, Hospital transitioned to a major Health Care and Innovative Health system.
- At the conclusion of my retirement, became member of the Community Advisory Board until 2020, after 20 years. During that period

served as Chairperson, instrumental in developing a Farmers Market.

UCO/CV Experience:

- Sussex B from 2004 to 2016, served on the Board as VP and Treasurer, during part time residency.
- Wellington G, served as Board Member and currently VP since 2018.

Military Experience: Served in the US Army 1954 to 1956, Honorably Discharged.

Unit Owner since 2004. Permanent owner/ resident since Feb. 2021, residency annually.

Marilyn Curtis | Camden | Running for: Executive Board

Education: BA from FIU, 1997; MA from National Louis University, 2004

Career Experience: Eastern Airlines; various customer service positions;

- · Rockwell Electronics Commerce; customer training;
- Fulton County School System; Secondary level, TAG English instructor

UCO/CV Experience: Served as Camden I Association Secretary in 2014; Serving as President from 2015.

George M. Franklin | Wellington K

- Served on an ad-hoc committee exploring cost of 'One Unit, One Vote' to
- replace delegate vote used presently Served as a member of the staff of The UCO Reporter in 2018-2020
- · Serving on Advisory Committee through the passage of the last few amendments of 2020 CV Millennial Contract
- Serving as UCO Investigations team member weekly

CV unit owner residing full time since 2013



Diane Andelman | Somerset A Running for: Executive Board



Executive Secretary Degree Chandler School,

Employment:

Education:

- Serenity Hill Nursing Home, Wrentham, Ma - Director of Activities
- Norwood Nursing & Retirement Home, Norwood, Ma - Director of Activities
- River Bay Club, Quincy, Ma Director of Activities
- The Classic/Brookdale, West Palm Beach -

Michael Bunk | *Bedford H*

Running for: Executive Board

Director of Activities **UCO/CV Experience:**

- On-going Canasta Teacher in CV
- Search/Nominations Committee
- Social Events Committee Volunteer Luncheon, Centenarians Luncheon,
- · Officers Installation Luncheon
- · Past President of United Order of True Sisters
- Board Member and Social Secretary Somerset A

Full time CV Owner Resident – 22 years

CV owner/resident full time for 10 years,



- Nutley NJ Public School System
- · Central Florida Jr. College
- New York University: Certification: Motor Fleet Safety & Industrial Safety

Running for: Executive Board

- Essex County NJ Police Academy: Law enforcement
- Palm Beach County Police Academy: Law enforcement
- United States D.O.T Transportation Safety Institute Enforcement Certification
- Pennsylvania State University: Haz Mat Transportation and Waste Substances Certification
- Florida Crime Prevention Institute: Certified **Crime Prevention Practitioner**

Career/Employment:

- · Passaic Terminal Transportation Co.
- Franklin Trucking Co: Owner
- Custom Cartage Co Div Transway Int'l Corp: Safety & Claims & Security Director
- promoted to Special Representative Safety & Security Claims, East Coast U.S.A.
- U.S. D.O.T Safety Investigator

- · Essex County N.J. Sheriff's Dept Deputy/Officer
- West Palm Beach Police Dept Prisoner Control Officer, Traffic Accident Investigator Palm Beach County Sheriff's Office
- · Citizens Advisory Board
- Member Florida Attorney General's Office Volunteer Special Project Seniors vs
- American Trucking Assn. Injury Control Committee Chairman entire United States
- Vice Chairman Safety Eastern Region U.S.
- Member Steering Committee Safety Council **UCO Experience:**
- · Operation Pill Drop
- · Safety Committee Chair
- · Security Committee Chair
- · Transponder Committee
- · Co- President Wellington K
- UCO Delegate
- Executive Board Member
- Former Co-chair Security Committee Full time CV owner resident 25 years



Dennis Burrows | Oxford 700 Running for: Executive Board



· Palm Beach High School, received GED **Career Experience:**

- Relevant Skills: Skilled in many different cleaning methods and

BS, MS - ISU; PhD - Cornell

Career Employment:

· Research Administration

- techniques: Carpet Cleaning, Upholstery and Furniture
- Drapery Cleaning, Floor Cleaning **Special Training:**
 - Flood damaged buildings, Water damaged
 - Restoration Clean up, Fire Damage
 - Estimator for job pricing of all work--- includ-
 - ing carpet installations Certified by the ICS (Industrial Carpet Services)

Running for: Executive Board

Engineering 1974—1975 Bullard-Havens

Technical School — Bridgeport, CT 1978-1979 On-the-job training at Sikorsky

Flora L. Simpson | Chatham U

(American Institute of Carpet Cleaning)

Tuskegee University – Tuskegee, AL

Aircraft – Stratford, CT 1978-1979

· Commercial Property Management

UCO/CV Experience:

President COA, UCO

Insurance Committee

- **Developed Recycling** Method for Federal Building
- Job Training Instructor for Special Needs Adults

UCO/CV Experience:

- President of Oxford Colony Club
- · Previous Facilities Manager of Oxford Colony Club
- · Member of CERT

· Sikorsky Aircraft - Strat-

ford, CT 1978-2018,

• Delegate for Chatham U 2020 to Present

CV unit owner, year-round resident from

Purchasing Agent

UCO/CV Experience:

2017 to present.

- · Member of Bid & Infrastructure
- Member of Security Committee

Military: Served in the United States Navy from 1967-1971

CV unit/owner/resident year round since

Dan B Gladstone | Cambridge F **Running for: Executive Board**

Education:

• 2 college years (England),.3 years Insurance Institute (university) of Israel

Career/Employment:

• 2 years, insurance agent/broker, occasionally as "D" license Security officer.

UCO/CV Experience:

 11 years a member of Executive Board, 2000 created UCO Insurance Committee, chaired for 11 years. Handled over 2000 insurance claims after 3 hurricanes during 2004-5, in

addition to all other time as Insurance Chair.

 11 years a member of UCO Security Committee as very active member.

Military Experience:

Israeli Army. Age 18-21 compulsory service, 21-52 very active in Reserves, some highly classified operations. Participated in 4 Israeli wars. Received numerous citations for excellence (no medals in Israel).

CV unit owner 27 years, residing minimum 9 months each year.



Roberta "Bobbi" Levin | Somerset A Running for: **Executive Board**

Education: Bachelor of Science — Simmons College, Boston, MA

Career: Administrative Assistant

Federation of Teachers - Nassau Community

College **UCO Experience:** UCO Corresponding Secretary 2016-2018

- Copy Editor UCO Reporter 2014-2018
- Editor UCO Reporter 2018-2019
- UCO Executive Board 2018-present
- Transportation Committee – planned excursion trips
- Chair Social Events/Community Relations Committee
- (Installation Luncheons Centenarian Parties) **CV Experience:** Somerset A Board member – 18
- · Full-time resident owner of Century Village since 2001

























































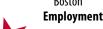




































Education:





















******* **VOTER GUIDE** ******



Gerry Sutofsky | Wellington E

Running for: Executive Board



- B.A. and Master's in Education College of Staten Island-CUNY
- Teacher, Assistant principal Board of Education City of NY for 25 years

UCO/CV Experience:

• President of Wellington E- Helped rewrite

condo documents, negotiated contracts with building vendors,

proactive in upkeep of building Currently serving on Bids and Infrastructure Committee (UCO)

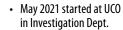
CV owner resident since 2003, residing 12 months of the year

Mary E Walsh | Hastings G **Running for: Executive Board**

Education:

- 3 Credits at Sacred Heart University in Fairfield, CT
- 9 Credits at Husson Collège in Bangor Maine **Career/Employment:**
- Total of 21 years customer service

UCO/CV Experience:



May 2021 was raised from VP of Hastings G to President, when only the President could sign the Millennium Agreement.

CV owner/resident since April 2017



March 4 2022

OCO

Fill In Oval

Do

ot Fold





SAMPLE BALLOT

March 4, 2022 UCO Ballot Fill In Oval Do Not Fold **Vice President** President (Unopposed) (Unopposed) **David Israel Patricia Caputo Domenic Guarnagia** March 4, 2022 UCO Ballot **Treasurer Recording Secretary** Select one (1) Select one (1) **JoAnne Robinson Fausto Fabbro Mary Jane Gorges Ed Grossman Corresponding Secretary** Select one (1) **Bob Rivera Susan Heller Executive Board** Fill In Oval (10)

	Select no mor	e than ten (
0	Peter Amato	C
0	Diane Andelman	C

)	Diane Andelman	Bobbi Levin
>	Michael Bunk	Flora Simpson
)	Dennis Burrows	Gerry Sutofsky
>	Marilyn Curtis	Mary Walsh

If you exceed the MAXIMUM number of votes allowed in any category YOUR BALLOT will be DISQUALIFIED

> Official use only **Envelope Number**

Dan Gladstone



































Do Not





George Franklin



















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□ Dairy products	□ Canned goods
☐ Fruits & vegetables	□ Snacks
□ Meat	□ Coffee & tea
□ Seafood	□ PLUS MORE!

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MARCH 2022 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

	,	,	
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	3pm-6pm
Baby Boomers Dinner	Picnic Island	3rd Wednesday	3:30pm-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
Camera Club	Meeting Room C	2nd Tuesday	10am-12pm
C.E.R.T.	Meeting Room C	2nd Friday	1pm-3pm
Christian Club	Meeting Room C	1st Wednesday	12:30pm-3pm
Computer Club	Meeting Room C	1st Thursday	12:30pm-3pm
C.O.P.	Class Room B	2nd Thursday	9:30am-12pm
CV Crafters Club	Class Room A	1st & 3rd Friday	9:30am-11:30am
Democratic Club Meeting	Meeting Room C	3rd Thursday	1:30pm-3pm
Falling Star Players	Meeting Room C	Every Tuesday	6:30 pm-8:30pm
Fishing Club	Class Room B	1st Wed	3pm-4:30pm
Homestead Exemption Outreach	Clubhouse Lobby	1st Thursday	1:30pm-2:30pm
Irish American Culture Club	Meeting Room C	1st Tuesday	12:30pm-2:30pm
Irish American Game Club	Hastings Card Room	Every Wednesday	6pm-9:30pm
Irish American Club Pickleball	Pickleball Court # 4	Daily	3:30pm-5:30pm
Italian American Culture Club	on hiatus		
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
Quilting Club	Craft Room	Every Wednesday	1pm-3:30pm
Russian Club	Class Room A	2nd Monday	4pm-6pm
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
Yiddish Culture Chorus	Class Room A	Every Monday	1pm-3pm
Yiddish Culture Program	Theater	Every Tuesday	10am-11am
Yiddish Vinkle	Class Room A	2nd Sunday	1pm-3pm
Yiddish Vinkle	to be determined		

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



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.

For updated visitor info, visit palmbeachhealthnetwork.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.



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- Primary Stroke Center
- Board Certified ER physicians



5028 OKEECHOBEE BLVD, WEST PALM BEACH

- Full Range of Emergency Care
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Organization News

Actors' Studio of CV: meets Monday 7-9 PM in the clubhouse. Openings for actors of all skill levels. Writers and stage hands are welcome. Performances every year. Participants read from scripts. Call Marshal: 561-596-1738.

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

African American Culture Club:

Monthly meeting first Wed. every month, 6 PM, Art Room, new members are welcome. Trips may be planned when safe to travel. Play a fun game "Hand, Knee and Foot" in the clubhouse. All skill levels invited. Continuing to teach new players.

For more details: Eula (561) 718-7478 or Liz (561) 508-6451.

Baby Boomers: meet 3rd Wed. each mo., 3:30 pm. Bring your own chairs. Contact Lynn for info at: LynnSevan@aol.com.

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: Meeting Feb. 2, Classroom C, 1 PM. Mask up as needed.

March 19-27, Trip to Memphis, TN, Closing date Feb. 9.

Mass planned for those sick or lost loved ones due to the pandemic. Date will be announced.

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

Computer Club: Monthly meetings resumed first Thurs. of the month at the clubhouse, 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). Our synagogue is cleaned & sanitized each week. Hand sanitizers available.

2022 Mah Jongg card orders being taken. Large print cards: \$10.00 each; Small print cards: \$9.00. To place order: Harriet Waghelstein: 561-596-5635. For further info on any events, call Synagogue office:

684-3212.

CV Overeaters Anonymous:

Meeting Sundays, 5:00 pm, CV Clubhouse, 2nd fl., Classroom A, Further info: 781-593-6383 - 631-889-2614.

CV Friends of Bill W: Meetings Mondays, 6:30 pm, F/O Walgreens (outside parking lot - bring a chair). Thursdays 5:30 pm, 2nd fl. Cano Health (above Walgreens elevator to 2nd fl.). Further info: 631-889-2614.

Democratic Club of CV: Board Meetings 3 PM, Clubhouse, room posted in lobby - March 14, April 11, May 9, June 13, September 12, October 10, November 14, December 12.

General Membership Meetings 1:30 PM, Clubhouse, room posted in lobby - March 17, April 21, May 19, June 16, September 15, October 20, November 17, December 15.

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.

Irish American Club: meeting first Tues of month, 1PM in the clubhouse;

More info: please call Carole 914-343-5547.

Italian American Club: No meetings at this time. Notification when meetings resume. For club info: call Fausto 478-1821.

Sailing Club: Meets second Friday of the month. Meeting 3/11. Tues., March 1, 5:30 PM, PotLuck at Guest Pool.

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



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1 BEDROOM - 1 BATH

Chatham D	2nd Floor, Open Kitchen, Tile, Great Water View!	\$75,000	
Andover C	2nd Floor, Lift in building, Great Location	\$52,900	
Chatham A	1st Floor, Water View, Furnished, Great Location	\$73,000	
Berkshire D	2nd Floor, Water View, Tile Throughout, Updated	\$52,900	
Salisbury F	1st Floor, Step in Shower, Updated Kitchen & Bath	\$55,000	
Berkshire F	1st Floor, Completely Renovated! Step in Shower	\$82,000	
Canterbury B 1st Floor, Furnished, Great Location, Tile			

1 BEDROOM - 1 ½ BATH Andover D. 2nd Floor Corner Cen

2nd Floor, Corner, Central AC, Move in Ready!	\$97,000
2nd Floor, Step in Shower, Incredible Water View, Tile	\$79,500
1st Floor, Corner, Central Air, Great Location, Needs TLC	\$59,999
	2nd Floor, Step in Shower, Incredible Water View, Tile

2 BEDROOM - 1 ½ BATH

Dorchester B	1st Floor, Corner, Step in Shower, Central Air, Tile	\$131,900
Northampton	n J2nd Floor, Amazing Water Views, Completely Updated	\$150,000
Andover E	2nd Floor, Corner, Central Air, Tile, Furnished	\$74,900
Chatham N	1st Floor, Great Location, Central AC, Tile Throughout	\$125,000

2 BEDROOM - 2 BATH

Wellington L Spectacular Water View, Central AC, Updated Bath	\$175,000
Dorchester G Ground Floor, Corner, Walk In Shower, Updated	\$119,000
Greenbrier A Gorgeous! Fully Updated, Hurricane Windows, Central AC	
Wellington L 1st Floor, Spectacular Water View, Central AC, Step in Shower, Updated	
Golfs Edge A 1st Floor, New Kitchen with Double Sinks, Updated	-

RENTALS

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Windsor H	1st Floor, 1 BR & 1 Bath, Step in Shower, Immaculate	\$1,300
Waltham C	1st Floor, 1 BR & 1.5 Baths, Tile Throughout,	\$1,250
	1ST Floor, 1 Large BR & 2 Full Baths, Central AC, Updated	
Kent D	1st Floor, 2 BR, 1.5 Bath, Updated Kitchen, Central AC	\$1,500
Cambridge B	2nd Floor, 1 BR & 1.5 Bath, Great Location, Partially Furnished	
Sussex M	1st Floor, 1 BR & 1.5 Bath, Corner, Updated, Central AC	\$1,325
Coventry I	2nd Floor, Corner, 2 BR & 1.5 Bath, Central AC, Tile	
		<u> </u>

BUSY OFFICE! WE NEED AGENTS. PLEASE CALL FOR DETAILS!

RECENT SALES

119 Waltham E
218 Northampton K \$69,500
158 Stratford L \$150,000
107 Wellington L \$125,000
22 Dorchester B \$135,000
225 Oxford 200 \$132,000
25 Cambridge B \$92,500
21 Sheffield A \$135,000
135 Southampton B \$60,000
208 Berkshire J \$65,000
161 Salisbury G
422 Wellington G \$140,000

207 Berkshire J \$50,000

RECENT RENTALS

282 Sheffield L\$1	,400
207 Windsor J	,500
372 Sheffield N	,500
25 Cambridge B	,500
47 Kingswood C	,100
205 Oxford 300	,500
75 Waltham D	,100
141 Bedford F \$1	,200
81 Kent F \$1	,200
240 Dorchester K	,150
20 Norwich A\$1	,100
362 Camden P	,200
372 Camden P	,175

FOR QUICK RESULTS, LIST WITH US!! • ALL INFORMATION IS DEEMED CORRECT AT TIME OF PUBLICATION 2/2022



WITH COVID STILL PRESENT,

MANY RESIDENTS WILL CHOOSE TO

PURCHASE THEIR TICKETS THE

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WPRF ANTICIPATES LONG LINES IN THE MONTHS OF:

JANUARY, FEBRUARY & MARCH.

TICKETS WILL STOP BEING SOLD AT 8:00 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.

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WELLINGTON B - 2/2 LOVELY VIEWS!!!

PENTHOUSE! Great views and fresh air from

the screened lanai. Come make it your own.\$154,900

BEDFORD G - COZY!!!!

WATER VIEWS! 1/1 second floor.

Updated kitchen and baths. Lift.\$67,900

CHATHAM I - WATER VIEWS!!!

PANORAMIC VIEWS! 1/11/2 Updated kitchen.

Tile floors. A great spot.\$79,500

WELLINGTON G - GREAT LOCATION!!!

VIEWS - VIEWS - VIEWS! 2/2 Second floor.

Enclosed lanai. UNDER CONTRACT.\$149,000

WELLINGTON B - 2/2 FIRST FLOOR!!!

LOVELY WATER VIEWS! Renovated kitchen.

Sold Furnished. UNDER CONTRACT.\$174,500

AARON & SARAH'S RECENT ACTIVITY

305 WELLINGTON M	2/2	SOLD	\$180,000	426 WELLINGTON G	2/2	SOLD \$160,000
199 KENT L	$1/1\frac{1}{2}$	SOLD	\$72,500	59 CHATHAM C	$2/1\frac{1}{2}$	PENDING \$119,000
230 SUSSEX L	1/1½	SOLD	\$65,000	271 CAMDEN L	1/1	UNDER CONTR. \$69,900
175 SHEFFIELD H	$1/1\frac{1}{2}$	SOLD	\$80,000	112 WELLINGTON M	2/2	UNDER CONTR. \$179,000
107 WELLINGTON A	$1/1\frac{1}{2}$	SOLD	\$68,500	105 WELLINGTON B	2/2	UNDER CONTR. \$174,500
48 CAMBRIDGE B	1/1½	SOLD	\$59,900	232 WELLINGTON G	2/2	UNDER CONTR. \$149,000
106 WELLINGTON M	2.2	SOLD	\$169,000 ¹	209 COVENTRY I	$1/1\frac{1}{2}$	UNDER CONTR. \$85,000

ALL INFORMATION ACCURATE AT TIME OF AD SUBMISSION.



The Romance of Helen Trent

"Can Romance live after 35...and even beyond."

BY STEW RICHLAND



Historians tell us that when a nation participates in a war, life as we knew it will never be the same again. This is what happened to the United States after we participated in WWI, "The War to End All Wars." The 1920s were an era of dramatic social and political change. For the first time, more Americans lived in cities than on farms. The nation's wealth more than doubled and this economic growth swept many Americans into a consumer society. Henry Ford had invented the assembly line method of car production to produce low priced cars that the average American could afford. RCA and Philco used the same technology to build radios, using the new vacuum tube technology. These low cost radios produced great sound and were easy to repair. Within a short period of time almost every American household had at least one radio. Americans could listen to the news, sports, music and dramas day and night.

The 1920s was a consumer driven economy. Product manufacturers soon realized the economic advantages of radio advertising and its ability to reach thousands of consumers with minimum cost. It was also recognized that the majority of purchases were made by women. Soap companies reached this conclusion and began to advertise on radio programs that appealed to a predominantly female audience who would also purchase their products. This then led to what we now refer to as the SOAP OPERA. This article describes one of the leading Soap Opera shows, namely "The Romance of Helen Trent.

Each day's Helen Trent broadcast began with the following preamble:

And now "The Romance of Helen Trent": the real-life drama of Helen Trent, who, when life mocks her, breaks her hopes, dashes her against the rocks of despair, fights back bravely, successfully, to prove what so many women long to prove-that because a woman is thirty-five or more, romance in life need not be over, that romance can begin at thirty-five.

This soap opera remained one of the most popular shows throughout the era of radio drama broadcasting. It ran for a total of 27 years. .The show was produced by Frank and Anne Hummert (who wrote and produced many soap opera programs) Over the life of the program the two women who played Helen Trent were Virginia Clark and Julie Stevens and Mary Jane Higby played the villain

Jim Harmon writing in Radio Heroes (published in 1967) wrote about daytime serial drama and his writing ensured that soap operas made vital contributions to the radio programing. The Dictionary goes on to tell us that those initial Helen Trent broadcasts would find the ears of local listeners who were tuned into CBS Chicago and would never ever suspect that Helen Trent would visit their homes for nearly three decades.

The Romance of Helen Trent premiered on Chicago's WGN on July 24, 1933 at 2:30 in the afternoon and aired Monday through Friday. The broadcast was described as "the life of Helen Trent, a brilliant and comely woman of 35 years who finds herself facing the world, obliged to make her own living again after 14 years of married life that ended in a divorce."

In 1944, Julie Stevens took over the leading role in the popular and long-running daily radio soap opera, "The Romance of Helen Trent." This newspaper clipping celebrates Helen Trent's 20 years on the air.

This soap opera remained one of the most popular shows throughout the era, running for 27 years. Produced by Frank and Anne Hummert and featuring actresses such as Virginia Clark, Julie Stevens, and Mary Jane Higby (as a villain), the show split the world into clear-cut good and bad sides, with Helen as the height of purity. Helen tried to find love in a world full of calamity, danger, and evil. Death, through various melodramatic means, was a staple of the show, and the series ended with Helen's own demise just before her most beloved suitor returned to her

Helen Tent went on to become one of the highest rated serials and the longest running at 7,222 broadcasts. No one expected that this program would span nearly three decades and captivate listeners across the entire country.

Unfortunately many of the original recordings have been lost. However, many do exist and can be found on any Old Time Radio download web site. Please tune in and allow yourself the pleasures of yesteryear.

QUICK RADIO QUIZ

- 1. What was the name of the RCA
- (a) Sparkey (b) Nipper (c) Rex (d) Scamper
- 2. Which of the following phrases was used to describe the period known as the

ROARING TWENTIES?

- (A) Age of the Red-Hot Mammas (b) Flapper Era (c) Golden Twenties (d) Jazz Age
- €) Mad Decade (f) all of the above(g) none of the above

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For Sale by Owner: 1 Bd/1 Bth, 1st Floor, fully renovated, \$75,000. Vall: 561-407-8953 leave message.

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Monday thru Thursday - 9:00 AM to 12:00 noon Friday - 12 noon to 3:00 PM. (If notaries are otherwise busy, service will be from 11:30 AM to 12:00 noon or 2:30 PM to 3:00 PM on Friday.)

This service is offered to building associations only to notarize documents. No personals.

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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
Gvm Trainers	Ext. 9

Operator, Please Press Zero



Glect

DR. DEANDRE POOLE

Democrat

Port of Palm Beach Group 5

Dr. Deandre Poole has taught at Florida Atlantic University (FAU) for ten years and was elected as the FAU Faculty Union President for the last four years. He is the Former Vice-Chair of the Palm Beach County Democratic Executive Committee. When elected, Dr. Poole will work with fellow Commissioners to continue to insure the Port of Palm Beach remains the Economic Engine of Palm Beach County by increasing revenue, creating more jobs and not levying taxes. Dr. Poole is married to Veterinarian Dr. Stephanie Poole.

ENDORSED BY



Susan Bucher Former County Supervisor of Elections

Dr. Jean L. Enright Commissioner Port of Palm Beach District

Vote Tuesday, August 23, 2022

Dr. Deandre Poole, Port Campaign 3900 N. Haverhill Road P.O. Box 223935 West Palm Beach, FL 33422

Political Advertisement paid for and approved by Dr. Deandre Poole, Democrat for Port of Palm Beach Group 5

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January Sales

211	GREENBRIER C	1/11/2	SOLD	\$87,000	312	WELLINGTON A	2/2	PENDING	\$174,000
411	GREENBRIER C	2/2	SOLD	\$99,900	312	WELLINGTON B	2/2	PENDING	\$157,000
37	NORWICH B	2/1 ½	SOLD	\$65,000	428	WELLINGTON G	2/2	PENDING	\$176,000
49	BEDFORD B	1/1	SOLD	\$64,900	106	WELLINGTON L	2/2	PENDING	\$179,000
48	SALISBURY B	2/1 ½	SOLD	\$89,900	73	SHEFFIELD D	2/11/2	PENDING	\$94,000
161	SALISBURY G	1?1½	SOLD	\$76,000	292	SHEFFIELD L	1/11/2	SOLD	\$69,900
102	GREENBRIER C	2/2	SOLD	\$90,000	10	EASTHAMPTON A	1/1	SOLD	\$49,900
Recent Sales									
213	BEDFORD I	2/2	SOLD	\$168,000	11	GOLF'S EDGE E	2/2	SOLD	\$82,500
139	ANDOVER F	1/11/2	SOLD	\$76,000	147	STRATFORD K	2/2	SOLD	\$106,000
191	CAMDEN H	1/11/2	SOLD	\$61,000	201	WELLINGTON F	2/2	SOLD	\$159,000
100	KINGSWOOD E	2/1 ½	SOLD	\$95,900	7	GOLF'S EDGE H	1/11/2	SOLD	\$75,500
189	STRATFORD N	1/11/2	SOLD	\$74,900	36	SHEFFIELD B	2/11/2	SOLD	\$112,000
144	WALTHAM F	2/1 ½	SOLD	\$77,500	219	BEDFORD I	2/11/2	SOLD	\$82,500
151	DOVER C	1/11/2	SOLD	\$94,500	6	PLYMOUTH A	2/2	SOLD	\$130,000
29	PLYMOUTH C	1/11/2	SOLD	\$67,500	301	WELLINGTON D	2/2	SOLD	\$190,000
101	DOVER A	1/2	SOLD	\$230,000	2	GOLF'S EDGE E	2/2	SOLD	\$77,000
101	OXFORD 600	2/1 ½	SOLD	\$120,000	57	SOMERSET C	2/2	SOLD	\$118,000
284	COVENTRY L	1/11/2	SOLD	\$65,000	103	WELLINGTON M	2/2	SOLD	\$168,000
15	GOLF'S EDGE D	2/2	SOLD	\$128,000	192	SHEFFIELD H	2/21/2	SOLD	\$170,000

The Susans turn Listed into SOLD



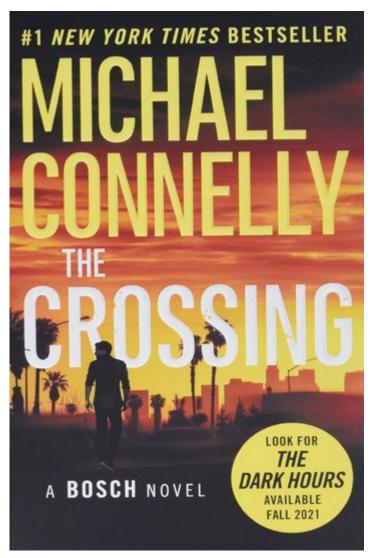
The Crossingby Michael Connelly

The Crossing is the eighteenth book in the Hieronymus 'Harry' Bosch' series (a literary character created by Connelly who he named after a 15th Century Dutch artist). It also includes his half-brother, Mickey Haller, an attorney (The Lincoln Lawyer) who asks Bosch to help him find evidence which will exonerate his guilty-looking client. Reluctantly, Harry "crosses" over to the defense side for this case. His moral compass allows him to seek the truth, even if it damns the defendant. The title here has several meanings - referring to retired homicide detectives crossing over to lucrative defense work, but also to the moment in the case history that brought the victim to the killer's attention.

It's easy to picture in your mind's eye Harry's house, the bars, the stations, the cheap hotel...the scene of the body drop... The characters – our protagonists Harry and Mickey – empathetic, likable, with strong moral compasses, the antagonists – the mirror opposites. The narrative – well written, with twisty and knotty plots.

The more Harry probes, the more he's convinced that Mickey's client was set up to cover up something much more sinister. The case was intricate, not one where you could easily make the connections. As he gets closer, more murders help convince him he is on the right track. Determination and skill are Harry's great weapons and some minor things, especially the victim's missing Audemars Piguet watch, pique his interest. Typical Harry pulls a seemingly innocuous thread, doggedly pursuing it until the case breaks open.

It's the means by which Harry unravels the clues that provides the intrigue. Some of my favorite parts, though, were unsurprisingly (to me anyway) Haller in the courtroom. He is a master in the courtroom and



with the media. Harry Bosch and Mickey Haller approach justice differently, but they are both terrific characters and it is great to see them together.



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LUNCH WITH LENORE

BY LENORE VELCOFF

BRIO'S ITALIAN GRILLE

3101 PGA Blvd (The Gardens Mall) Palm Beach Gardens | (561) 622-0491

on PGA Blvd., my aide and I went across the road to the Mall for lunch and what a pleasant surprise. Brio's has a lovely area for outside dining. They also have an extensive menu.

You can begin with an appetizer (one of eight) such as: Gorgonzola Lamb Chops - Tender lamb chops grilled with gorgonzola crust, sauteed spinach, marsala sauce; Parmesan-Crusted Tomatoes Parmesan-crusted, vine-ripened tomatoes, house marinara, fresh mozzarella, basil; Shrimp & Eggplant Pan-seared shrimp, crispy eggplant, black pepper cream sauce; or Carpaccio Shaved tender beef, field greens, capers, mustard aioli.

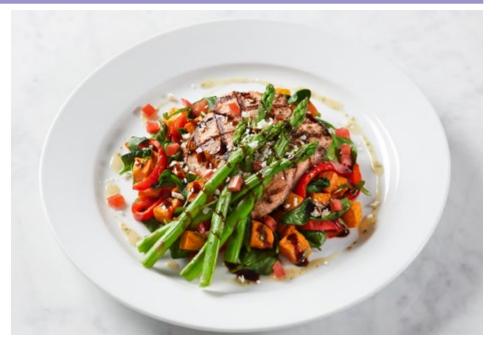
Maybe you would like, instead, to start with flatbreads (three) such as: Sausage, Pepperoni & Ricotta, pepperoni, house-made whipped ricotta, mozzarella, fresh oregano, house-made tomato sauce. Perhaps soup and a salad is for you. We both chose the Soup of the Day Italian Wedding soup which is

After a doctor's appointment a clear chicken-based broth with sausage made of chicken and containing Italian parsley, escarole and parmesan cheese - yum!

> The choice, then, became very difficult. We would like to have all of their 8 Pasta dishes or some of their 8 Land or Sea specialties. We both selected the same item from their Daily Special - Lobster Ravioli - a pasta dish containing ravioli noodles with a lobster filling, served with a seafood sauce - delicious.

> With two slices of hard-crusted bread each, neither one of us wanted dessert. But, of course, they did offer 4 kinds - Tiramisu; Traditional espresso-soaked ladyfingers, mascarpone, anglaise, cocoa; Warm Chocolate Cake Molten chocolate cake, anglaise, vanilla gelato; Vanilla Gelato; Caramel Mascarpone Cheesecake Mascarpone cream, anglaise, caramel drizzle. All hard to resist, but we did.

> Nice atmosphere, moderate prices and tasty food - what else could you ask for?







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Nutrition and Health Nutrition Q & A

BY JEANIE W. FRIEDMAN, MS RD LD/N

This month's focus will be on healthy, exercising, and reducing some common questions about nutrition:

Aren't food intolerances and food allergies the same thing?

Although they may appear to be similar, they are quite different. Both can result in physical reactions, like diarrhea or stomach cramps, after ingesting certain foods. Food intolerances affect the digestive system, while food allergies cause the body to produce an immune response after consumption of certain foods. Sometimes the immune response is severe and results in anaphylaxis.

I am already dieting to lose a few pounds. Do I still need physical activity?

Watching the foods we eat is only one component of what we can do to improve and/or maintain health. According to the Centers for Disease Control and Prevention (CDC), reaching and maintaining a healthy weight depends on getting optimal amounts of sleep, eating the amount of stress you have. Studies have found an association between sleep restriction and obesity. It is believed that lack of sleep may affect the hormones that regulate appetite. Stress can trigger emotional eating, which is a way the body attempts to provide some sort of comfort. All of these components play a part in managing our health.

How can I make sure I get the nutrients I need?

In order to optimize nutrition, limit empty-calorie foods like sweets and sugary drinks and aim for a variety of healthy foods each day. Foods contain different amounts of each nutrient. Variety would give you better opportunities to meet your nutritional needs. This practice would also keep things more interesting for you. If you prefer to eat the same breakfast daily, perhaps you can add in other items to change things up. For example, if your standby is oatmeal, perhaps one meal can consist of banana oatmeal while another day's

meal can have pumpkin, and a third option can include nut butter added in. A side of fruit would be easy to switch up.

Choose healthful, colorful foods that offer plenty of vitamins, minerals and antioxidants. Healthy foods that are rich in color include red tomatoes, orange carrots, yellow peppers, green spinach, blueberries, and many others.

By choosing whole grains that are not as refined you can also ensure you are getting the most nutrients possible. Instead of white bread for your sandwich, whole wheat bread can be a healthier choice.

What can I do to make sure I have healthy bones?

Most of us recall that calcium helps to build strong bones, but did you know that other nutrients are also needed?

Phosphorus deficiencies are not Phosphorus is found naturally in many foods like dairy products, meats, grains, and nuts.

Magnesium is very important for healthy bones. It is found in many foods including green leafy



vegetables, dairy, legumes and grains.

Vitamin D is necessary to help the body absorb calcium and phosphorus. You can find vitamin D in fortified dairy and non-dairy products, fish, egg yolks, and fortified cereal.

Weight-bearing exercise also beneficial for increasing or maintaining bone density. Walking and climbing stairs are activities that can help. Remember to make sure your doctor says it's okay to begin or continue physical activity.

Smoking and too much alcohol can also affect bone 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.

Fun Facts & Events for March

BY RUTH BERNHARD-DREISS

It's Spring again and the clock March, 1932. In 1918, the Spanish flu springs forward an hour beginning on March 13th. It's Daylight Savings Time, and the loss of an hour. This is the month that we celebrate St. Patrick's Day on the 17th (which is also Corned Beef and Cabbage Day). The first day of Spring comes on March 20th Ash Wednesday is the 2nd of the month..

The birthstones for March are the Aquamarine and Bloodstone; the flower is the Daffodil (the bright yellow flower of Spring), and the zodiac signs are Pisces and Aries. If you were born between Feb. 19 and March 20, you are a Pisces, typically known for being empathetic, artistic and dreamy. If born between March 21 and April 29, known for competition, energetic and a fearless spirit.

Some Fun Facts about March:

In the Southern Hemisphere, March is the same as September in the Northern Hemisphere.

Each year March and June end on the same day of the week. (You're looking at your calendar, aren't you)?

In 1889, the Eiffel Tower opened and the Lindbergh baby vanished in

struck and killed 100 millions. Does this sound familiar, over 100 years later? Today it's Delta and Omicron, and some others, as we run out of letters in the Greek alphabet.

If you are looking for some outdoor entertainment, there are some good events to attend:

Clematis by Night on Thursdays. West Palm Beach GreenMarket on Saturdays.

South Florida Classic Dog Show, So. Florida Fairgrounds March 9-13.

Screen on the Green, the second Friday of the month, downtown WPB with family friendly movies under the stars on the waterfront.

Sunday on the Waterfront concert series on the third Sunday of the month.

Spring Training Baseball **Games** ongoing at Fitteam Ballpark of the Palm Beaches on Haverhill Rd. Consult their schedule.

Wellington Bacon & Bourbon Fest on the grounds surrounding the new Village of Wellington Promenade, March 26 & 27. Free - Smell the bacon and guzzle the beer.

Have a wonderful fun time during March.

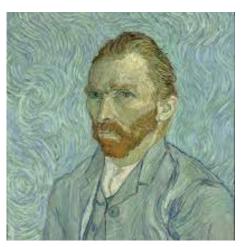
Notables Born in March

BY LENORE VELCOFF

VINCENT VAN GOGH was a Dutch Post-Impressionist painter who posthumously became one of the most famous and influential figures in Western art history. In a decade, he created about 2,100 artworks, including around 800 oil paintings, most of which date from the last two years of his life. Not commercially successful, he struggled with severe depression and poverty, eventually leading to his suicide at age thirty-seven.



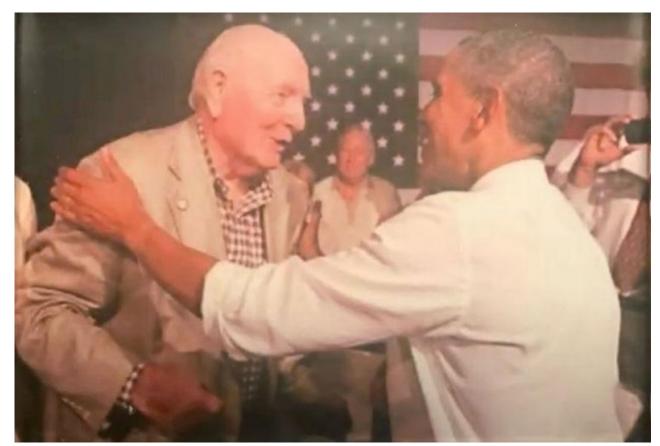
HARRIET TUBMAN was an American abolitionist and political activist. Born into slavery, she escaped and subsequently made some 13 missions to rescue approximately 70 enslaved people, including family and friends, using the network of antislavery activists and safe houses known as the Underground Railroad. In her later years, she was an activist in the movement for women's suffrage.



ANDREW JACKSON American general and statesman who served as the seventh president from 1829 to 1837. Before being elected president, he gained fame as a general in the U.S. Army and served in both houses of Congress. He became the only president to completely pay off the national debt.



Remembering Sam Oser, the 'Brad Pitt' of local Democratic politics who held court at Dunkin Donuts



President Barack Obama meets with Sam Oser in West Palm Beach (courtesy Sam Oser via Youtube)

HE WAS THE "Brad Pitt" of Century Village, a beloved and influential Democratic power broker who held court in a Dunkin' Donuts around the corner from his West Palm Beach retirement community.

For more than 20 years, a candidate's road to the White House, governor's mansion, judge's bench, county commission chambers or any other public office always included a sit-down with Sam Oser, chairman of the Century Village Democratic Club.

More often than not, those meetings took place in his unofficial "Executive Dining Room," the nickname for the Okeechobee Road coffee shop that was a favorite hangout.

Hillary Clinton. Bill Nelson. Charlie Crist. All were among Democratic hopefuls who paid respects to and sought the blessing of the proud World War II veteran and charismatic prankster who, with help from good friend Mae Duke, held sway over the powerful Century Village voting bloc.

Regardless of the outcome at the polls, those hopefuls always wound up winners for the friendships they formed with Mr. Oser, who passed away Feb. 10, about one month shy of what would have been his 96th birthday.

"If you wanted to run for office and you wanted to get the clubs in the area to support you, you had to meet him at the 'executive dining room," recalled Susan Bucher, the former Palm Beach County supervisor of elections who considered Mr. Oser her "political father."

Democratic presidential candidate Hillary Clinton talks with Sam Oser during a visit to a Dunkin' Donuts on March 15, 2016 in West Palm Beach, Florida. (Justin Sullivan/Getty Images)

Clinton's visit to the Dunkin Donuts came in March 2016, a few months before her daughter Chelsea gave birth to her second child, a fact not lost on Mr. Oser.

"When Hillary walked in, he goes, 'Hi, grandma!' I was like, 'Sam! She's running for president!' He was always a jokester," Bucher said.

Perhaps most of all, he was passionate about America and did his best from his corner of South Florida to shape its future. "He cared deeply about Democratic politics. He cared about the party but he really cared about his country," said Palm Beach County Commissioner Gregg Weiss, who also visited him many times at that donut shop.

"He would constantly say, 'Hey, we cannot go backwards. We have to keep going forward.' He had a real sense of right and wrong and respect."

Born in the Bronx on March 14, 1926, Mr. Oser was raised during the Great Depression. As a Jewish boy, he paid attention to headlines about the rise of the Nazis in Europe and

feared Germany might one day invade the United States.

One day, when he was 14 years old, he was shocked to see Nazi sympathizers with swastikas on their uniforms walking around Manhattan. "It left an impression on me," he told Carlton Cartwright in a video interview in 2018 for the Veterans History Project at the Library of Congress and the American Folklife Center in Washington.

A few weeks after he turned 18, he enlisted in the Marines and was stationed in Hawaii where he worked as a radio operator. "Fighting the Japanese was really like fighting the Nazis," he recalled.

More than 60 years later, President Barack Obama, who was born in Honolulu, would trade stories with Mr. Oser on a stop in West Palm Beach about their experiences on the island of O'ahu.

"He served in Hawaii near the beaches where Obama hung out as a kid," Bucher said.

After a successful career as purchasing agent for companies that made televisions and vending machines, Mr. Oser retired to Century Village about 25 years ago.

It didn't take long for him to become a fixture in Democratic politics. Seeing the political power being wielded in south county by local Democrats like Burt Aaronson, he took the initiative to unite the party by creating the Coalition of Democratic leaders, Weiss recalled.

Meetings were often held at the Palm Beach County Library System's Okeechobee Boulevard branch south of Century Village next door to his favorite Dunkin Donuts shop.

"We're outnumbered," he told the Miami Herald in a 2014 story about Republicans'



Democratic presidential candidate Hillary Clinton talks with Sam Oser during a visit to a Dunkin' Donuts on March 15, 2016 in West Palm Beach, Florida. (Justin Sullivan/Getty Images)



Sam Oser in Hawaii during World War II (Courtesy Sam Oser via Youtube)



Gregg Weiss and Sam Oser (Facebook)



Sam Oser, behind Susan Bucher, with local dignitaries at his 90th birthday party. (Facebook)

dominance in Florida and he endorsed Charlie Crist in the race for governor against Rick Scott. "The only way we can move ahead is to have a Democratic governor."

Mr. Oser was a staunch supporter of the Palm Beach County firefighters, sheriff's office and the Port of Palm Beach.

"Another member of the greatest generation who led the way long after he finished his military service," said State Attorney Dave Aronberg. "He was the moral conscience of the local Democratic Party. He was always in your ear with sage advice and (his death) is a great loss to the community."

Mr. Oser, who was divorced, has a son, Brad, in Tampa and a daughter, Julie, in Seattle. Because they were so far away, Bucher looked in on him almost every day.

Although Mr. Oser's health had been declining in recent years, he remained mentally sharp, and many close friends considered him invincible. A few years ago, he went into hospice only to get discharged after his health improved. ("I fooled everybody," he once joked.)

"Part of me thought he was going to live forever," Aronberg said.

"He was not a pushover by any means, He held your feet to the fire. He was very strong-willed, very passionate and a very intelligent advocate, someone who knew more about the issues than most legislators."

Mr. Oser also did his best to make people laugh.

"He called himself Brad Pitt," Weiss recalled.
"You'd call him on the phone and he'd answer,
'This is Brad Pitt.' It was just his sense of
humor. He was a hoot."

In 2018, Mr. Oser said his declining health — "because I really thought my days were numbered" — was a reason he enjoyed making jokes and flirting with the nurse aides at the VA Medical Center.

"They were so great to me, the aides, and many of them were from Haiti. They were all married and I used to propose to all of them. They say 'I'm married' and I'd say, 'I don't care.' They laughed and I would laugh," he said.

He never shied from speaking his mind, especially during the presidency of Donald J. Trump, whose name he made sure not to mention during the 2018 interview with Carlton Cartwright.

"I'm not very happy with our so-called leader today. He's not my leader," Mr. Oser said. "As far as I'm concerned, he's a male whore. And you can tell him I said so."

Mr. Oser once said he never lost sight of the fact that everyone shares the planet and should try to help each other regardless of race or religion.

"How the heck can they possibly believe in the God they believe if they are damning somebody else. That's not what your God wants," he said.

"Everybody has their hurt that they can't share with anybody else. I developed a silly sense of humor and if I can make somebody laugh or do something good for somebody that makes my day."

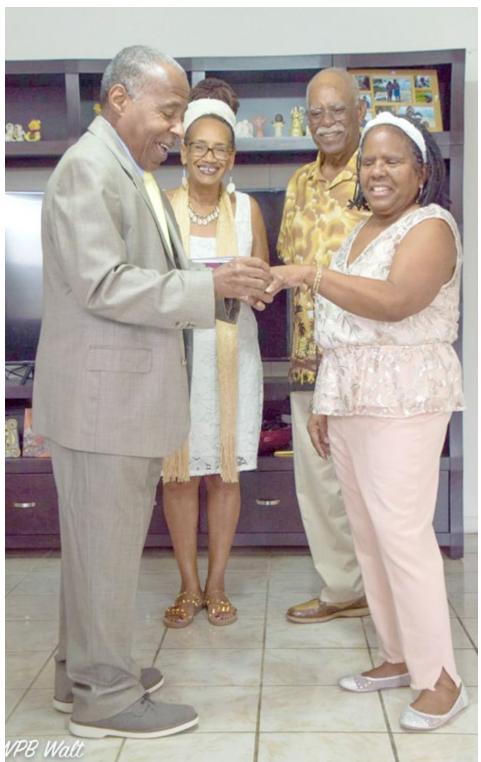
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Adrene and Reggie's Wedding

BY THE UCO STAFF

Meet Adrene, the UCO Administrative Assistant who married Reggie on December 29th with the wedding ceremony in their Century Village home. UCO wishes them the very best of health and happiness. You may recognize UCO photographer Walter Johnson seated far left, toasting the couple with champagne. May the happy couple have many long years together.





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MARCH 2022 ENTERTAINMENT



Sat., March 5 at 8 pm Tovah Is Leona! Starring Tovah Feldshuh

Tovah Feldshuh Turns 'The Queen Of Mean' Into The Queen Of The Cabaret



Sat., March 12 at 7 pm A Solid Gold Evening With Marilyn McCoo And Billy Davis, Jr.

This Couple Strikes Gold Whenever They Perform



Sat., March 19 at 8 pm
The Comedic Side Of The
Facts Of Life Starring
Maryellen Hooper
The Very Funny Life Of A Woman

The Very Funny Life Of A Woman,
Wife And Mother



Sat., March 26 at 8 pm The Texas Tenors

The Most Successful Touring Group In The History Of America's Got Talent!

All programs are subject to change and/or modification.

Welcome Back! Starring Gabe Kaplan

Tuesday, March 1 at 8 pm A Delightful Evening Of Comedy & Music

Rave On! The Buddy Holly Experience

Tuesday, March 8 at 8 pm A Rock And Roll Extravaganza

Music Of The Knights

Thursday, March 10 at 8 pm Paying Homage To Three Of The Most Successful Songwriters Of Our Time

The Doo Wop Project

Tuesday, March 15 at 8 pm Having Fun Turning Modern Hits Into Classic Doo Wop

Sharpe Family Singers

Tuesday, March 22 at 8 pm Married To Broadway

Starring Ron & Barbra
Sharpe Along With Their
Family & Friends

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 Movies

"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.

MOVIE SCHEDULE

MARCH 2022 MOVIES

Movies will be presented with captions when available on the first Sunday at 1:45 pm of each new movie. No charge for residents.

Sun. March 06 1:45 pm Mon. March 07 6:30 pm

FREE GUY

PG-13, 1 HOUR, 55 MIN.

In this action comedy, a bank teller discovers he is really an NPC (non-player character) in a brutal, world-wide computer video game. He decides to re-write himself as the hero and is determined to be the guy who saves the world his way. The film stars Ryan Reynolds, Jodie Comer and Taika Waititi.

Sun. March 13 1:45 pm Mon. March 14 6:30 pm WILD MOUNTAIN THYME PG-13, 1 HOUR, 42 MIN.

Rosemary Muldoon is a headstrong farmer in Ireland who has her heart set on winning the love of her neighbor, Anthony Reilly. Anthony, feeling he is the victim of a curse, is oblivious to her interest in him. The fun is in watching them come together in this wildly romantic and comedic tale. The movie stars Emily Blunt, Jamie Dornan, Jon Hamm and Christopher Walken.

 Sun.
 March
 20
 1:45 pm

 Mon.
 March
 21
 6:30 pm

FOUR GOOD DAYS

GUAGE AND SOME NUDITY.)

R, 1 HOUR, 40 MIN. (RATED R FOR DRUG CONTENT AND BRIEF SEXUALITY.)

Based on a true story, the film is about Molly, a 31 year-old woman who begs her estranged mother Deb for help fighting her heroin addiction. Despite years of disappointment, rage and grief, Deb throws herself into one last attempt to save her beloved daughter. The movie stars Glenn Close, Mila Kunis and Stephen Root.

 Sun.
 March
 27
 1:45 pm

 Mon.
 March
 28
 6:30 pm

Movies will be presented with captions when available on the first Sunday at 1:45 pm of each new movie.

THE MANY SAINTS OF NEWARK
R, 2 HOURS (RATED R FOR STRONG VIOLENCE, LAN-

This crime drama depicts the back-story of a teen-aged Tony Soprano. Growing up during a particularly race-torn time in Newark, New Jersey, Tony, an impressionable teenager, idolizes his uncle Dickie Moltisanti while coping with his recently-released from jail father and an over-bearing mother as well as the Newark mob. The film stars Michael Gandolfini (James Gandolfini's son), Ray Liotta, Alessandro Nivola, Vera Farmiga, Corey Stoll, Leslie Odom, Jr. and Jon Bernthal.

Due to the rapidly changing nature of the virus that causes COVID-19, the policies for your protection may change at any time and without advanced notice. Updated information is available via the Century Village Theater's website online at www.centuryvillagetheater.com/west-palm-beach. Accordingly, for current information regarding the Theater's COVID-19 policies, please visit the Theater's website prior to attending any and all theater performances.



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