
Manager's Report

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U.C.O. REPORTER

Legal

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VOL. 41 ISSUE 11 • OFFICIAL PUBLICATION OF UNITED CIVIC ORGANIZATION OF CENTURY VILLAGE, WEST PALM BEACH, FLORIDA • NOVEMBER 2022

**What are you
thankful for?**

HAPPY
Thanksgiving

November 24



THANK YOU
FOR YOUR
SERVICE

Veterans Day Nov. 11

**Election Day
is Nov. 8**

Remember to Vote!

**Daylight
Savings
Time Ends
Nov. 6
Turn Your
Clock Back**

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REMINDER

DELEGATE MEETING
Friday 11/4/22
9:30AM in the Theater

Email articles & comments:
ucoreporterwpb@gmail.com



The President's Report

BY DAVE ISRAEL

Get well soon,
David!

David is out of the office on sick leave and we all hope to see him back before long. Get well, David. You are missed.

Ruth Dreiss, Editor-in-Chief
UCO Reporter



UCO ELECTION
MARCH 3, 2023
Positions to be filled:
Two (2) Vice Presidents
Ten (10) Executive Board Members
Watch for more information in next UCO Reporter

HOLIDAY CONCERT

Annual Resident *Holiday Concert*

Performed by the:
Dr. Robert Sharon Chorale
to be held in the Theater
on
Tuesday, December 6th at 7:00 pm
Complimentary tickets
will be available in the Ticket Office
beginning:
9:00 am on Monday, November 14th
Non-reserved seating, come early
"First come, first served"
Please dress in your holiday best
Wishing everyone a joyous holiday season!



FOR LIFE SAFETY CALL



**WHEN RESIDENTS AND/OR GUESTS ARE
BREAKING WPRF RULES CALL SECURITY**
561 640-3118

ID OFFICE

Residents who work and unable
to arrive at the ID Office
during regular business hours:
Monday — Friday
9:00 am — 12:00 pm
and
1:00 pm — 4:00 pm
Call for an appointment
561 640-3120 Ext. 4

U.C.O.
REPORTER

The Official Newspaper of Century Village

UCO Office, 2102 West Drive
West Palm Beach, FL 33417
Tel: 561-683-9189
Send email & photos to:
ucoreporterwpb@gmail.com
Office hours: 9 a.m. to noon, Mon.-Thurs.
Fri: By Appointment

Your Volunteer Staff, UCO Reporter

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The UCO Reporter

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Stew Richland Fausto Fabbro

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EDITORIAL
POLICY

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

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

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

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

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EDITORIAL

We miss Dave Israel who is on sick leave and wish him a speedy recovery. He designated VP Fausto Fabbro to chair the Delegate Assembly on October 7th and he did an exceptionally good job in conducting the meeting. We look forward to Dave's return which we hope will be soon. In the meantime, everyone volunteering in UCO is holding down the fort anticipating his return.

By now you have heard about the upcoming increases in your coupons for WPRF and your building association. One is extraordinary, we know, but you must remember that we lost arbitrations regarding the replacement of the clubhouse air conditioner (HVAC) for which we had to pay in accordance with the Millennium Agreement to the Long Term Lease. We pay for "each, every, and all" recreation expenses. UCO maintained that the air conditioner was a capital expense by all definitions, and should be paid for by Benenson Capital that owns all recreation facilities, and arbitration ruled that it was not. That accounts for the major increase in the WPRF monthly coupon.

The UCO budget for 2023 was increased. This amount represents the UCO budget increase only and is added to your building association budget. Other building association increases will include a 30-35% increase in insurance, plus possible other individual association increases. Each association will have its own coupon amount as of January 1, 2023. So between the two, everyone faces a large increase. If you collect Social Security, at least you can look forward to an 8.7% increase there.

In the October and current issue of this publication, there is an article submitted by the WPRF Accounts Receivable Office which explains the need to sign up for ACH (Automated Clearing House) direct debit. This will eliminate the mailing of coupon books for those making electronic payments through their bank. Coupon books are costly to us and a waste if not needed. Instead, you will receive a one-page notification letter for the coming year, advising of your 2023 monthly payment. Remember, we as unit owners, pay for the expense of printing coupons. See Mary Petro in the Accounts Receivable office who will be happy to assist you in the process. Bring a voided bank check for the transition.

by Ruth Dreiss,
Editor-in-chief
UCO Reporter

NOVEMBER 2022

UCO Committee Meetings

TUE 1	TRANSPORTATION	1:30 PM	CONF RM
WED 2	PROGRAMS & SERVICES	1:00 PM	ON HIATUS
FRI 4	DELEGATE ASSEMBLY	9:30 AM	MCH AUDITORIUM
FRI 4	SECURITY	1:00 PM	CONF RM
TUE 8	ADVISORY	1:00 PM	ON HIATUS
WED 9	BROADBAND	1:00 PM	NEXT MTG DEC.
THU 10	COP	9:30 AM	MCH RM TBD
FRI 11	CERT	1:00 PM	MCH RM TBD
TUE 15	INSURANCE	1:00 PM	CONF RM
WED 16	BEAUTIFICATION	1:00 PM	ON HIATUS
THU 17	BIDS/INFRASTRUCTURE	1:00 PM	CONF RM
WED 23	FINANCE	1:00 PM	CONF RM
THU 24	OFFICERS	1:00 PM	CONF RM
FRI 25	EXECUTIVE BOARD	10:00 AM	MCH RM TBD
TUE 29	OPERATIONS	1:00 PM	MCH RM TBD

Committee Meetings are Subject to change.
Check with Committee Chair for updates/
cancellations

Committee Members and Officers preferred.
Limited seating available.

Masks for attendees requested.

UCO OFFICERS' REPORTS



Dom Guarnagia

vicepresident2@unitedcivic.org

Cambridge • Canterbury
Chatham • Dorchester
Kent • Northampton • Sussex

When written in mid October, Florida had received its first hurricane that destroyed much of the lower peninsula and swept across the state, sparing us from major destruction. We should continue gathering those articles necessary to sustain the wind loads and perhaps personal losses. One option when going elsewhere to escape the situation when the course is being taken by the severe winds and rain is to evacuate, the supposed path is by driving North on the Florida Turnpike or US 95. If you observed the television observations, thousands of packed vehicles were moving slowly...basically a traffic jam



Fausto Fabbro

vicepresident3@unitedcivic.org

Berkshire • Camden
Hastings • Salisbury • Somerset
Wellington • Windsor

The hurricane season is coming to an end. We should be thankful that our Village was not hit with last month's devastation. Soon the Village

will be filled with snowbirds looking to pass a peaceful winter in Florida.

We need to stay vigilant and remind them that rules need to be followed.

The task of keeping our buildings in order falls on the Officers of the building. In some cases, the Officers are snowbirds. It's up to the unit owners to be involved in maintain-

where there are crowded Rest Stops with more vehicles and gas pumps that have gone 'dry' from too many travelers crowding the roadway.

Once captured in this situation/trip to 'who knows where', the original method is seeking a Public School Gym or other shelters in an area well known to you. Our structures, fifty (50) years old, are in a familiar environment with access to supermarkets that have generators and are open to provide us with temporary needs. Familiar neighborhoods are far better than resting outdoors in an unfamiliar environment. There is yet time to exercise your choice. The structures here in Century Village make staying in familiar territory a wise choice.

As you most likely know, with the forest fires in California, the flooding in Texas, destruction elsewhere, personal and housing insurance coverage are at their all time height.....insurance coverage on personal property, dwelling coverage, devastation in oceanside dwellings and widespread smoke and fire in Colorado, the brunt of the payouts to customers, is forcing insurance coverage here in Florida to reach levels unseen before. Our very knowledgeable Insurance Team has worked hard to obtain the best price for the best coverage. Stay safe and enjoy the warm environment away from the cold back home.

ing the building and that proper protocol be followed.

Every week our CAM finds dumpsters filled with demolition debris from units or units being emptied out in the middle of the night. It should be the responsibility of the Officers to inform unit owners of the proper procedures to remove these items.

Next topic is the renovation of units and removal of interior walls without Board approval. In the September issue of the UCO Reporter, Attorney Mark Friedman had a perfect relevant article. You should photocopy this article and put it on your bulletin board and, in addition, give a copy to any new unit owner.

Once work is started, it can be very expensive for the Association to stop it and to have the unit restored to its built condition.

The UCO office continues to receive residents' and unit owner complaints that involve the Board or a neighbor. Condo living is a new way of life for many of us. We must share a common space and be mindful of others. Board members, its your job to make this happen. Please don't be the cause. Be the solution.

Should you need help, the Vice Presidents are here to help.

Happy Thanksgiving to all.



Stew Richland

vicepresident1@unitedcivic.org

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

In an article that I read in a property management magazine, the author states that in every community there are at least 5% deviant groups that cause 99% of all the problems. I have to say that this percentage is much higher here in our Village. Every day the UCO VP's have to deal with issues that are Association based and must be resolved at the Association level even before it comes to UCO. For example, non-residents or realtors come into the office to drop off investigation papers. New owners want UCO to provide them with Association documents. In many instances the President is at their other residence, or had recently died and as a result, all Association business has now

come to a halt. We have had numerous instances when officers have taken the Association seal to their other residence which is a definite "NO NO!" In addition, some treasurers have taken the building's check book with them when they left to go to their other residence. This is against Florida Statutes and should never be allowed.

On the other side of the coin, we find that Association boards spend a great deal of time dealing with difficult residents. The article I have referred to offers some best practices to follow when dealing with difficult people. For the angry person screaming at you, listen to them. Don't try to explain or justify your actions because they are not going to listen. Take notes and tell them you are serious about resolving their problem. Some Board members set ground rules for angry residents. They promise to listen to their issues when they calm down and stop cursing. Women board members report that they receive more verbal abuse and feel more threatened than their male counterparts. I suggest when this happens call the Sheriff's Department or C.V. Security. I know that being a board member has its difficult moments. However, wisdom has to prevail in leadership. Please do not hesitate to call your area VP's for help.

Keep safe and be prepared. The hurricane season is not over.



Patricia Caputo

vicepresident4@unitedcivic.org

Coventry • Easthampton
Norwich • Plymouth
Sheffield • Stratford • Waltham

It is unfortunate that a number of Associations are dealing with Board members that are uncooperative. Please be advised when a unit owner

requests to see a certain document, you cannot deny them this request. Please familiarize yourself with the Florida Statutes Chapter 718. In this situation, it is 718.112 Section 2(a)2. At the end of that paragraph it states: The Association may through its board of administration adopt reasonable rules and regulations regarding the frequency and manner of responding to unit owner inquiries, one of which may be that the association is only obligated to respond to one written inquiry per unit in any given 30-day period. In such a case, any additional inquiry or inquiries must be responded to in the subsequent 30-day period, or periods, as applicable.

Wishing you a Happy Thanksgiving Day.
God bless you.



LIBRARY VOLUNTEERS NEEDED!

INTERESTED IN BECOMING A LIBRARY VOLUNTEER?

APPLICATIONS AVAILABLE IN THE STAFF OFFICE

Property Manager's Report

UCOMAINTENANCE@GMAIL.COM | UCOGARBAGE@GMAIL.COM



By Donald Foster, LCAM

CV MEDICAL BUILDING, UPDATE- the owners of the CV Medical Building, **Khal Chassidim of WPB**, has resubmitted an application to convert part of that building into a Religious Place of Worship, reduce existing parking, and to construct two swimming pools at the rear and side of this building. Specifically, the application requests **“to reduce the number of parking spaces; reduce the side and rear setbacks; and, to eliminate a Compatibility Buffer to reconfigure the site plan and modify the Conditions of Approval.”** The application number is **ZV/DOA-2021-02186**; the Notice Of Application is appended to this report.

This application will be reviewed by the PBC Zoning Commission (**11/3**) and the Palm Beach County Commissioners (**11/28**) during the month of November. Century Village unit owners are strongly encouraged to attend these important meetings. To make attendance at these meetings easier, UCO will provide bus service to and from both of these meetings. CV unit owners who would like to ride these buses should send an email to:

UCOMAINTENANCE@GMAIL.COM.

CV unit owners are encouraged to send comments and questions to the PBC Zoning Board Commissioners, at the following email addresses:

- Commissioner Cheri Pavlik: Z-cpavlik@pbcgov.org
- Commissioner John Kern: Z-jkern@pbcgov.org
- Commissioner Michael Kelley: Z-Mkelley@pbcgov.org
- Commissioner Sam Caliendo: Z-scaliendo@pbcgov.org
- Commissioner Sheri Scarborough: Z-SScarborough@pbcgov.org
- Commissioner Marcelle Burke: Z-MBurke@pbcgov.org
- Commissioner Alexander Brumfield: Z-ABrumfield@pbcgov.org
- Commissioner Mark Beatty: Z-MBeatty@pbcgov.org
- Commissioner Jess Sowards: Z-JSowards@pbcgov.org

CV unit owners are also encouraged to send comments and questions to our District 2 County Commissioner, Gregg Weiss, at the following email address: gweiss@pbcgov.org. Since all PBC Commissioners will be voting on this proposed project, CV unit owners may also want to send comments and questions to them as well:

- District 1: Maria G. Marino MMarino@pbcgov.org
- District 3: Dave Kerner dkerner@pbcgov.org
- District 4: Robert S. Weinroth RWeinroth@pbcgov.org
- District 5: Maria Sachs MSachs@pbcgov.org
- District 6: Mellissa McKinlay MMcKinlay@pbcgov.org
- District 7: Mack Bernard MBernard@pbcgov.org

Commissioner Weiss has already responded to a number of inquiries from CV unit owners about this application, and has asked that his response be published for all CV unit owners:

*“With regard to the application (ZV/DOA-2021-02186), I want to make sure your comments are heard by the right people. Please allow me a minute to explain. This zoning application consists of two distinctly different requests, and these different requests will be decided by different ‘bodies’. There are requests for variances, and there is a request to make changes to the development order, called **Development Order Amendments**:*

1. REQUEST FOR VARIANCES / DECISION BY THE PBC ZONING COMMISSION: *The request for variances will be decided by the PBC*

*Zoning Commission, which is an advisory board made up of 9 people (see Donald’s article for their email addresses). The Zoning Commission will meet to decide on this application on **November 3, 2022 at 9:00 A.M. in the Vista Center located at 2300 N Jog Rd.** If you have concerns about the variances, you should email the Zoning Commissioners, as they are the ones making the decisions on the variances. **The applicant has requested Type 2 Variances relating to parking, setback and landscape buffer requirements.***

2. REQUEST TO AMEND DEVELOPMENT ORDER / DECISION BY THE BOARD OF COUNTY COMMISSIONERS: *The other part of this application requests to make changes to the development order. These are called **Development Order Amendments**. Here, the Zoning Commission makes a recommendation to the Board of County Commissioners, and the Board of County Commissioners makes the final decision. The Board of County Commissioners will meet to decide on this application on **November 28, 2022 at 9:30 A.M. at the Governmental Center located at 301 N Olive Ave in West Palm Beach.** The applicant has requested a Development Order Amendment to:*

- Amend conditions of approval and reconfigure the Site Plan.*
- Approve revisions will include allowing the uses to be reconfigured within the same building footprint to eliminate the Adult Day Care and allow a Place of Worship.*

*Regarding requests relating to a place of worship, **there are strict guidelines and protections by federal law that protect places of worship from unduly burdensome or discriminatory land use regulations.***

I hope this clarification is helpful.

Please don’t hesitate to contact me if the need arises.”

GOVERNMENT INFORMATIONAL MEETING, CV CLUBHOUSE- On **November 4th**, immediately following the UCO Delegate Assembly, there will be an informational, town hall style meeting with presentations from:

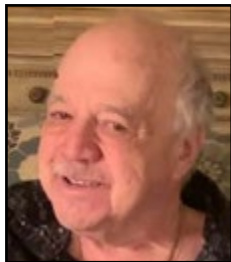
- U.S. Congressman Brian Mast, Florida 18th Congressional District
- Palm Beach County Vice Mayor Gregg Weiss
- Scott Prescott, Social Security Administration
- Linda Berkman, Congressional Liaison, Internal Revenue Service
- **Date:** Friday, November 4th, 2022
- **Time:** 11:30 AM, immediately following the UCO Delegate Assembly
- **Location:** Century Village Clubhouse
- **Subject:** Government services: How to work through the maze of Social Security, Medicare, Internal Revenue Service, and local programs for seniors. Learn how to apply and file taxes with the IRS with outside income over your monthly determination of income from the SSA.

After the presentations, there will be a questions and answers session, followed by individual consultations with these subject experts.

CONTINUED ON PAGES 32-35



Treasurer's Report



By Ed Grossman

September traditionally has been a particularly important month of the year as it signifies change. Change in seasons from summer to fall. Fall, it has been determined by many surveys, is the most popular season in the United States. However, it is the month that many take a breath and take stock, organize themselves for the rest of the year. Similarly, the Finance Committee does the same. While the budget 2023 was completed and presented to the Officer's Committee, the Executive Committee, and the Delegate Assembly for comments, corrections, and approval, which it was with only a few changes, the Finance Committee's work is not done. It should be noted in light of the fact that the cost-of-living index is approximately nine percent today, a very high amount historically yet by reviewing and adjusting the contribution to our reserve account and other variable expenses we were able to keep the increase from last year's budget by \$5.38.. Thus, the total budget for 2023 is \$92.77 I received many inquiries this past year from associations as to what constitutes the items

that make up the "General" amount first item on the budget. In response to those inquiries on the 2023 budget, those items are clearly itemized and totaled on page three of the five-page budget presentation. We distributed the complete budget at the Delegate assembly and e-mailed many prior to the Delegate Assembly. Anyone who does not have a copy can obtain one at the UCO office. My office is always available for answers to items on the budget and other financial information. The bylaws state that the Finance Committee should remain active all year and concentrate on any financial matters which pertain to the Village. And so, it will be. If you recall on my last month's article I brought to your attention that there are several expenses that do not receive full value. At the Delegate Assembly, the age and condition of the buses supplied by the Academy Bus to date. Furthermore, why was not the newer buses never delivered as per contract? By newer buses, those that meet the standard of newer buses stated in our Academy Bus Contract. When questioned about this matter, the Academy was less than forthcoming. Therefore, I contacted the bus manufacturer in Canada and was informed that their bus was rated by a national standard test for approximately 500,000 miles. Academy's month-

ly fuel consumption records indicate between 750,000 miles and 850,000 miles are the average miles on the buses UCO has been supplied to date. When questioned at a transportation meeting as to why the newer buses were not delivered we were told that none were available buses for sale. However, when discussing the shortage of newer used buses for sale the factory indicated that there were five newer buses on their lot currently. The estimated difference in the purchase price of our model in question was approximately \$250,000 for one whose millage under 500,000 and for the same model bus with 850,000 miles and between \$50,000 and \$100,000. I informed a Transportation Committee of this situation and that the contract covers situations such as this which calls for adjustments to price either up or down. Surprisingly the committee has chosen not to act. Why wouldn't the committee not want to save the Village money? Have they read the contract? A copy of the contract is available for all. Come to the UCO office or write to request a copy. If all else fails e-mail me at Treasurerone@unitedcivic.org The buses are only one of the items where the Village is short changed. Others will be covered in next month's issue.

Maintenance



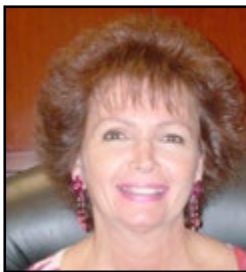
By Dom Guarnagia

November is just about here and many of those residents throughout Florida are returning for warmer days and outdoor activities during the last month where wind storms commonly occur. We, on the East Coast, were fortunate to remain intact from the first "named" Storm,"Ian" with very little damage. Hopefully, at this writing we will have escaped other storms. Longer waiting lines at restaurants and bars for "Dining out" activities will become the norm. Flu and COVID inoculations are still in the picture. Once again, the maintenance of your outdoor elements has become a financial burden that all "Boards of Directors" find it

difficult to persuade the Condo Owners of their fiduciary responsibility. This is to have "Inspectors" perform visual observations to reveal those outstanding entities that require attention other than paint. It requires remedial work or replacement, necessary to prevent structural degradation and failure to perform the wind, rain and personal injuries that are lurking behind the last coat of exterior paint. For those who live on the ground level; high impact glazed windows are desirable since the strong winds associated with hurricane level of shearing tree and shrubbery limbs, loose planters, and yes....small vehicles, around along the ground level that will damage whatever is in its path. Railing elements and cantilevered walkways are the most probable elements that can break loose, especially when the winds blow the roofing shingles, plywood and metal vents for bathrooms that

are compromised and roof elements, the wood structure that forms the sloping surfaces and gutters crashing to the ground. If it seems that it will not occur...especially while we are away and cannot turn the clock backward. Remember, we, the sensible 'ones', need to follow the examples of our neighbors with suggestions that "preserve life and limb". Fifty (50) years existing in a semi-tropical climate has a harsh effect on structures that were built to a very different Building Code that was designed to withstand less destruction with lower/loads and materials used in the past. It is difficult to maintain two properties, especially when you are retired and left carpentry and masonry behind. It is not something to consider while vacationing and residing in a structure that has a higher amount of maintenance than "Home" does, but the lifestyle is more casual than 'home'.

WPRF News



By Eva Rachesky

Dear Residents,
In my last article I spoke of all the work being done at the Hastings Clubhouse which included the new carpeting that was very recently installed. Three short weeks later that "new" carpeting found itself under 2 inches of water. What happened you might ask...well, what happened is that someone placed a towel over the heating element in the women's sauna and it caught fire. The fire was large enough to activate the fire sprinkler over the heating element. Though the fire was out, once activated, the water continued to pour out until the sprinkler system was empty. The drain in the women's locker room could not handle the overflow and the water found its way out onto the new carpeting in the hallway. Needless to say, the Hastings Clubhouse was closed for approximately one week and the women's sauna is closed indefinitely. I cannot impress upon the users of the men's and women's sauna how important it is that the rules, as posted, must be followed:

- DO NOT USE THE SAUNA ALONE, BRING A BUDDY!
- PLEASE CONSULT WITH YOUR DOCTOR BEFORE

- USING SAUNA
- MAXIMUM TIME PERIOD IN SAUNA IS 15 MINUTES
 - NO FOOD OR ALCOHOL CONSUMPTION IN SAUNA
 - NO LOTIONS, CREAMS OR POWDER IN SAUNA
 - NO BRANCHES OR LEAVES OF ANY KIND
 - PROPER HYGIENE IS REQUIRED, PLEASE SIT ON A TOWEL
 - PLEASE DO NOT USE SAUNA AS A DRESSING ROOM
 - DO NOT USE SAUNA TO DRY CLOTHES, TOWELS OR SHOES, IT IS A FIRE HAZARD
 - SAUNA DOOR IS TO REMAIN CLOSED AT ALL TIMES
 - IF A DIFFERENT TEMPERATURE IS DESIRED, PLEASE WAIT YOUR TURN
 - A COOL DOWN PERIOD OF 1 HOUR IS RECOMMENDED
 - SAUNA USE IS NOT RECOMMENDED AFTER A STRENUOUS WORKOUT

Had the person followed the rules, none of the above would have taken place. In addition to this incident, I am currently trying to identify two male residents for: 1) drinking beer in the sauna and 2) bringing leaves into the men's sauna and adding them to the heating element. If anyone knows anything, please leave an anonymous tip in the WPRF payment box in front of the main clubhouse as



we need to put a stop to these practices that could result in loss of life as well as jeopardize the facility and other residents wishing to enjoy the saunas. Thank you in advance for your anticipated cooperation.

Security



By **Al Goodman**

Hi all. Hope you are doing well.

Did you order that package? If not, it could be part of a scam.

If you find a package sitting on your front porch and it's something you didn't order, you might want to hold off on telling the world that you've just scored a freebie. In reality, what probably happened is that you just became the latest victim in a rapidly growing shake-down called "brushing."

In order to improve ratings and sales of their products, unscrupulous sellers may send a small item like a hand warmer or pet nail trimmer to an unsuspecting customer. They then try to fly under a platform like Amazon's radar by adding in a fake review using that customer's name. The result is unearned improvements to search results, credibility, and sales for the products.

The long tail of a brushing scam

In order for a seller to send something to someone, they have to have that person's name and address. If the company sending the products purchased no more than someone's name and address from a marketing service, that – and the fake review – is possibly the only harm done. However, if the company obtained

addresses from a data breach that exposed the private information of millions of people, the damage could be much worse.

"Companies can misuse this information in several ways. They might sell it to other parties. They might use it to access your online bank account or credit card portals. Once they have this access, they can drain your bank accounts or run up charges on your credit cards." If one of those companies laid their hands on someone's Social Security number, they could use it to help create a fake identity in the victim's name and then use that information to apply for loans or credit cards.

How to protect yourself

In ConsumerAffairs' research on the rise of brushing scams, they found several suggestions that consumers should consider if they get an unsolicited package delivered to them.

Notify the retailer. If the item came from Amazon, the company says the first thing to do is check with friends and family or to contact Amazon Customer Service to confirm it's not a gift meant for you. If you confirm that the package was addressed to you but wasn't ordered by you or anyone you know, you should report the package online by going to the Report Unwanted Package form.

"Third-party sellers are prohibited from sending unsolicited packages to customers, and we take

action when our policies are violated, including by withholding payments, suspending selling privileges, and reporting bad actors to law enforcement," an Amazon spokesperson told ConsumerAffairs. Consumers should also contact Amazon if someone has written a fake review using their name. The retailer is very serious about fake reviews, and your help could take more bad actors out of the game.

Change your account passwords. The Better Business Bureau (BBB) advises consumers who receive packages that they didn't order to change their passwords since it may be a sign that their personal information has been compromised.

Monitor your credit reports and credit card charges. To improve account security, the BBB also suggests keeping a close eye on credit reports and credit/debit card charges.

You are allowed to keep the merchandise. Believe it or not, you have a legal right to keep unordered merchandise. "By law, companies can't send unordered merchandise to you, then demand payment," the Federal Trade Commission (FTC) said. "That means you never have to pay for things you get but didn't order. You also don't have to return unordered merchandise. You're legally entitled to keep it as a free gift."

That's all for now. Be well, stay safe.

ACH DEBIT, THE SMART CHOICE!

Have you signed up to have your recreation payment to WPRF made by ACH direct debit? If not, we encourage you to do so as soon as possible, prior to WPRF printing annual payment coupons.

As the number of electronic payment avenues is increasing with rapid speed, it has become next to impossible to sort all the various payment platforms for deciding if WPRF should print a coupon booklet or simply a notification letter. What does this really mean and why should you care?

The bottom line is for unit owners signed up for ACH direct debit with WPRF, they will only receive a one-page notification letter about their 2023 monthly payment that will be taken via WPRF direct debit on the 3rd business day of every month. ACH direct debit eliminates the unit owner having to change their monthly remittance each year with their banking institution as rates change and ensures the payment is properly posted.

All unit owners not signed up for ACH direct debit will be receiving a 2023 coupon booklet and twelve return envelopes. This means a person already making

electronic payments with their bank will unnecessarily be receiving a coupon booklet and envelopes creating a waste of resources.

While we understand the reluctance of some unit owners to sign up for ACH direct debit allowing WPRF to electronically debit from their bank account, be assured that this process is heavily regulated and WPRF is only allowed to debit the amount of the monthly recreation charge and not a cent more.

We encourage unit owners to consider this request and hope that you will be environmentally conscious and choose to simplify your finances by signing up for ACH direct debit. It is as easy as visiting the WPRF accounts receivable office found in the main clubhouse to complete the paperwork. Remember to bring your checkbook with you so we can be sure we have the correct banking information!

Cheers to a terrific upcoming season and to our resident unit owners and tenants! Thank you for your consideration in making the planet a better greener place!

When is a Century Village Committee not a Committee?

BY **RICHARD HANDELSMAN**

There are seventeen committees, eleven of whose meetings are listed in The UCO Reporter each month. For fourteen of these committees,

(a) the UCO president, with the "advice and consent" of the Officers Committee, appoints the chair of each committee, who then, again with the Officers Committee's approval, populates the committee.

(b) The President, with the advice and consent of the Officers Committee, shall

determine the mission and term of service of any such committee, unless otherwise provided in these Bylaws.

(c) If the term of service of a committee is not otherwise designated, it shall be

until the next March meeting of the Delegate Assembly.

(d) The eight UCO officers are ex officio members: they can vote but are not counted towards a quorum. They are full members of the Officers and the Operations Committees.

There are, however, three committees whose structure and duties are independently mandated.

The Officers Committee

(a) As its name implies, the eight members of this committee (president, four vice presidents,

a recording and a corresponding secretary; treasurer) are elected by the Assembly.

(b) Its "mission" as "otherwise provided in these Bylaws": to consider "all matters referred to it by the Assembly; the Executive Board; a UCO Committee; a Condominium Association's Board of Directors; or a UCO Member who has submitted the matter in writing. The committee then passes its recommendation to the Executive Board.

(c) Similarly, an officer's "term of service" is "otherwise designated": "Officers shall serve two-year terms.." (Article VIII).

The Finance Committee

(a) is chaired by the Treasurer, elected by the Assembly (the president and the Officers Committee are not involved).

(b) It is the only committee with a stipulated minimum - "at least four (4) UCO Members designated by the Treasurer, with the advice and consent of the Officers Committee (not nominated by the president).

(c) Its "powers and duties" are determined by the Officers Committee and the Executive Board (the UCO president participates as a member of the Officers Committee).

The Operations Committee

III. The most singular committee, the Operations Committee is mandated not by UCO's bylaws but by Schedule 2 of the Millennium Amendment to the Long Term Lease governing the relationship – financial and operative – between Century Village and Benenson Capital Partners, a Big Apple real estate company which owns the Village's recreational facilities, including the Main Clubhouse and island, Hastings, and several large satellite pools. Unlike most other committees, the eight UCO officers are specified as members, with the president as chair: they are not ex officio members. Along with other UCO members appointed by the president, the committee meets monthly with the WPRF staff (Benenson's management company) to determine "the making of all policy and control of all budgetary matters regarding operational expenses."

(Interestingly, if UCO were dissolved, a similar committee would have to be created to negotiate the contractual obligations of the Long Term Lease: CV owners must pay for the enjoyment, rent, maintenance, and operation of the Village's recreational facilities.)

Minutes Delegate Assembly

October 7, 2022

Meeting called to order at 9:30 AM by Fausto Fabbro – UCO VP, acting as meeting chairman appointed by David Israel – UCO President during his absence.

144 delegates are signed in constituting a quorum.

Capt. Palenzuela – PBSO led the Pledge of Allegiance.

Law enforcement report – Traffic report – last month 7 citations, 6 warnings and 1 accident. Crime report 182 calls for service 35 cases were reported. Biggest problem is fraud. One victim wired \$477,000 overseas. Check washing is showing up again. Another case involves a guardian forging a check. The security system that is being considered by Century Village is an excellent idea to assist law enforcement.

Al Puluiventi – Palm Beach County Union Fire Fighter 2928 - “Yellow Dot” Program materials are being updated by the Fire Rescue Department and will be dropped off at the UCO office when available.

Gregg Weiss – Palm Beach County Commissioner – discussed issues surrounding the Affordable Housing bill that is on the ballot for the upcoming election. Also pointed out that we are still in hurricane season and that everyone should stay prepared.

Marilyn Curtis reviewed “Clicker Use”.

New Business

Donald Foster – UCO LCAM explained the benefit of the Flock Security System.

A motion was made by Richard Handelsman, seconded by Maureen Debigare, to accept the proposal made by Flock Security Systems.

Vote – Yes – 142; No – 1; Abstain – 0; by manual show of hands – (Clicker program was not used for this vote due to technical problems) Motion carries.

Fausto Fabbro – UCO VP discussed AMR information sheet included with the Delegate package handed out.

Ed Grossman – UCO Treasurer – 2023 Budget presented

A motion was made by Bobbi Levin, seconded by Beth Dericco, to accept the 2023 Budget as presented.

Vote – Yes – 124; No – 4; Abstain – 1

Motion carries (Voting done by Clicker)

Donald Foster – LCAM Report – New fence project along Haverhill Rd is progressing. Additional streetlights and security cameras are also being installed.

Officers Reports

Patricia Caputo & Stewart Richland – UCO VPs both passed in an effort to conserve time.

Dominick Guarnagia – UCO VP – briefly mentioned that Century Village is above sea level and relatively safe from flooding due to hurricanes.

Bob Rivera – UCO Corresponding Secretary – pointed out that clubhouse roof reserves were used to pay for HVAC repairs.

JoAnne Robinson – UCO Recording Secretary – thanked assembly for their patience with respect to the “Clicker” use.

Ruth Dreiss – Editor-in-Chief - UCO Reporter - Reporter is ahead \$5,300 as of the end of September.

Ed Grossman – UCO Treasurer – reviewed the current monthly report included with the delegate package.

Meeting was adjourned at 11:19 AM

Respectfully submitted by,
JoAnne Robinson
UCO Recording Secretary

Delegate Assembly Attendance

Delegates Present October 7, 2022 Delegate Assembly

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

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

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Getting Ready for the New Laws

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

There are significant responsibilities being placed upon Associations and their Boards as we begin the 2022 -2023 season.

Structural Integrity Reserve Study

A structural integrity reserve study must be completed by December 31, 2024, for each building that is three stories or higher in height. If you have buildings of that height, when the Board reconvenes, review the new laws, hire an engineer and get your structural integrity reserve study underway. There are a limited number of engineers in Florida, so getting this process underway earlier rather than later is to your benefit. The statute provides: “If an association fails to complete a structural integrity reserve study pursuant to this paragraph, such failure is a breach of an officer’s and director’s fiduciary relationship to the unit owners under s. 718.111(i).”

Mandatory Milestone Inspection

The association is also required to perform a mandatory milestone inspection for each building that is three stories or more in height. This is in addition to the Structural Integrity Reserve Study.

“Milestone inspection” means a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural systems as those terms are defined in in the statute, by a

licensed architect or engineer authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the fire safety code.

Within 180 days after receiving the written notice from the county, the association must complete phase one of the milestone inspection. For purposes of this section, completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency.

Failure to undertake the Milestone Inspection is also a breach of the Board’s fiduciary responsibilities.

If you are uncertain about your obligations consult with your community association attorney. I will address the foregoing in more detail during seminars at Century Village during season.

Reserves

Effective December 31, 2024, the members of a unit-owner-controlled association may not determine to provide no reserves or less reserves than required by this subsection for the following items:

- a. Roof.
- b. Load-bearing walls or other primary structural members.
- c. Floor.
- d. Foundation.
- e. Fireproofing and fire protection systems.
- f. Plumbing.
- g. Electrical systems.
- h. Waterproofing and exterior painting.
- i. Windows.
- j. Any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects the items listed in sub-subparagraphs a.-i., as determined by the licensed engineer or architect performing the visual inspection portion of the structural integrity reserve study.

Mark D. Friedman, B.C.S. is recognized by the Florida Bar as a specialist in Condominium and Planned Development Law. This article is intended for educational purposes only and not as legal advice. There are many more details to the foregoing which, due to space considerations, were not included. You should consult with your attorney before making decisions on the foregoing. Mr. Friedman may be reached at MFriedman@becker-lawyers.com.

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ANNOUNCEMENT

Karen Levin Alexander, Esquire
Has relocated her office.
My new address is:
4400 PGA Boulevard, Suite 402, Palm Beach Gardens, FL 33410
Karen@klalawfl.com • Office: (561) 629-9929 • Cell: (561) 281-5122
Next to the Embassy Suites on PGA Boulevard between I-95 (exit 79 west) and the FL Turnpike (exit 109 east)
I will continue to practice in the areas of Wills, Trusts, Deeds, Estate Planning and Probate

Georgiana F. Dambra will continue her law office:
Law Office of Georgiana F. Dambra, P.A.
5737 Okeechobee Boulevard, Suite 201 • West Palm Beach, FL 33417
gmdambra@aol.com • (561) 471-5708
Practicing in the areas of Wills, Trusts, Estate Planning, Probate and Residential Real Estate Closings

November Tax Talk

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR PBC

Dear Friends:
The 2022 tax season is here and my staff is ready to support you during this busy time of the year. Once you receive your tax bill, I encourage you to use our convenient online payment process by visiting www.pbctax.com. And don't forget to pay early to take advantage of the discounts offered. Paying your property taxes by November 30 will result in a 4% discount – the maximum discount offered!

Watch your mail for your tax bill to arrive after November 1 and please visit www.pbctax.com for any questions you may have regarding paying your property taxes. Keep in mind, that my office does not determine the amount of your taxes, that is determined by the property appraiser's office and the individual taxing authorities listed on your tax bill. Questions regarding the amount of your taxes, must be directed to those offices, so review your tax bill for contact information.



DON'T GET STUCK WITH A LUMP SUM PROPERTY TAX PAYMENT

Did you know there is an option to pay property taxes in installments? We have an Installment Payment Plan (IPP) that allows you to pay your taxes quarterly. For new enrollees, the IPP goes into effect for the 2023 property taxes and not your current 2022 bill. Eligibility requirements are as follows:

1. Your estimated property tax must total more than \$100.
 2. Complete the online application by April 30, 2023
 3. The first payment must be made no later than July 31, 2023.
- Want more great news? If you make your first IPP payment by June 30,

2023, you will receive a discount of nearly 4% on your property taxes! To enroll, view the payment schedule and learn more visit www.pbctax.com/ipp/.

NEW! PAYMENT PORTAL

In August, we revamped our payment portal to help users navigate the site more effectively. In doing so, we have created a few tips to help make the process of paying your property taxes online as easy as possible:

- For Owner Name searches, enter First Name[space]Last Name. Example: John Smith
- The Property Control Number can found on your tax bill. Example: 11-22-33-44-55-666-7777.
- The entire Property Control Number must be entered to perform a Property Control Number search. No need to enter the dashes.
- For addresses, enter your "Street Number" and "Street Name".
- Completely spell out the name of the street for specific results, i.e. entering "Mount" will only return records that exactly match, it will not return "Mountain". Do not enter the street type (Way, Street, Lane or Road).
- An asterisk (*) may be used in the field as a "wildcard" to expand results. For example, entering "Mount*" would also return "Mountain".
- Avoid using street types (LN, ST, AVE) and directions (N, S, E, W) to return better results.

HONORING OUR VIETNAM VETERANS

It is an honor to recognize Palm Beach County's Vietnam War Veterans. I am offering Vietnam Veterans a special commemorative lapel pin as my way of saying "thank you" for their service and sacrifice. This is the third year we have participated in this special partnership with the Florida Department of Highway Safety and Motor Vehicles (FLHSMV). Our office is honored to provide one pin to local veterans or their families in honor of their military service in Vietnam.

This is the official pin of the United States of America Vietnam War Commemoration, authorized by Congress to recognize the 50th anniversary of the Vietnam War. It's a heartfelt tribute to those who served, and a way to say, "Thank you," for their service to our country.

Requests can be made by completing a request form online at www.pbctax.com. Your pin along with my personal letter of appreciation will be mailed. Pins are available now through November 30. Veterans are only eligible to receive one pin; therefore, if you previously received your commemorative pin, no need to request again. We thank you for your service.

NOTEWORTHY DATES

- Nov 1 - Tourist Development Taxes Due
- Nov 1 – Mar 31 - Property Tax Season
- Nov 11 - Veterans Day – Offices Closed
- Nov 24-25 - Thanksgiving Holiday – Offices Closed
- Nov 30 - Deadline for Property Tax 4% Discount
- Nov 30 - Hurricane Season Ends

Payment Schedule	
Payment 1 June 30 or July 31, 2023	Payment 2 September 30, 2023
Payment 3 December 31, 2023	Payment 4 March 31, 2024

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November Property News

DOROTHY JACKS, PBC PROPERTY APPRAISER

My office has certified the 2022 Real Property and Tangible Personal Property Assessment Rolls for Palm Beach County to the Tax Collector. And, we are already hard at work planning for next year's valuations.



The Tax Roll has been sent to the Palm Beach County Tax Collector's Office, who is responsible for printing and mailing property tax bills on or before November 1. They should arrive in mailboxes soon.

As we celebrate Veterans Day this month, we honor the service and sacrifice of those in our armed forces and their commitment to protecting our country. I wanted to highlight exemptions available to veterans and active duty military.

I hope this Thanksgiving finds you with much to be thankful for. As always, I am thankful to be your Property Appraiser.

Military Exemptions and Discounts

These are available to those who qualify for a homestead exemption and who have been honorably discharged.

Veterans 65 or Older Combat Related Disability Discount: Disabled veterans, age 65 or older, who are partially or totally and permanently disabled, have a disability that was combat-related and have been honorably discharged upon separation from military service may be eligible for a discount from the amount of ad valorem tax commensurate with the percentage of the veteran's permanent service-connected disability.

Veterans Disability Exemption: Veterans with a total and permanent disability that was ser-

vice-connected may be eligible for total exemption of property taxes. Veterans with a service-connected disability of 10 percent or more may be eligible for an additional \$5,000 exemption. Veterans with a non-service connected disability may be eligible for an additional \$500 exemption.

Veteran's Surviving Spouse Exemption: The surviving spouse of a deceased veteran who qualified for a disabled veteran exemption, or the surviving spouse of a military veteran who died in the line of duty.

Active Duty Military Exemption: Applies to service members of any branch of the U.S. Military, U.S. Coast Guard and Florida National Guard who were deployed during the preceding calendar year on active duty outside the continental United States, Alaska, or Hawaii in support of main or subordinate military operations designated by the Florida Legislature.

The amount of the exemption is equal to the taxable value of the homestead of the service member on January 1 of the year the exemption is sought, multiplied by the number of days that the service member was on a qualified deployment in the preceding calendar year and divided by the number of days in that year. We will do the math for you.

More information is available on our website. You can always call us at 561.355.2866 or email us at myexemption@pbcgov.org with questions.

Update Your Address Online

E Address Change is available on your individual property detail page. First, look up your real property or tangible personal property in the Search box on our website. Then click Change of Address underneath the map image.

Simply follow the steps on the form. It's that easy!



Holiday Food Drive

This month kicks off the Palm Beach County Property Appraiser's Office's annual Holiday Food Drive. The special food-raising campaign is in its 23rd year.

Last year, more than 1,600 pounds of food and more than \$4,300 was collected and donated to Extended Hands Community Outreach and The Glades Initiative.

The Property Appraiser's Office encourages and supports employee community service throughout Palm Beach County. Our employees are dedicated to giving back to the community that we serve.

Holiday Office Closures

The Palm Beach County Property Appraiser's Office (including our five Service Centers) will be closed:

- Friday, November 11, 2022 – Veterans Day
- Thursday, November 24, 2022 – Thanksgiving Day
- Friday, November 25, 2022 – Floating Holiday



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Palm Beach County News

BY COMMISSIONER GREGG WEISS

LAGOONFEST 2022

It's entertaining, free, and showcases a local treasure. LagoonFest celebrates everything Lake Worth Lagoon, one of the most picturesque waterways in The Palm Beaches.



LagoonFest Fest takes place from 9 a.m. to 3 p.m., on Saturday, November 5, 2022, along Flagler Drive in downtown West Palm Beach. Check out the exhibitor

booths, see a live bird release, go on a kayak clean-up tour, do boat tours, have family fun in the kid's zone, plus there are local beers and food. Remember, it's free! Most of all, walk along Flagler Drive to see the stunning heart of Lake Worth Lagoon.

The Lagoon is a 20-mile-long urban estuary, where beauty is above and below the waterline. It touches 13 cities in The Palm Beaches, from North Palm Beach to West Palm Beach to Boynton Beach. Lake Worth Lagoon is where you can go kayaking, boating, fishing, birdwatching, diving, sit back at waterfront restaurants, and find inlets leading to the Atlantic Ocean.

SENIOR CENTERS TEAM UP WITH FOOD BANK

The Palm Beach County Food Bank has partnered with Palm Beach County Community Services Department and the Division of Senior and Veteran Services to provide free grocery bags full of nonperishable grocery items to all seniors (age 60+) who attend one of the open house events hosted by the senior centers. Grocery bags are limited to one bag per household, while supplies last; grocery items are nonperishable goods that may vary by location.

The open house events start in October and run through the end of December 2022. A complete list of dates, times and locations can be referenced below:

Mid-County Senior Center

3680 Lake Worth Road
Lake Worth Beach, FL 33461
Phone: (561) 357-7100
Thursday, Oct. 6
Thursday, Nov. 3
Thursday, Dec. 1
9 - 11 a.m.

North County Senior Center

5217 Northlake Blvd.
Palm Beach Gardens, FL 33418
Phone: (561) 694-5435
Thursday, Oct. 13
Thursday, Nov. 17
Thursday, Dec. 15
9 - 11 a.m.

Battling Organized Crime

BY STATE ATTORNEY DAVE ARONBERG

The Organized Crime Unit at the State Attorney's Office, known as OCU, is working to make our community safer by partnering with law enforcement on major narcotics operations that target gangs



across Palm Beach County.

In the past year, these efforts led to racketeering cases against two different gangs responsible for a series of shootings and widespread drug activity.

West Palm Beach's 4th Street Gang was busted in February, following an 18-month investigation dubbed "Operation Goodfellas." Charges against 19 individuals include racketeering, drug sales, gun violations and attempted first-degree murder. Police seized at least 30 guns, along with narcotics, vehicles, properties and cash. These suspects face a combined total of 3,725 years in prison.

"This was so brazen that you could see this with a naked eye from the courthouse," said State Attorney Dave Aronberg.

Last fall, the Palm Beach County Sheriff's Office gang unit an-

nounced the arrests of eight men and one juvenile from an investigation called "Operation No Face, No Case." Criminal activities including heroin trafficking, drug and firearm offenses were observed in and near Riviera Beach and West Palm Beach.

OCU is a specialized group of four senior attorneys and three support staff who assist law enforcement from the outset of an investigation of some of the most high-profile targets within our community. The unit assists investigators with wire taps, securing warrants and advising on best practices for collecting evidence against violent offenders and high-level narcotics traffickers suspected of state and federal crimes. OCU's chief is also an expert on social media, as it can provide key evidence in gang prosecutions and violent offenses.

Following publicized arrests, prosecutors work tirelessly to ensure appropriate sentences for these criminals and securing forfeiture on ill-gotten gains.

"These efforts will continue to clamp down on violent crimes," Aronberg said. "We have made real progress and realize there is more work to do."

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SALES

GROUND FLOOR 1 BED 1.5 BATH

133 SOUTHAMPTON B CERAMIC TILE FLOORING, UNFURNISHED, CENTRAL AIR CONDITIOINING, STEPS TO PARKING, GARDEN VIEW, CLOSE TO LAUNDRY AND GARBAGE CHUTE..... \$99,900

128 CANTERBURY F TENANT IN PLACE AND PAYING \$1100 WANTS TO STAY, CERAMIC TILE FLOORING, UNFURNISHED, NEW WALL UNIT IN LIVING ROOM, ONE IN BEDROOM, GARDEN VIEW, UPGRADES..... \$79,000

GROUND FLOOR CORNER 1 BED 1.5 BATH

216 CANTERBURY J TENANT IN PLACE, STEPS TO PARKING, INSIDE CORNER, RENTABLE, CUL-DE-SAC, \$85,000

UPPER FLOOR 1 BED 1.5 BATH CORNER

45 ANDOVER B TENANT IN PLACE, INSIDE CORNER UNIT, UPGRADES AND LOCATED CLOSE TO ALL AMENITIES, 24 HOUR GATED COMMUNITY. ACTIVE CLUBHOUSE AND FITNESS CENTER..... \$82,000

142 PLYMOUTH R CENTRAL AIR, WASHER AND DRYER HOOK UP, CARPET AND TILE, UNFURNISHED, SERENE AREA, WALKING STEPS TO POOL, LARGE SPACIOUS ROOMS..... \$88,000

UPPER FLOOR CORNER 2 BED.1.5/2 BATHS

120 COVENTRY E IMPACT WINDOWS, HIGH END FURNITURE, OPEN CONCEPT, STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS IN KITCHEN AND CUSTOM VANITIES WITH GRANITE IN BATHS, OUTSIDE CORNER, CERAMIC TILE FLOORING THROUGH OUT. STEP IN SHOWER..... \$159,900

144 BEDFORD F LOTS OF UPGRADES, NEW FLOORING, UPGRADES IN KITCHEN, BATHS, GARDEN VIEW, NEAR THE SOMMERSET POOL AND TENNIS, OUT SIDE CORNER\$125,000

232 SUSSEX L CERAMIC TILE FLOORING, NEW STAINLESS STEEL APPIANCES, CUL DE SAC, MIRRORED WALL IN LIVING ROOM. THIS BUILDING IS RENTABLE ASAP, TENANT IN PLACE UNTIL AUG. 2022 LOTS OF LIGHT GREAT ASSOCIATION \$130,000

429 CHATHAM U TENANT IN PLACE, LEASE UP SHORTLY, CENTRAL AIR CONDITIONING, GREAT LOCATION, OUTSIDE CORNER, HEART OF THE COMMUNITY, GARDEN VIEW CERAMIC TILE FLOORING. \$99,000

GROUND FLOOR 2BED 1 ½ BATHS OR 2 BATHS

209 NORTHAMPTON K WATERVIEW! CUL DE SAC, CLOSE TO PARKING, LAUNDRY, MAILBOXES. THIS CONDO HAS BEEN WELL TAKEN CARE OF. FURNISHED. CLOSE TO KENT H \$124,000

UPPER FLOOR 2 BED,1.5 BATH OR 2 BATHS

282 NORWICH L TENANT IN PLACE 2 BED 1 BATH, GREAT INVESTMENT, GREAT ASSOCIATION , NEAR THE HAVERHILL ENTRANCE, AND CLUBHOUSE, GREAT INVESTMENT \$79,000

234 NORWICH J TENANT IN PLACE 2 BED 1 BATH, NEAR THE HAVER HILL AND HASTINS FITNESS CENTER, CLOSE TO CLUBHOUSE AND HAVERHILL, \$79,000

310 WELLINGTON A ABSOLUTELY TAKEN CARE OF, CARPET, SOME FURNISHINGS WILL CONVEY, WATERVIEW ENCLOSED PATIO, NEAR THE WELLINGTON POOL, VERY DESIRABLE LOCATION AND THE GARBAGE CHUTE, ELEVATOR, LAUNDRY VERY CLOSE BY. \$199,900

ANNUAL RENTALS

UPPER FLOOR 1 BEDROOM 1 BATH

ANDOVER B FURNISHED OR UNFURNISHED, WALL UNITS, GARDEN VIEW, SERENE AREA, 24 HOUR SECURITY, ACTIVE CLUBHOUSE AND FITNESS CENTER \$1,050

GROUND FLOOR 1/1 FIRST FLOOR

178 BERKSHIRE I FURN OR UNFURN. THIS CONDO HAS BEEN WELL CARED FOR. CLOSE TO POOL AND WEST GATE, GARDEN VIEW, STEPS TO PARKING, LAUNDRY, AND MAIL BOXES \$1,200

GROUND FLOOR 1 BEDROOM 1/5 BA CORNER

182 BERKSHIRE I OUTSIDE CORNER, VERY PRIVATE, CENTRAL AIR CONDITIONING, UNFURN. GARDEN VIEW CLOSE TO PARKING, POOL, WEST GATE. \$1,400

SEASONAL RENTALS

212 SHEFFIED I ONE BEDROOM ONE AND A HALF BATH 2ND FLOOR INSIDE CORNER CARPET, CENTRAL AIR \$1,600

80 BERKSHIRE DONE BEDROOM ONE BATH, CANAL VIEW, FULLY FURNISHED, CLOSE TO PARKING, COZY..... \$1,450

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: business meetings first Wed. each mo., 6:00 PM. Nov. mtg. Nov. 2nd. Potluck 4th Sun. every month, 3-6 PM. Nov. Potluck Nov. 27th. Play Hand, Knee and Foot, Mons. & Thurs., 5:30 pm. All skill levels invited, continue to teach new players. For more details, contact Eula (561) 718-7478 or Les (315) 529-1221.

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

Christian Club: Meetings first Wed. of month; All welcome. Next mtg. Nov. 2, 1 PM, clubhouse. Monthly casino trips, next Nov. 7; Dec. 5-10, Myrtle Beach Holiday Show Trip; Potential trips: Jan. 15 LIPS; Feb. Miami/Key West; Mar. 12, Airboat; May Nashville. Club info & casino, call Rae 561-254-2290; Trip info, call Figgy 561-707-6548 or Nancy 561-629-4600.

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-computerclub-wpb.com>.

Cong. Anshei Sholom: 5348 Grove St. Invites you to join them for Shabbat Services Sat. morning, 9:15 AM with a kiddush following. Our synagogue is cleaned & sanitized each week. Hand sanitizers available. For further information, please call the 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: Meetings 3rd Thursday each mo., 1:30 pm. Meeting Nov. 21st. Increase your knowledge, ask questions. Learn how to fight to sustain Social Security, Medicare and fight gun laws. For more info: Les Rivkin 315-529-1221.

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

Irish American Club: meetings first Tues. of month, November thru April, 2 PM in the clubhouse. More info: please call Carole 914-343-5547.

Italian American Club: Meeting 3rd Wed. of

month, Party Rm. For more info: call Fausto 561-478-1821. IACC is collecting toys for PBSO Christmas Drive, bring toys to UCO Office or IACC meeting in Nov.

Upcoming Tours: Dec. 4, Kravis Center, The Nutcracker, 2 PM; Jan. 5, Villa Vizcaya Museum/ bus; Feb. 6-8, 2 nights, Port of Palm Beach, refurbished ship, Margaritaville @Sea Cruise, dbl. occp.; Feb. 27-Mar. 3, Bus tour Amelia Island/St. Augustine/Jacksonville/Kennedy Space Center, dbl. occp. For info: call Michelina Di Gennaro 914-648-0054.

Sailing Club: Meets second Friday of the month.

Shuffleboard Club: Summer Season May thru Oct., Tues. 9 AM. Winter Season Nov. thru April, Tues., Wed., Thurs. 1:15 PM. Everyone is welcome. Equipment will be provided. Any questions, 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.

Tennis Club: For 2023 season, team sponsorship to (2) two Senior Men's League teams. Exclusive use of the "ball machine," mixed match tournaments, 2 social/feast gatherings. Membership fee \$10. See Les Rivkin, Yvon Poulin or John Bagdonas to sign up.

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

NOVEMBER 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 Repertory Theater	on hiatus till further notice		
Actor's Studio	Meeting Room A	Every Monday	7pm-9pm
African American CC Meetings	Art Room	1st Wednesday	6pm-7pm
African American CC Potluck	Meeting Room A	4th Sunday	3pm-6pm
Ballroom Dance Practice Group	Hastings Aerobic	Every Monday	2pm-4 pm
Bible Study Club in Spanish	Card Room A	Every Tuesday	6:30 pm-8:30pm
Bible Study	Card Room B	Every Sunday	5pm-7pm
Camera Club	Card Room B	2nd Tuesday	10am-12pm
C.E.R.T.	Meeting Room A	2nd Friday	1pm-3pm
Christian Club	Party Room	1st Wednesday	1pm-3pm
Computer Club	Party Room	1st Thursday	12:30pm-3pm
C.O.P.	Card Room A	2nd Thursday	10am-12pm
Dance Party	Party Room	Every Wednesday	7pm-10pm *
Democratic Club Meeting	Party Room	3rd Thursday	1:30pm-3pm
Falling Star Players	Card Room B	Every Tuesday	6:30 pm-8:30pm
Homestead Exemption Outreach	Clubhouse Lobby	1st Thursday	1:30pm-2:30pm
Irish American Culture Club	Party Room	1st Tuesday	12:30pm-2:30pm
Italian American Culture Club	Party Room	3rd Wednesday	1pm-3pm
Karaoke on Saturday Night	Meeting Room A	Every Saturday	6pm -9pm
Kathy's Kitchen, Can We Dish?	Meeting Room A	3rd Friday	1pm-3pm
Latin American Club Mtg	Meeting Room A	1st Thursday	6pm-9pm
Latin American Club	Meeting Room A	3rd Sunday	5pm-9pm
Line Dancing Club	Hastings Aerobic	Monday & Friday	12pm-2pm
Quilting Club	Art Room	Every Wednesday	1pm-3:30pm
Polish American Social Club	Art Room	1st Thursday	6pm-10pm
Russian-Ukraine Club	Art Room	2nd Monday	4pm-6pm
Sailing Club Meeting	Meeting Room A	2nd Friday	9:30am-11am
Sailing Club Potluck	Guest Pool	1st Tuesday	5pm-7pm
Snorkel Club	Card Room B	3rd Friday	10am-11am
UCO Delegate Assembly	Theater	1st Friday	9:30am-12pm

Note: Pickleball Court is always available to use. Please bring your own equipment. * Last Bus leaves at 9 pm

Thoughts on Why I Like Retirement

BY BOBBI LEVIN

- Question:

Answer:
- How many days in a week?
- 6 Saturdays, 1 Sunday
- Question:

Answer:
- When is a retiree's bedtime?
- Two hours after falling asleep on the couch.
- Question:

Answer:
- How many retirees does it take to change a light bulb?
- Only one, but it might take all day.
- Question:

Answer:
- What's the biggest gripe of retirees?
- There is not enough time to get everything done.
- Question:

Answer:
- Why don't retirees mind being called Seniors?
- The term comes with a 10% discount.
- Question:

Answer:
- Among retirees, what is considered formal attire?
- Tied shoes.
- Question:

Answer:
- Why do retirees count pennies?
- They are the only ones who have the time.
- Question:

Answer:
- What is the term for someone who enjoys work and refuses to retire?
- NUTS!
- Question:

Answer:
- What do retirees call a long lunch?
- Normal.
- Question:

Answer:
- What is the best way to describe retirement?
- The never-ending Coffee Break.
- Question:

Answer:
- What's the biggest advantage of going back to school as a retiree?
- If you cut classes, no one calls your parents.

And, my very favorite....

- Question:

Answer:
- What do you do all week?
- Monday through Friday, NOTHING. Saturday & Sunday, I REST!

OPERATION
PILL DROP

DROP OFF YOUR UNWANTED
PRESCRIPTION DRUGS !

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

YES - Accepted

NO - NOT Accepted

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



- Thermometers
- Bloody or infectious waste
- Medication from businesses or clinics
- Hydrogen peroxide
- Aerosol cans
- Inhalers
- Medication in glass containers
- Electronic or battery operated medical devices
- Batteries
- Perfumes/colognes
- Kitchen/bathroom hand soaps
- Body washes/shower gels

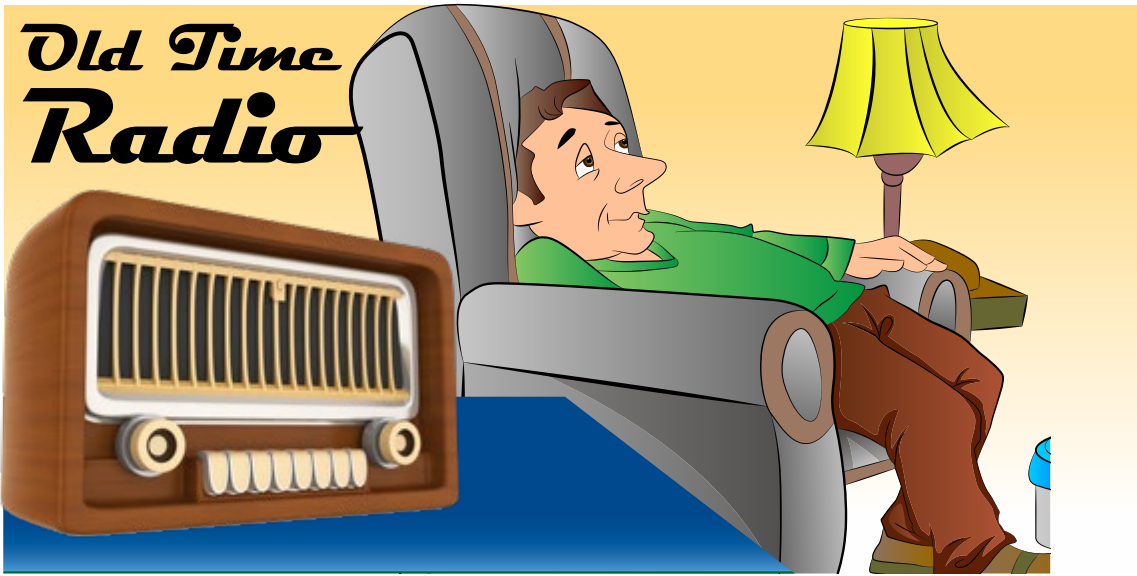
Century Village Clubhouse

Friday December 2nd

10 am to 2 pm

For further information
Call UCO Office
561-683-9189

A large, modern clubhouse building with a grey roof and orange accents, surrounded by palm trees and a body of water. A sailboat with a red, white, and blue sail is on the water in the foreground.



BLONDEEEEEEE! I'M HOME!

BY STEW RICHLAND

Yup, I am chronologically old. So far no one has labeled me “POP” or “GEEZER.” Do you remember when life was cheery in the good old days gone by? Well if you remember, wonderful. There were the Keystone movies, Coogan and Chaplin. They made you laugh and then cry. How often did you stay up to listen to your tube RCA radio to your favorite radio shows. I read a very cogent observation while doing my research for this article and the author could have been focusing on the community here in our Village. “Father time, he’s a heartless hunter, he’ll sneak up from behind, steal away your youth and age your mind. Take away all the good things, and a few good folks, left around, till everything you love is in the cold ground.”

For your reading pleasure I have selected Blondie and Dagwood. A family that charmed the world as a typical married couple on the screen and radio and especially in the funny-pages. “Blooouonnnnnnnndie” Dagwood Bumstead yells out when he arrives home from work after a busy day at the Dithers Construction Company office, where Mr. Dithers threatened him “with sharpening his pinkie in the pencil sharpener.”

Blondie was brought to life by “Chic” Young, a comic strip artist. He was drawing a strip called “Dumb Dora,” a brunette who “wasn’t as dumb as she looked.” After about 6 years of drawing the strip he turned it over to a good friend of his, artist Paul Fung..

Young created a new strip, which would become one of the most popular newspaper comics of all time, Blondie. It debuted in the “funny papers” on September 8, 1930, chronicling the adventures of flapper Blondie Boopadoop and her impressive array of gentleman callers. Blondie’s steadiest beau was Dagwood Bumstead, the son of a railroad magnate, whose wealthy father disinherited his son once Dagwood announced his intention of making an honest woman out of Miss Boopadoop. The couple tied the knot on February 17, 1933 and the domestic bliss that ensued found the love birds transformed into the prototypical American husband and wife.

Singleton was born as Dorothy McNulty on Sept. 15, 1908 in Philadelphia. In her 20’s she moved to Hollywood and appeared in some decent movies and changed her



Arthur Lake and Penny Singleton

name to Penny Singleton. She said she changed her first name to Penny because she always saved pennies. Singleton was the name of her first husband. Singleton had a role in the 1930 film “Good News” and “After the Thin Man” (1936) She played a saucy nightclub swinger Polly Byrnes, and delivered this line, “Hey, don’t call me illiterate – my parents were married right here at city hall.”

At age 30 she landed the role of Blondie. “I was thrilled but also surprised.” “I had been a brunette

all my life.” She bleached her hair and went on to star opposite Arthur Lake who played Dagwood, for the next dozen years at Columbia Studios. In 1940 she starred in “Blondie on a Budget” with budding actress Rita Hayworth. Only in 1944, a war year, was there no Blondie movies produced. None of the movies were shorter than 64 minutes nor longer than 75. Robert Sparks became her husband for 22 years until his death in 1963. In his movie guide, critic Leonard Maltin said the first

Blondies, “were the best – fresh and original, with many clever touches belying the fact that they were low-budget films.” He noted however, that by the 1940s the movies had become “formulaic.” She died at the age of 95 in Sherman Oaks, California.

Arthur Lake is known best for bringing Dagwood Bumstead, the bumbling husband of Blondie, to life in film, radio and television. Born in 1905, Lake’s father and uncle were touring with a circus in an aerial act known as “The Flying Silverlakes”. His parents later appeared in vaudeville in a skit “Family Affair”, traveling throughout the South and Southwest United States. Arthur Lake is best known for portraying the Blondie comic strip character of Dagwood Bumstead in twenty-eight Blondie films produced by Columbia Pictures from 1938 until 1950. His work in the popular Blondie radio show earned him a star on the Hollywood Walk of Fame at 6646 Hollywood Blvd. Lake died of a heart attack in Indian Wells, California on January 9, 1987.



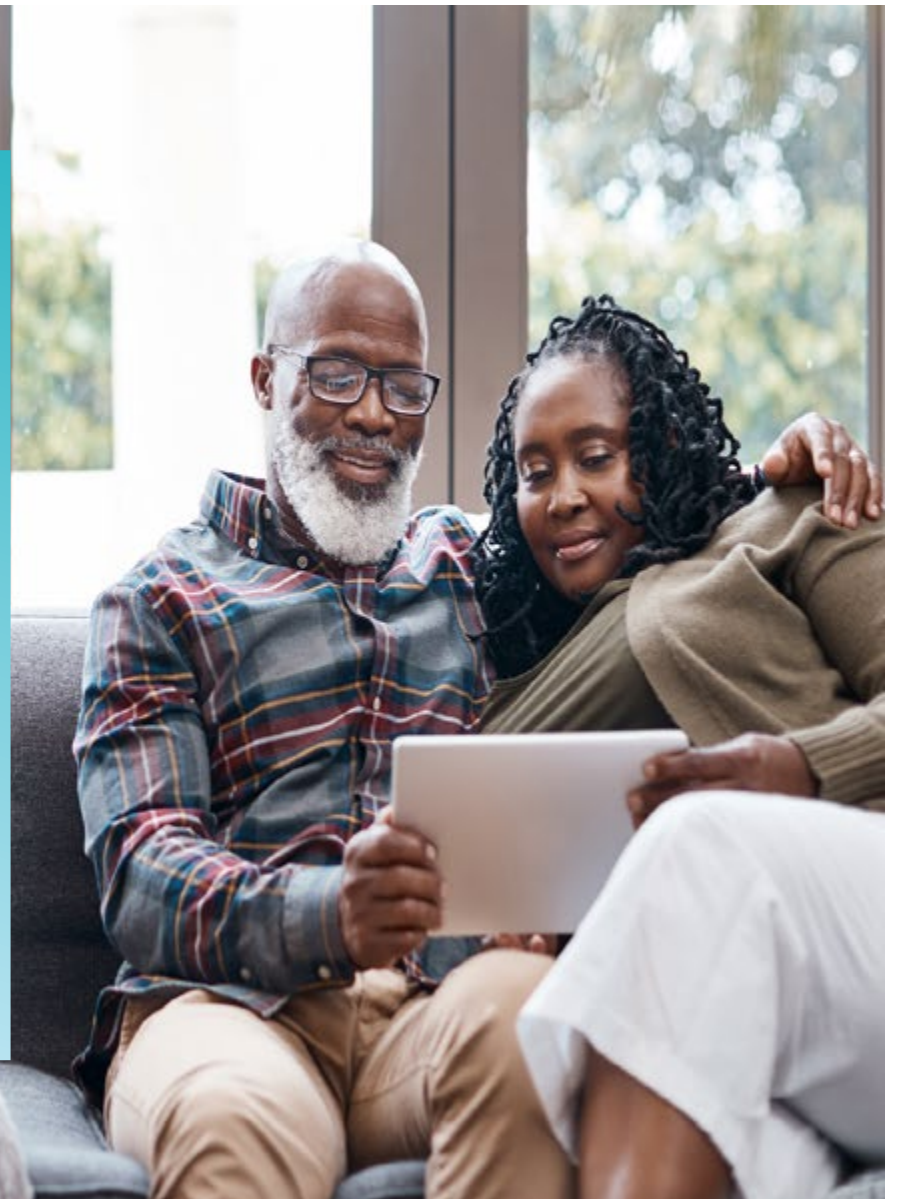
Dagwood’s lasting contribution to pop culture: the Dagwood sandwich. Here, Arthur Lake offers one to Don Hayden (he played Gale Storm’s deadbeat boyfriend Freddy on My Little Margie).

It should be noted that it was the “Blondie” radio show which gave us the announcer’s immortal phrase, “Ah-ah Don’t touch that dial!”

Virtually all of the radio and television shows can be viewed or downloaded on U-Tube or old time radio internet stations. I am sure that most of our residents would get a kick out of these offerings. However, times have changed and some of the shows might not reflect the standards of today’s politically correct society. There are no vulgar words used in the shows, or bloody violence and women being abused which tragically we find in abundance in what is offered to us today.

Affordable Connectivity Program

Are you eligible?



The Affordable Connectivity Program (ACP) is an FCC Internet assist program, in partnership with Breezeline, designed to ensure households have access to reliable, affordable broadband - necessary for work, school, healthcare, and more. The program launched on December 31, 2021 as a long-term replacement for the interim Emergency Broadband Benefit Program (EBB). Eligible households can receive up to a \$30 monthly credit on their Internet bill. Households are deemed eligible if one member meets one of the eligible criteria.

Steps to Apply/Enroll

1. Qualify

First you need to apply for eligibility by visiting fcc.gov/acp. After you apply, the FCC will share the results with you. Unfortunately, Breezeline cannot do this step for you. You must navigate to this site and follow the instructions to verify your household's eligibility.

2. Enroll with Breezeline

Once you have received your approval from the FCC, visit breezeline.com/acp and click the "Enroll Now" button to fill out the form with all the required information.

3. Agree to Terms

Acknowledge and agree to the terms and conditions to receive this benefit. Please note: it is important that you use the same email and contact number that you used at fcc.gov/acp when filling out this form. Once Breezeline receives confirmation of eligibility, we will process the credit and you will receive an email confirmation. We will process all enrollments within 7 business days and all credits by the 10th of each month.

Fun Facts & Events for November

BY RUTH BERNHARD-DREISS

It's Fall and time "falls" back an hour on November 6th. Daylight Savings Time ends. For those born in November, your Birthstones are Topaz and Citrine and your Flower is the Chrysanthemum. You come under the signs of Scorpio from 10/23 to 11/21, or Sagittarius from 11/22 to 12/21.

A fun day is the first Thursday which is National Men Make Dinner Day, although some of us think this should be every Thursday all year round, but what do we know? FYI, three of our VP's in the UCO office are accomplished cooks/chefs. They love to cook and I have been on a mission since last year to have them publish their recipes in the UCO Reporter. I haven't yet met with suc-

The 3rd Thursday in November is the Great America Smokeout. Smokers are encouraged by the American Cancer Society to stop smoking on this day. It is never too late to avoid cancer.

Elections in the US are held on the Tuesday after the first Monday. Election Day this year is November 8th. Some Christian churches celebrate All Saints Day on the first day of November and All Souls Day on the 2nd Thursday. Veterans Day is,

as always, November 11.

Abraham Lincoln gave his Gettysburg Address on 11/19/1863.

The US and Panama signed the treaty that provided for the Panama Canal on 11/18/1903.

After discovering debris-covered stairs, British archaeologist Howard Carter and his crew entered the four-room Egyptian tomb of 18-year-old King Tutankhamen (King Tut) on 11/126/1922.

The first mechanically ventilated underwater tunnel in the world, the Holland Tunnel, opened to traffic on 11/13/1927.

Parker Bros. introduced the Monopoly game on 11/5/1935,

On 11/18/1963, Bell Telephone Company introduced to the public, the push button phone.

President John F. Kennedy was assassinated on 11/22/1963.

The Rev. Jim Jones led over 900 of his followers to their death in a mass suicide at Jonestown, Guyana, 11/19/1978. They drank the Cool Ade.

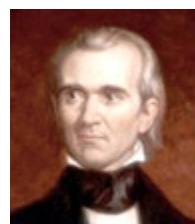

The season's shows begin in November. Thanksgiving will come, as usual, on the last Thursday of this month, the 24th. We hope that everyone enjoys celebrating in whichever way they choose. Just stay safe,

Notables Born in November


BY LENORE VELCOFF

Though not as many were born in November and not as well known, these five men were obviously popular enough to be elected President of the United States.

JOHN POLK was the 11th president of the United States. He is chiefly known for extending the territory of the U.S. The country expanded significantly with the annexation of the Republic of Texas, the Oregon Territory and the Mexican Cession, following the American victory in the Mexican-American War.



ZACHARY TAYLOR was a military leader who served as the 12th president of the United States. His top priority as president was preserving the Union. He died 16 months into his term, having made no progress on the most divisive issue in Congress, slavery.



FRANKLIN PIERCE was the 14th president of the United States. He believed that the abolitionist movement was a fundamental threat to the unity of the nation. During

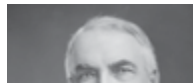
his term, the conflict between the North and South persisted until the southern states seceded and the American Civil War began in 1861.



JAMES GARFIELD was the 20th president of the United States, serving from March 4, 1881 until his death six months later, two months after he was shot by an assassin. His few accomplishments as president were the purge of corruption in the Post Office and his appointment of a Supreme Court Justice.



WARREN HARDING was the 29th president of the United States. He was one of the most popular of the presidents, but only served less than two years until his death. His major accomplishment came with the Washington Naval Conference in which the world's major naval powers agreed on limitations that lasted a decade.



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August Sales

420 WELLINGTON G	2/2	SOLD	\$165,000	188 STRATFORD N	1/1 1/2	Pending	\$229,900
205 COVENTRY I	2/1 1/2	SOLD	\$117,000	147 SALISBURY G	1 1/2	Pending	\$100,000
15 KENT A	1/1	SOLD	\$94,900	111 PLYMOUTH N	2/2	Pending	\$175,000
25 GOLFS EDGE D	1/1 1/2	Pending	\$111,000	95 SOMERSET E	2/2	Pending	\$189,000

Recent Sales

186 SOMERSET J	2/2	SOLD	\$194,900	304 WELLINGTON F	1/2	SOLD	\$172,500
313 WELLINGTON B	2/2	SOLD	\$170,000	202 WELLINGTON A	2/2	SOLD	\$174,000
374 CAMDEN P	1/1	SOLD	\$70,000	343 WINDSOR O	1/1 1/2	SOLD	\$83,000
175 DORCHESTER H	2/2	SOLD	\$129,000	45 SALISBURY B	1/1 1/2	SOLD	\$116,000
328 NORTHAMPTON P	1/ 1 1/2	SOLD	\$64,000	64 COVENTRY C	2/ 1 1/2	SOLD	\$127,000
27 GOLFS EDGE A	1/1 1/2	SOLD	\$115,000	277 SHEFFIELD L	1/1 1/2	SOLD	\$85,000
25 COVENTRY B	2/1/2	SOLD	\$134,000	106 WELLINGTON L	2/2	SOLD	\$179,000
201 WELLINGTON E	2/2	SOLD	\$190,000	5 GOLFS EDGE A	2/2	SOLD	\$135,000
171 NORTHAMPTON I	2/1 1/2	SOLD	\$171,000	215 SOMERSET K	2/2	SOLD	\$135,000
4 GOLFS EDGE A	2/2	SOLD	\$128,450	409 GREENBRIER A	2/2	SOLD	\$120,000
105 WALTHAM E	1/1 1/2	SOLD	\$85,000	314 SHEFFIELD M	1/11/2	SOLD	\$76,500
136 EASTHAMPTON F	2/1 1/2	SOLD	\$119,000	85 SALISBURY D	2/1 1/2	SOLD	\$116,000
181 SALISBURY H	2/2	SOLD	\$110,000	94 NORWICH D	2/1 1/2	SOLD	\$115,000
66 COVENTRY C	2/1	SOLD	\$84,000	16 HASTINGS A	2/2	SOLD	\$145,000

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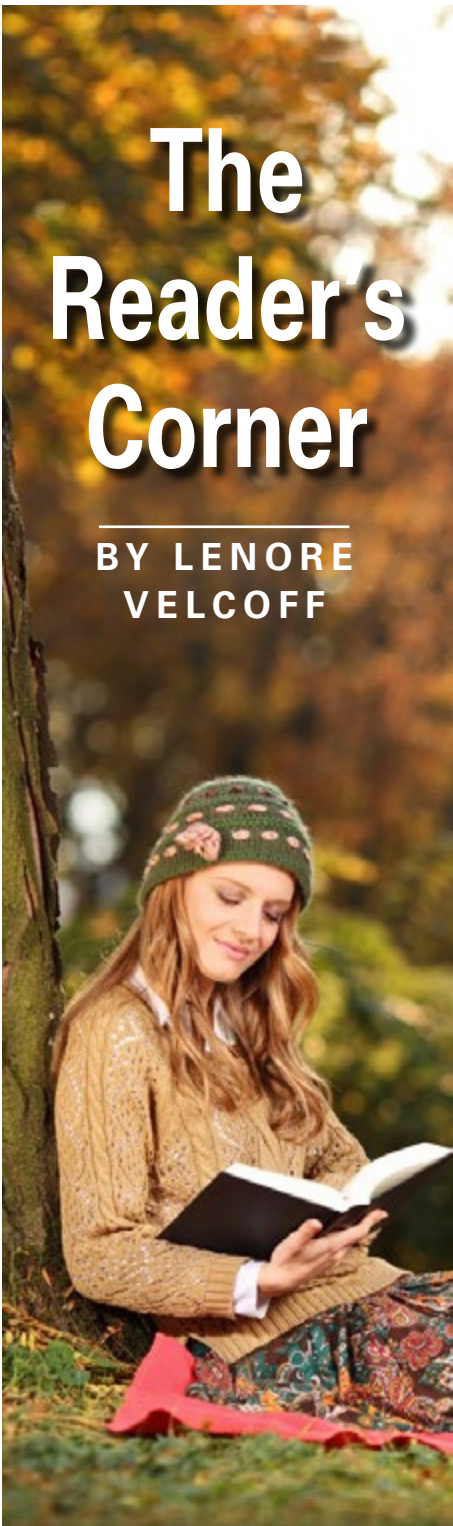
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The Reader's Corner

BY LENORE VELCOFF

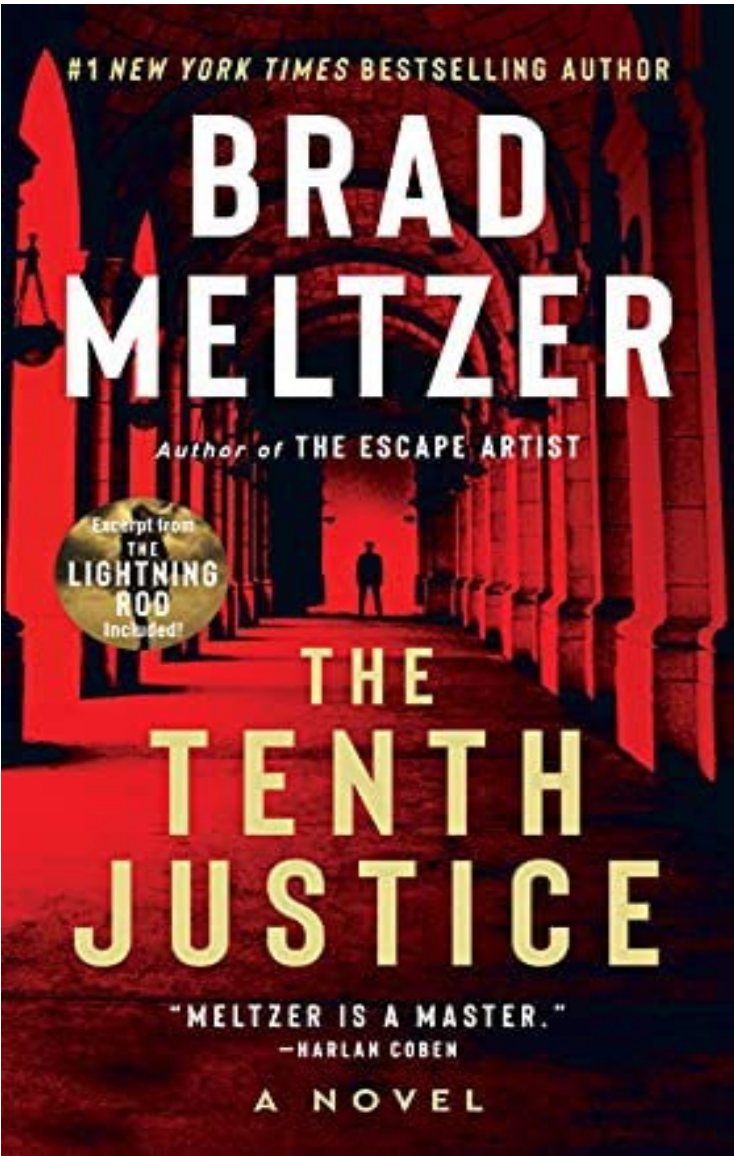
The Tenth Justice by Brad Meltzer

Landing a prestigious position as a Supreme Court clerk fresh out of Yale Law, Ben Addison is on the ultrafast track to success. One day, Rick, one of the Justice's former clerks (or is he) gives Ben a call and offers advice on navigating a clerk's overwhelming workload. After several weeks of these calls, they meet for lunch, during which they continue to discuss court business, including the status of an upcoming decision. But it turns out that these conversations have not been innocent. Ben inadvertently shares a classified secret. Now the anonymous black-mailer who made a killing with Ben's information is demanding more.

The young clerk begins to do what the manipulator tells him, as in 'don't trust your friends'. Suddenly, his closest friends come under suspicion as the one leaking details about his life to the manipulator. The clerk develops one plan after another to try to identify the manipulator and to outsmart him. He enlists the aid of his co-clerk, Lisa, and of his conveniently well-placed D.C. housemates- Nathan, who works for the State Department; Eric, a reporter for the Washington Herald; and Ober, who clings to a menial job in a senator's office. Addison's friends also circumvent the law to help him, putting themselves at risk as lies, suspicions, accusations and betrayals threaten to tear the group apart.

The main character is naive and arrogant. Kind of hard to like. He's one of those guys who thinks he's the smartest guy in the room but isn't. He came off as brash, impulsive, and guided by his emotions and ego, rather than logic and reason along with not hurting his friends by drawing them into his problem.


I felt with a bit of work this could have been an excellent (rather than a good) book. Some of the dialog I found annoying. I realized after reading the book



that this was the author's first novel. I will read others to see how his writing has changed.

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LUNCH WITH LENORE

BY LENORE VELCOFF

PIER 8 Seafood Bar & Grille
4449 Okeechobee Blvd
West Palm Beach
561-687-2122

This neighborhood restaurant (just east of Military Trail) has changed hands and names more often than I can count. So when my aide and I were looking for a new spot for lunch, we decided to give it a try and we were glad we did. It is a large space and, unfortunately, not very crowded. It will take a while (if they last) to build up a clientele.

You can begin your meal with a choice from their raw bar such as oysters, or try their New England Clam Chowder. Their salads are more of a meal unto themselves, such as Mahi Mahi Caesar or King Crab. They also have 16 appetizers (more than enough for a lunch). Some sound great, like Fried Calamari, Bang Bang Shrimp or Conch Fritters.

But not for me. I was tempted by their Po' Boys – Shrimp with fries. Piled very high was fried shrimp, lettuce, tomato, onions and pickles on a New Orleans French bread with rich sauce. Yum.. For a mere

50 cents, you can get Sweet or Cajun fries instead with any dish. The Po' Boys also come with calamari, chicken, catfish or oysters. My companion tried their fish & chips – crispy outside, done just right inside. The portion was so large that she took home half.

You might like one of their other sandwiches for lunch – Down Islander Chicken with BBQ sauce, bacon, cheddar and pineapple sounds great. Perhaps one of their specials is more tempting – Cajun Fried Rice or a Salmon served with veggies, mashed or French fried potatoes. They have a vast array of seafood for dinner, from ready-designed combo to select your own seafood, extras, flavors and spices. They also do catering.

Give this new place a shot. I think you will be more than pleased. Oh, I almost forgot. They have great desserts such as Key Lime Pie or Molten Chocolate Cake. Don't forget to save a bite for me.



Nutrition and Health Holiday Hints

BY JEANIE W. FRIEDMAN, MS RD LD/N

Fall has officially started and you know what that means; the holidays are just around the corner! Celebrating with family and friends is a wonderful way to share in the beauty of the holiday season. Food is a central part of the holidays we cherish. However, overindulgence may lead to unwanted weight gain. It may not seem like much, but a few extra pounds year after year can really add up. Below are some tips to help manage your weight while also allow you to enjoy your holidays:

Plan Ahead

Make time to eat before the party. Do not skip meals, thinking you will make it up later. If you wait and put off your hunger, you are more likely to grab up anything when you become ravenous to satisfy your cravings.

If the party is a potluck, offer to bring your favorite healthy dish. This way, you can be certain there is something you can enjoy without compromising your health goals.

Avoid Skipping Meals

Have a quick and nutritious snack

that is filling instead of skipping a meal. For example, a tablespoon of nut butter with apple slices or celery sticks can satisfy hunger. Greek yogurt and berries are also a good combination. The protein and fiber can help you feel fuller longer.

Choose Healthier Foods

Look for nutrient-dense offerings like a vegetable platter or salad. These foods give you more bang for your buck. Vegetables are loaded with fiber and nutrients. Lightly salted nuts have lots of protein and healthy fats, but remember to go easy. Calories and fat can add up quickly with each portion. Limit or avoid fried foods. These may be heavily processed and high in fat and/or sodium.

If you want a dip for your vegetables or chips, look for healthier types like hummus or a yogurt-based dip and remember to go lightly.

Water

Water is the best choice for hydration. Your body requires adequate water in order to function well. Limit or avoid alcohol. The

added calories from alcohol can really add up.

Mindful Eating

Take your time and savor your food. Pay attention to your body. Is it satisfied now? Are you still hungry? Absently eating can lead to extra calories and fat.

Sit/Stand Away from the Buffet Table

The holiday buffet table is always so visually appealing. Sit or mingle with guests away from it. While lost in wonderful conversation, you may risk absently refilling your plate and end up consuming much more than you planned.

Have Your Cake and Eat it Too

Go ahead and enjoy some dessert, but remember to watch portions. A little of this and a little of that can quickly add up to quite a bit.

If you decide to splurge, choose desserts that have a little more nutritional value like pumpkin or sweet potato pie. Pumpkin and sweet potatoes are rich in antioxidants and fiber. Chocolate



candy is not.

Have a healthy and happy holiday season!

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

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Around the Bases with Irwin Cohen



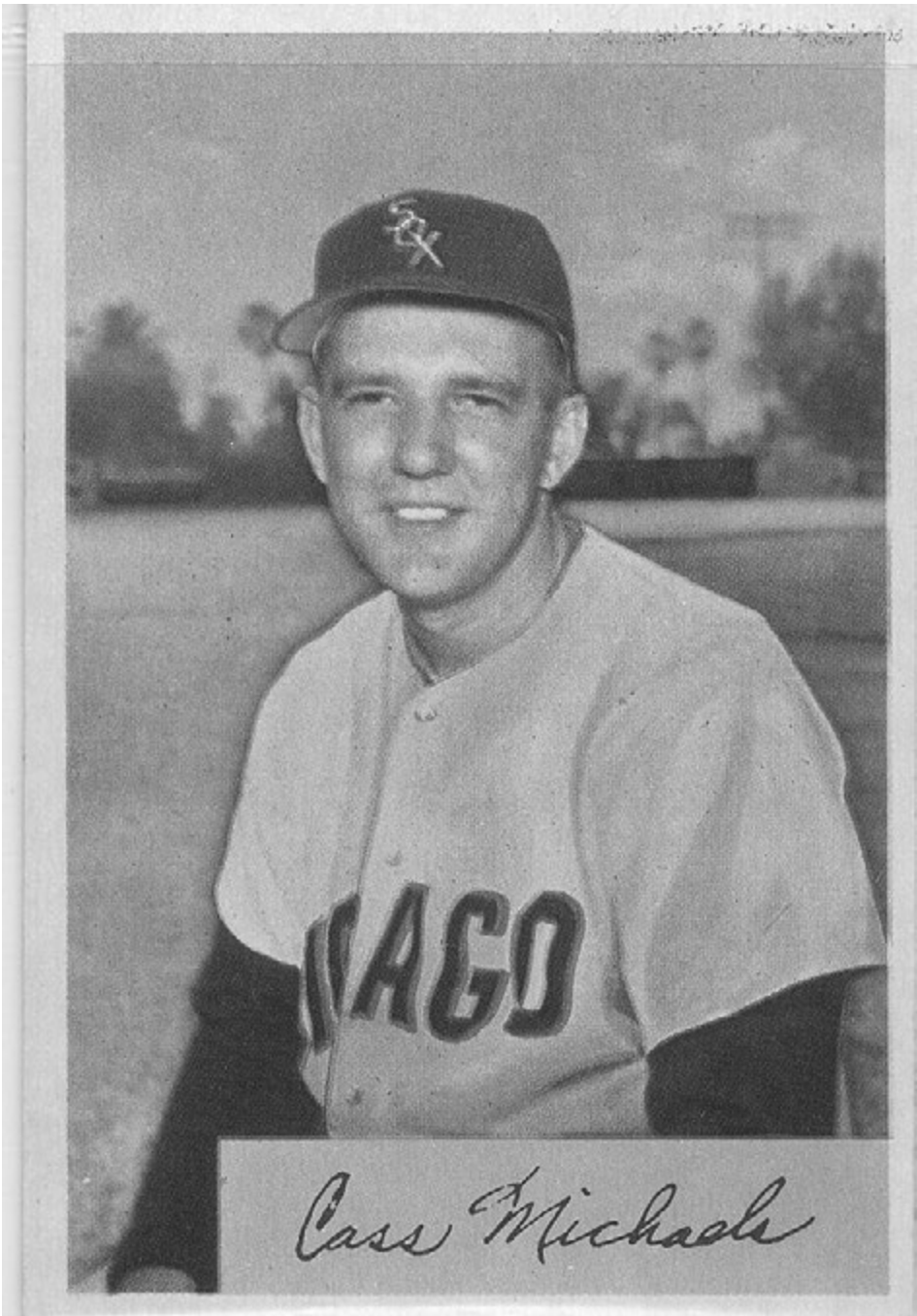
Casmir Kweietniewski was only 16-years-old in 1943 when he signed a professional baseball contract to play for the Chicago White Sox. White Sox scouts easily spotted him as his hitting, running and fielding abilities were superior to those who were two and three years older playing on the good hardball teams in Detroit after school hours.

Casmir was 17 when he made his major league debut with the White Sox on August 19, 1943. He could play third base, second base and shortstop well and saw limited action that year but learned a lot by sitting next to veteran players while watching games from the dugout bench. But he knew it was only because of the numerous players serving in the military in World War II that he was in the major leagues at a young age. Management wanted him to play every day so he was sent to the minor leagues for most of the 1944 season and Casmir shortened his last name to Kwieta and played under that name during the baseball season.

Back up with the White Sox to stay and play in 1945, the 19-year-old changed his name again. Now

he was Cass Michaels. He played shortstop for most of the season and batted .245. He bettered his average by 13 points in 1946 and played third base, second and shortstop. Michaels played several positions again in 1947 and batted a respectable .273. He roamed around to different infield positions again in 1948 and batted .248. However, the White Sox were pleased as he was now a veteran player with several seasons under his belt and he was only 23 when the 1949 season rolled around.

Michaels played second base in every game of the 154-game season in 1949 and starred defensively and offensively. He batted .308 and made the American League All-Star team. "Being in the All-Star Game in Brooklyn's Ebbets Field that year was one of my biggest thrills," Michaels told me in 1980. "Being on the same team as Joe DiMaggio and playing against Jackie Robinson was unforgettable. I was the first White Sox player elected by the people around the country that year. That year there were great players like Joe Gordon of the Cleveland Indians and Bobby Doerr of the Red Sox at



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second base, but I was number one."

Michaels was traded to the Washington Senators early in the 1950 season but made the All-Star team again as a second baseman. The game was played in Chicago's Comiskey Park and even though he was in a different uniform, local fans welcomed him. "It was a thrill being on the same team as Joe DiMaggio and Ted Williams," Michaels said. "DiMaggio was the best all around player I ever saw. But the best hitter was Ted Williams. As far as pitchers, Bobby Feller was the best and if I had to pick a lefthander it would be Hal Newhouser. He had good stuff. He's one of my friends now as we both live in the Detroit area."

Michaels was the starting second baseman for Washington in 1951, but played regularly at second base for three teams during the '52 season as the Senators traded him to the St. Louis Browns and the Browns peddled him to the Philadelphia Athletics for the last part of the season. In 1953, sitting with my brother and uncle in the left field stands for a doubleheader between Philadelphia and Detroit, Michaels hit a home run that hit an empty seat right in front of us. We got the ball but an usher came over to see if we were okay as he thought it hit one of us.. It was the only time I

ever came close to getting a home run ball and the scene plays in the television of my mind a couple of times a year.

In 1954 Michaels was reacquired by the White Sox. He was batting .262 with seven home runs on August 27. But that day his career ended at the age of 28. Michaels was hit in the head by a pitched ball and suffered a fractured skull and a partial loss of eyesight. He had a career .262 batting average. He returned to his Detroit area home where Mr. and Mrs. Michaels raised two daughters and two sons. He spent much of his time coaching high school sports and working as a representative for several tool shops around Detroit.

Only 56 when he died in 1982, Cass Michaels had an engaging personality and had great stories to tell. I'll always remember Cass telling me, "I really think I could have played ten more years of major league baseball if I wasn't hit in the head by a baseball."

Author, columnist, public speaker Irwin Cohen headed a national baseball publication for five years and interviewed many legends of the game including Joe DiMaggio and Hank Greenberg before accepting a front office position with the Detroit Tigers where he earned a 1984 World Series ring.

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Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
PRACTICAL SPANISH BEGINNER/INTERMEDIATE						classes run 11/15 thru 12/13	
	11/15/22	10:15 to 11:15	\$50	5	Class Room A	***	Beverly Dolgin
Take lessons in Situational Spanish. Class dependent on minimum class size.						*** bring pen and notepad	
FRENCH BEGINNER/INTERMEDIATE						classes run 11/15 thru 12/13	
	11/15/22	11:30 to 12:30	\$50	5	Class Room A	***	Beverly Dolgin
Take lessons in beginner French. Class dependent on minimum class size.						*** bring pen and notepad	

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Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
ESL - ENGLISH AS SECOND LANGUAGE BEGINNER/INTERMEDIATE						classes run 11/16 thru 12/14	
	11/16/22	11:30 to 12:30	\$50	5	Class Room A	***	Beverly Dolgin
Learn English as your second language. Class dependent on minimum class size. *** bring pen and notepad							
INTRODUCTION TO LINE DANCE						classes run 11/2 thru 11/23	
THIS CLASS TAKES PLACE IN HASTINGS AEROBIC ROOM ** See reverse for proper footwear							
	11/02/22	12 to 1 pm	\$5	4	<u>Hastings Aerobic</u>		Jerri Adams
Beginners can Learn Basic Steps: The Vine, Paddle Turn, Heel Taps, Rocking Chair & More! Easy Fun Line Dances! Class dependent on minimum class size.							
CONTINUING BASIC LINE DANCE STEPS						classes run 11/2 thru 11/23	
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	11/02/22	1:30 to 2:30 pm	\$5	4	<u>Hastings Aerobic</u>		Jerri Adams
Intermediate Students will Learn Jazz Box, Weave, Coaster, Twinkle, Sizzors, Pivot Turn & More! Class dependent on minimum class size.							
BALLROOM DANCE BEGINNER						classes run 11/2 thru 11/23	
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BALLROOM DANCE INTERMEDIATE						classes run 11/2 thru 11/23	
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THURSDAY CLASSES

Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
CANASTA BEGINNERS				class begins 11/2, end date to be determined due to holiday			
	11/02/22	10:00 to 12:00	\$20	4	to be determined		Diane Andelman
Description: Come in and learn to play this exciting card game!				Class Dependent on Minimum Class Size			
STAINED GLASS FOR BEGINNERS				class begins 11/2, end date to be determined due to holiday			
	11/02/22	10:00 to 12:00	\$25	4	Stained Glass	***	Pete Grobman
Description: Create stunningly beautiful objects with colored glass. The possibilities are endless!							
Beginning students will obtain supplies and tools from the teacher.							
MASKS REQUIRED DUE TO SIZE OF ROOM. Class depends on minimum class size.							
HEARTFUL EXPRESSIONS: THERAPUTIC ART CLASS				class begins 11/2 end date to be determined due to holiday			
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Instructor will provide most other materials.							
	11/02/22	2 - 4:30 pm	\$45	4	Art Room	***	Kalimba Love
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Week 3: Abstract Art - Pinata Paint --- Week 4: Vision Board/Book							
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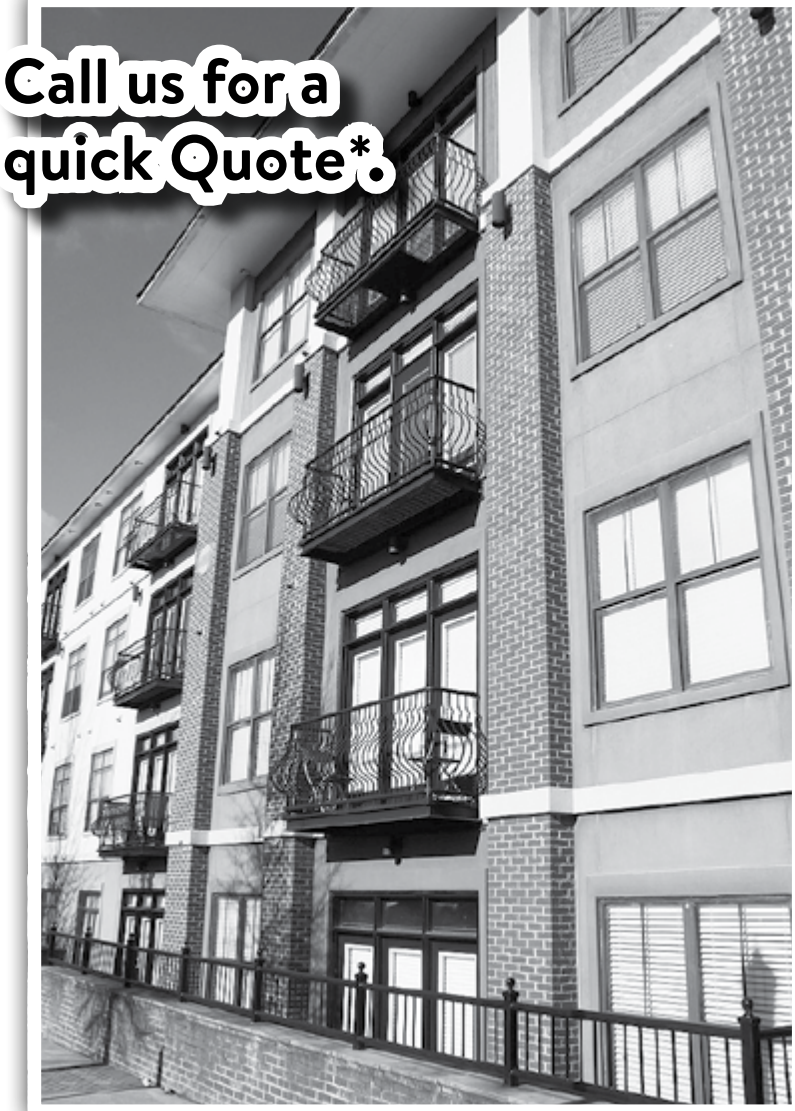
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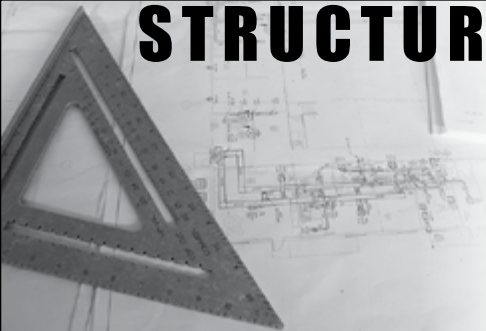
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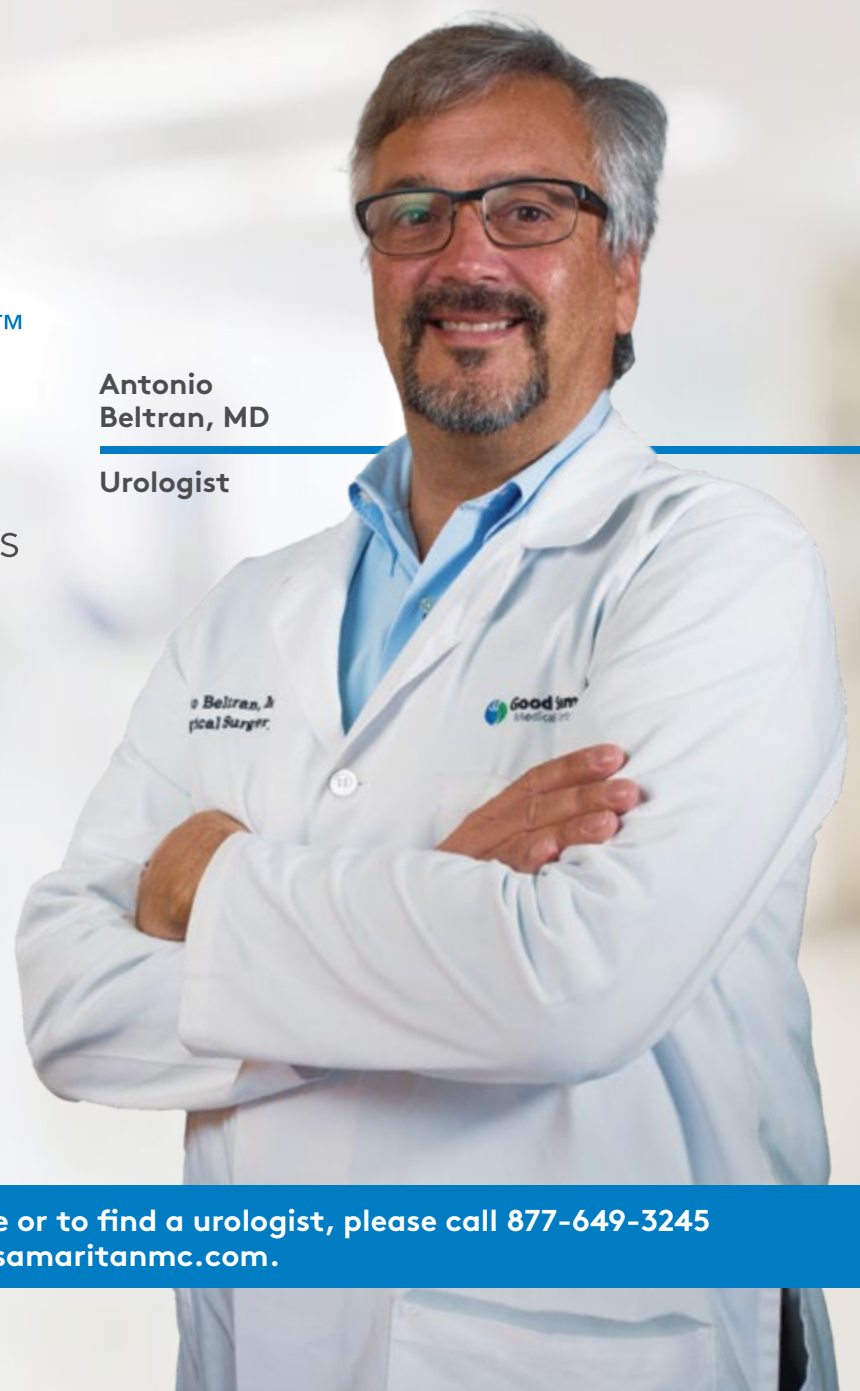
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WPRF Accounts Receivable Office.....	Ext. 3
I.D. Office.....	Ext. 4
Administrative Office	Ext. 5
Main Clubhouse Security.....	Ext. 6
Hastings Clubhouse Security	Ext. 7
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Gym Trainers	Ext. 9
Operator, Please Press Zero	

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The Law Office of Georgiana F. Dambra, P.A
ATTORNEY AT LAW

Georgiana Fratella Dambra, Esq.
gmdambra@aol.com

TELEPHONE: 561-471-5708

Fax: 561-471-7287

5737 Okeechobee Boulevard, Suite 201
West Palm Beach, Florida 33417
1/4 Mile East of the Turnpike

NOVEMBER 2022 ENTERTAINMENT



Sat., November 5 at 8 pm
Portrait Of Aretha: CeCe Teneal Celebrates The Queen Of Soul

A Tribute To Aretha Franklin Done Right And Righteously!



Sat., November 12 at 8 pm
The Latin Divos - The New Latin Pop-Opera Sensation

Back By Popular Demand With Powerful Voices And Amazing Chemistry



Sat., November 19 at 8 pm
Comedy Zone Starring Gary DeLena & Max Winfrey

A Fantastic Evening Of Hilarity!



Sat., November 26 at 8 pm
Generations Of Soul Starring Jesse Hamilton, Jr.

Come Croon With Jesse As He Holds The Audience In The Palm Of His Hand

All programs are subject to change and/or modification.

Saturday, November 5, 2022
7:00 PM

Dance-Anthony Vetere
Party Room

Saturday, November 12, 2022
7:00 PM

Dance-Alfonso Aranda
Party Room

Saturday, November 19, 2022
7:00 PM

Dance-Michael Rapposelli
Party Room

Saturday, November 26, 2022
7:00 PM

Dance-DJ David N
Party Room

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.

"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 material. 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

•• NOVEMBER 2022 MOVIES ••

When available, new movies will be presented with captions on the first 1:45 showing on Sunday. No charge for residents.

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

C'MON C'MON
R, 1 HOUR, 49 MIN. (RATED R FOR LANGUAGE.)
A radio journalist who travels state to state interviewing a variety of kids is asked by his sister to look after her son. He takes his energetic nephew on a cross-country road trip to show him what life away from Los Angeles is all about. The film stars Joaquin Phoenix, Gaby Hoffmann and Woody Norman.

Sun. November 13 1:45 pm
Sun. November 13 6:30 pm
Mon. November 14 6:30 pm

DOCTOR STRANGE IN THE MULTIVERSE OF MADNESS
PG-13, 2 HOURS, 6 MIN.
The further adventures of Dr. Strange when he is joined by a mysterious teenage girl who can travel across multiverses battling multiple threats as they are chased by Wanda the Scarlet Witch. The film stars Benedict Cumberbatch, Wanda Maximoff, Elizabeth Olsen, Benedict Wong, Chiwetel Ejiofor, Rachel McAdams and Charlize Theron.

Sun. November 20 1:45 pm
Sun. November 20 6:30 pm
Mon. November 21 6:30 pm

CINDERELLA
PG, 1 HOUR, 53 MIN.
This delightful musical version of the fabled Cinderella story has a modern-thinking twist. An ambitious young woman with big dreams works hard to make them come true with the help of her fabulous godmother. The film stars Camila Cabello, Pierce Brosnan, Minnie Driver, James Corden, Idina Menzel, Billy Porter and Nicholas Galitzine.

Sun. November 27 1:45 pm
Sun. November 27 6:30 pm
Mon. November 28 6:30 pm

ELVIS
PG-13, 2 HOURS, 39 MIN.
As told through the eyes of his infamous manager Colonel Tom Parker, the film highlights the life of Elvis Presley, the king of rock and roll. From his childhood beginnings influenced by Black church music to developing his own iconic musical style, this riveting film moves you through Elvis' early years until his death in 1977. The film stars Austin Butler, Tom Hanks, Olivia DeJonge, Helen Thomson and Richard Roxburgh.

When available, new movies will be presented with captions on the first 1:45 showing on Sunday.
All programs are subject to change and/or modification without notice.

Tickets will be sold month to month on the 22nd of the previous month online at www.gateaccess.net and at the Ticket Office. Please see Clubhouse Happenings for monthly dates. All programs are subject to change and/or modification without notice.

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.

Property Manager's Report (Continued)



Department of Planning,
Zoning & Building
2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



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Melissa McKinlay
Mack Bernard

County Administrator

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Official Electronic Letterhead

October 12, 2022

RE: Notice of a Proposed Zoning Application

Dear Property Owner:

This letter is being provided as a courtesy notice of a proposed zoning application for land within 500 feet of your property. The application summary is provided below and in the attachment.

Application:	Century Village Resident Service Center, ZV/DOA-2021-02186
Control:	Century Village, 1993-00040
Location:	Northwest corner of the intersection of East Drive and Century Boulevard
ZC Hearing:	November 3, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	November 28, 2022 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

The Zoning Commission (ZC) and Board of County Commissioners (BCC) will hold public hearings to consider the application identified above. The staff report will be available online five days prior to each hearing at the following website:

www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings

Comments may be provided at the public hearings and/or submitted in writing to the Project Manager below. Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Any person representing a group or organization must provide written authorization to speak on behalf of that group. Be advised that anyone choosing to appeal any action with respect to any matter discussed by tat the hearing will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you have any questions and/or require additional information, please contact me, the project manager at (561) 233-5224 or via dadelspe@pbcgov.org.

Sincerely,

A handwritten signature in blue ink that reads "Donna M. Adelsperger".

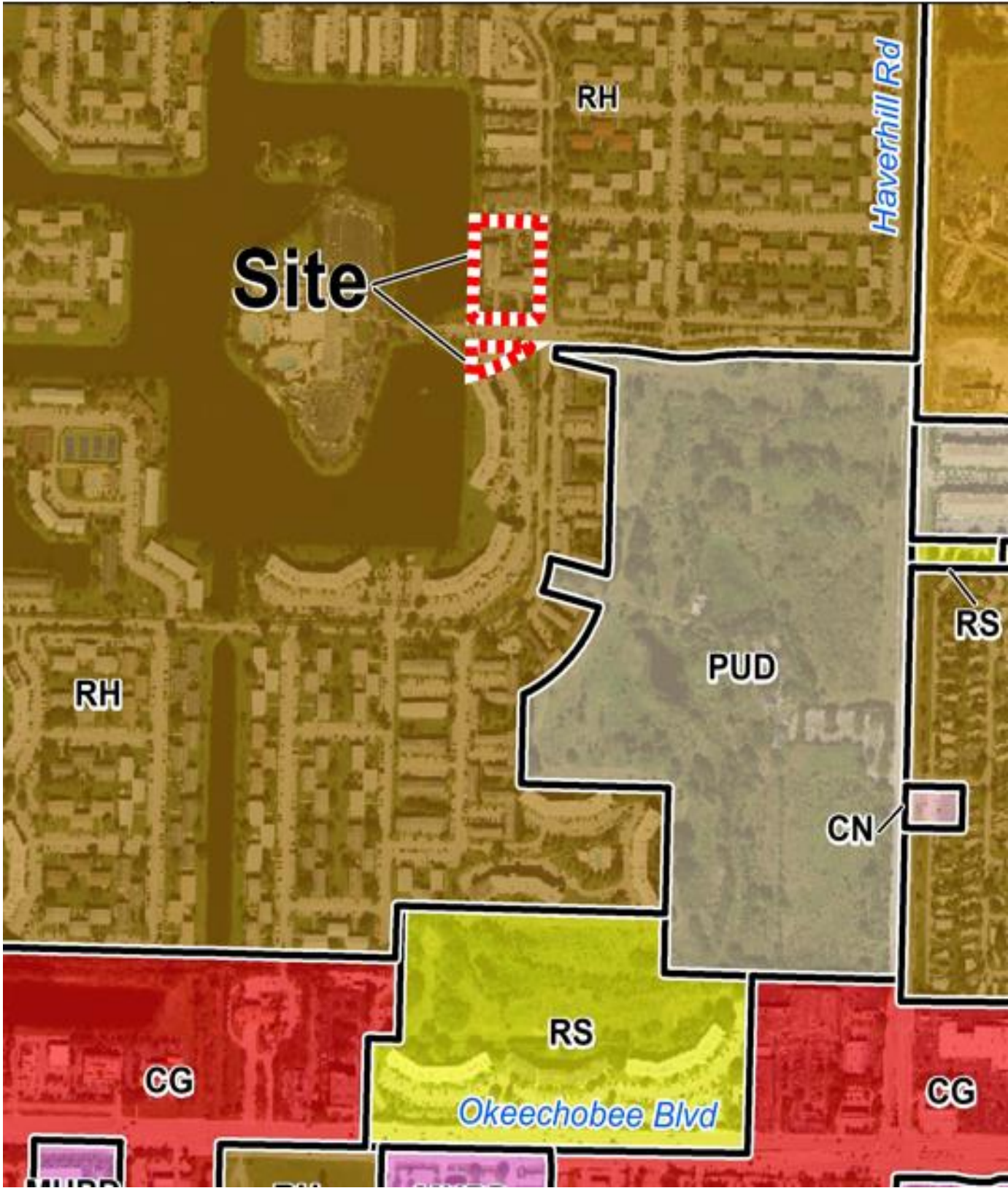
Donna Adelsperger
Senior Site Planner

Attachments: Application Summary and Map

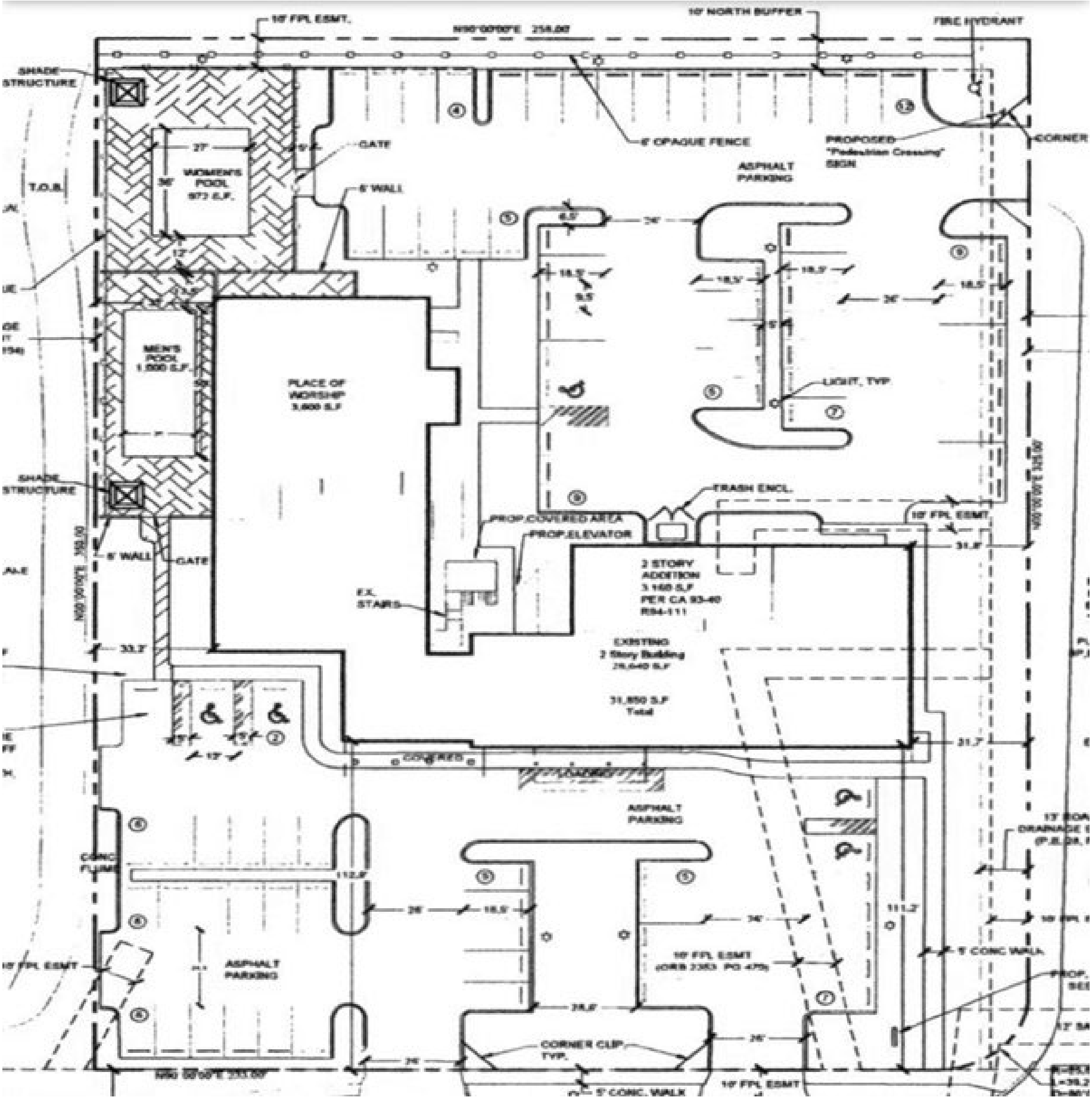
C: Lisa Amara, Zoning Director
Wendy N. Hernandez, Deputy Zoning Director
Carlos Torres, AIA, Principal Site Planner

Property Manager's Report (Continued)

Zoning Application Summary	
Application:	Century Village Resident Service Center, ZV/DOA-2021-02186
Control:	Century Village, 1993-00040
Location:	Northwest corner of the intersection of East Drive and Century Boulevard
BCC District:	District 2, Vice Mayor Greg K. Weiss
Title/Request:	a Type 2 Variance reduce the number of parking spaces; and the side and rear setbacks; and, to eliminate a Compatibility Buffer on 2.38 acres
Title/Request:	a Development Order Amendment to reconfigure the site plan, add a use, and modify the Conditions of Approval on a 2.38 acres
Overall Acres:	2.38 acres
<p>Summary: The proposed requests are for the 2.38 acre Century Village Resident Service Center. The site is approved with a mix of commercial uses to support the residents of Century Village. The development was last approved by the Board of County Commissioners (BCC) on July 22, 2010.</p> <p>The request seeks to modify the list of approved uses in the Conditions of Approval, in order to allow for a Place of Worship in a portion of the building. In order to allow for the use, the request also includes variances as described above. The Preliminary Site Plan indicates one building with a total of 31,800 square feet. The Plan indicates 112 parking spaces with access from Century Boulevard.</p>	



Property Manager's Report (Continued)



THIS BUILDING PLAN SHOWS THE PROPOSED LOCATIONS FOR TWO SWIMMING POOLS. SEE UPPER LEFT CORNER OF PLAN. THE POOLS WOULD BORDER ON LAKE CENTURY TO THE WEST, AND STRATFORD A TO THE NORTH. A NUMBER OF EXISTING PARKING SPOTS WOULD NEED TO BE ELIMINATED TO ACCOMMODATE THESE POOLS, AND A UCO IRRIGATION PUMP STATION WOULD ALSO NEED TO BE MOVED.

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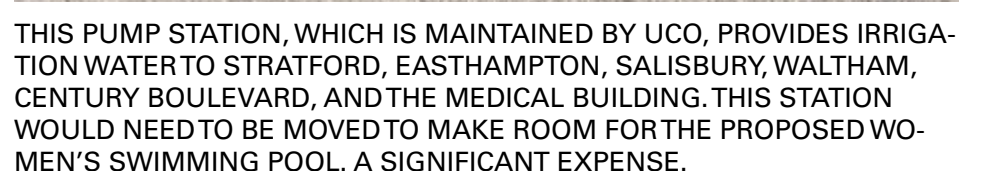
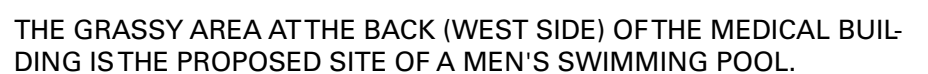
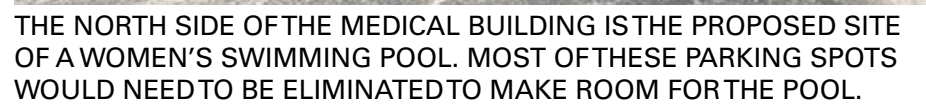
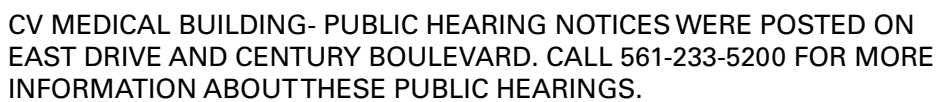
Hours: 11:00 AM to 5:00 PM
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ID OFFICE

Residents who work and unable
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9:00 am — 12:00 pm
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GOVERNMENT TOWN HALL MEETING

Subject:

How to work through the maze of:
Social Security, Medicare, IRS & local programs for seniors

- **Date: Friday, November 4th, 2022**
- **Time: 11:30 AM, immediately following the UCO Delegate Assembly**
- **Location: Clubhouse Theater**

Presenters:

- U.S. Congressman Brian Mast, Florida 18th Congressional District
- Palm Beach County Vice Mayor Gregg Weiss
- Scott Prescott, Social Security Administration
- Linda Berkman, Congressional Liaison, IRS

Learn how to apply and file taxes with the IRS with outside income over your monthly determination of income from the SSA.

After the presentations:

There will be a question and answer session, followed by individual consultations with these subject experts.



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Monday –Friday
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