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July's Big Fireworks

Turn to page 6

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U.C.O.

www.unitedcivic.org

# REPORTER

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Sample of 2025-2026 Season

Turn to pages 18-19

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VOL. 44 ISSUE 7 • OFFICIAL PUBLICATION OF UNITED CIVIC ORGANIZATION OF CENTURY VILLAGE, WEST PALM BEACH, FLORIDA • JULY 2025



**REMINDER:**  
**HURRICANE SEASON IS**  
**HERE. BE PREPARED!**

## INSIDE

President's Report.....2	Minutes Delegate Assembly.....7	BIG Fireworks at The Space Coast.....16
Editorial .....3	Delegate Assembly Attendance.....7	The Reader's Corner .....22
UCO Officer's Reports.....4	Proposed Construction Projects.....7	Nutrition and Health .....24
Property Manager's Report .....5	Legal: Q & A.....8	Shorts on Sports.....26
Treasurer's Report .....6	July Tax Talk.....10	Class Schedule.....29
Security .....6	July Property News .....10	Notables Born in July .....30
Safety & Security.....6	Early History of UCO .....11	Old Time Radio: Easy Aces .....31
WPRF News.....6	Organization News.....12	WPRF Notices.....33
Transportation .....6	Hilda Berofsky Ortega- CV Artist .....14	Entertainment .....35

**REMINDER**  
**DELEGATE MEETING**  
 Friday 7/11/25  
 9:30AM in the Theater

Email articles & comments:  
 ucoreporterwpb@gmail.com

I HAD FUN ONCE



I DIDN'T LIKE IT

# The President's Report

BY FAUSTO FABBRO

Welcome summer. I hope we all can enjoy the great weather that will be here for the next few months, and that we have no hurricanes.

My monthly meetings with the presidents are going very well. When you receive the invitation, make sure to attend. We give you a lot of information that will help you manage your association.

On a new note, over the years, boards were put in place to manage your building. In the past several years, officers took advantage of their positions on the board. This created some bad vibes on the board and for the unit owners. Now in 2025, we have some new situations happening.

The president on some boards is acting like a DICTATOR. The purpose of association boards is to work together to the building's advantage. The president is a board member and does not make decisions unilaterally. The board should be working together with its president to take care of any and all issues. In several cases, the president is not in the Village and

tells unit owners or other board members that it will be taken care of "when I get a chance." Or in some cases, "I will get estimates before any work is done." Sometimes an emergency issue comes up and the board must take immediate steps to resolve it.

In the past few months, several water issues came up and the president was not available or would not give permission for these emergency repairs, making the problem take longer to repair and creating more damage to the unit. Last is the president that feels all the decisions must be made by him or her. The power of the association is having a board that works together to benefit all unit owners. No one board member is more important than another. If you follow this advice, your board will be successful and your building should have fewer issues.

HAPPY 4TH OF JULY !

# Of census and Father's Day

**HASTINGS  
AEROBIC ROOM  
CHAIR  
EXERCISE CLASS**

**CODE OF CONDUCT:**

- NO CHAIR RESERVATIONS***
- FIRST COME, FIRST SERVED***
- NO SAVING CHAIRS***
- NO BULLYING PEOPLE TO MOVE TO ANOTHER CHAIR***



**TO CONTINUE TO ENGAGE IN THIS BEHAVIOR WILL RESULT IN A SUSPENSION OF RECREATIONAL PRIVILEGES**

**GOVERN YOURSELVES ACCORDINGLY**

WPRF, Inc.

**"ATTENTION"  
THEATER GOERS**

**SUMMER  
SHOW TICKETS  
WILL NOW BE  
RESERVED SEATING  
INSTEAD OF  
GENERAL ADMISSION**

WPRF, Inc.

# UCO REPORTER

The Official Newspaper of Century Village

UCO Office, 2102 West Drive  
West Palm Beach, FL 33417

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Send email & photos to:

ucoreporterwpb@gmail.com

Office hours: 9 a.m. to noon, Mon.-Thurs.

Fri: 12 - 3p.m.

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Bobbi Levin, David Boas, Robert Duvall

Sports ..... David Boas, Irwin J. Cohen

Production ..... OPS Premedia

Circulation ..... Glow, Inc.



## The UCO Reporter

2102 WEST DRIVE, WPB

New Telephone Number for

UCO Reporter Staff

**(561) 683-9189**

### UCO OFFICERS

**President** Fausto Fabbro

**Treasurer** JoAnne Robinson

#### Vice Presidents

Patricia Caputo Bruce Stutzman

Stew Richland Gerry Sutofsky

#### Corresponding Secretary

David Boas

#### Recording Secretary

Toni Burrows

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Michael Bunk

Dennis Burrows

Maureen Debigare

Nancy Del Guidice

Ruth Dreiss

David Forness

Richard Handelsman

Duke Horton

Jackie Karlan

Jean Komis

Regina LaTorre

Bobbi Levin

Les Rivkin

Flora Simpson

John Timmermann

Michael Zaslow

## 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

Anyone owning a car should know now what to do about updating their barcode or obtaining a new one. This requirement has been in effect for years and Instructions were published in the June issue of this publication, added to the package distributed at the Delegate Assembly, added to the President's meetings and included in the Welcome Package for new residents. A copy of these instructions should also be posted on building association bulletin boards. Making sure that you have your current vehicle registration will help considerably and save time, before approaching the barcode desk. Many residents keep their registration in the glove compartment of their cars, so remember to check this, so that you are good to go with that and your CV ID.

It's summertime, but business goes on, as usual, although somewhat slower and calmer. There is a new 2025 Welcome Package available with up-to-date information and of great use to newcomers. If all residents would take the time to read the UCO Reporter, watch Channels 590, 591 and 592, they would be well informed about what to expect in the community.

Association board members need to become more informed and be of more assistance to their residents to avoid unnecessary stress for them. They should not be sending unit owners and renters to UCO to address problems for which UCO has no authority to act. Building association issues must be handled by association boards. In addition, UCO often gets requests to obtain Century Village IDs which are not available there. WPRF issues IDs which are their property and can be confiscated by them at any time for misuse or misconduct at recreational facilities.

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

JULY 2025

## UCO Committee Meetings

TUE 1	TRANSPORTATION	12:00 NOON	CANCELLED
WED 2	PROGRAMS & SERVICES	1:00 PM	ON HIATUS
TUE 8	ADVISORY	1:00 PM	ON HIATUS
WED 9	BROADBAND	12:00 NOON	CONF. ROOM
THU 10	COP	9:30 AM	MCH RM TBD
FRI 11	DELEGATE ASSEMBLY	9:30 AM	CV CLUBHOUSE THEATRE
FRI 11	SECURITY	1:00 PM	CONF. ROOM
FRI 11	CERT	1:00 PM	CANCELLED
TUE 15	INSURANCE	12:00 PM	CONF. ROOM
WED 16	BEAUTIFICATION	1:00 PM	ON HIATUS
THU 17	BIDS/INFRASTRUCTURE	12:00 NOON	CONF. ROOM
WED 23	FINANCE	12:00 NOON	CONF. ROOM
THU 24	OFFICERS	12:00 NOON	CONF. ROOM
FRI 25	EXECUTIVE BOARD	10:00 AM	MCH MTG RM C
TUE 29	OPERATIONS	1:00 PM	MCH MTG RM C

### LOOKING FORWARD

NEXT COFFEE WITH THE PRESIDENT GATHERING: FRIDAY, AUGUST 8TH.

RSVP TO THE UCO ADMIN DESK, 561-683-9189 X 120

OR ADMIN@UNITEDCIVIC.ORG.

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

**Committee Members and Officers preferred. Limited seating available.**

# UCO OFFICERS' REPORTS



**Stew Richland**

vicepresident1@unitedcivic.org

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

## Common Sense

The term common sense has been used by philosophers and political writers for hundreds of years. This is a phrase that gives people the ability to think and behave in a reasonable way and to make good decisions. Common sense involves practical decision-making and understanding the consequences of actions. It's developed over time and allows individuals to make sound judgments in everyday situations. Examples include knowing to wear a coat in cold weather, understanding that touching a hot stove will

burn you, and realizing you need to eat if hungry.

Most issues that Associations confront can be resolved by employing "common sense." Fausto Fabbro, our UCO President, conducts seminars for unit owners and board members that deal with most issues that confront associations. By attending these sessions, and listening to the more experienced board members, you can easily acquire the knowledge that will help resolve most issues that Associations have to deal with. Every Association has a building management company available to provide solutions to issues that Associations have to deal with. "Common Sense" also suggests that when a unit owner has an issue, and the board member is living out of town, good business practice or common sense, suggests that all calls should be returned and not ignored. Your UCO officers are always available to listen to your problems and have the experience to provide you with the "common sense" solution that will make your issue go away.

Hurricane season is here. "Common Sense" says arrange a meeting with your building manager to discuss what must be done to prepare any contingency.



**Gerry Sutofsky**

vicepresident3@unitedcivic.org

Berkshire • Camden  
Hastings • Salisbury • Somerset  
Wellington • Windsor

From time to time, associations want to amend their documents. In Florida, changing condo rules typically requires an amendment to the Declaration of Condominium, or Bylaws. This generally involves a two-thirds vote of the unit owners for amendments to the Declaration, while changes to Bylaws may require a majority vote or specific percentages as outlined in the existing governing documents. Proper notice of the meeting where the amendment will be discussed and voted on is also crucial. Determine which governing document needs amendment (Declaration, Bylaws,) and what specific sections need to

be changed. The Board of Directors provide proper notice to the unit owners about the proposed amendment and the board meeting where it will be discussed.

Notice requirements can vary depending on the type of change and the governing documents, should draft the proposed amendment, ensuring it is clear, concise, and legally sound.

Make sure to consult with an attorney to ensure the amendment is consistent with Florida law and the existing governing documents.

Next, The proposed amendment is presented to the unit owners, who will vote on it. A majority vote, or a specified percentage outlined in the governing documents, is usually required for approval. If approved, the amendment must be properly documented and recorded in the public records of the county where the Declaration is recorded. And then update the association's records and provide updated governing documents to the community.

I must stress Condominium associations cannot unilaterally change rules without a vote of the owners. It's advisable to consult with an attorney to ensure compliance with Florida law and to navigate the complex process of amending governing documents.



**Patricia Caputo**

vicepresident4@unitedcivic.org

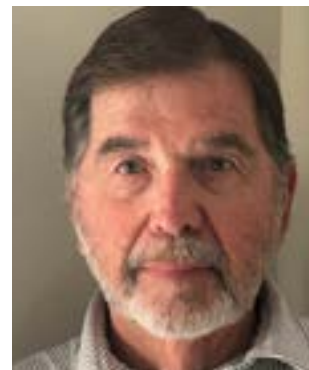
Coventry • Easthampton  
Norwich • Plymouth  
Sheffield • Stratford • Waltham

It amazes me that so many people in Century Village think the rules and regulations are for everyone but them. I have heard them say, "There are too many rules here". There are rules wherever you go. You cannot go into the library and talk loudly with a group of people. You cannot go into a house of worship and talk. Why move to a 55 and older community when you know there are rules, regulations and restrictions?

I have been on association boards for 11 years. This Village has changed drastically and a great number of people are working class. They do

not have time to learn how a building is run or what the rules are. They expect UCO to teach them everything there is to know about condo living. Do not get angry at the Board for trying to implement the rules and regulations. They have to follow their governing documents in order for the building to function properly.

While I am on this subject, I would like to bring up the incident that happened in Miami (Surfside), where there was the terrible collapse of Champlain Towers. This should never have happened, but the Board chose to ignore the deterioration of the building. This is occurring in Century Village, where the Board does not want to spend money to repair their building. The end result is more costly than if repairs had been made when it was on the down grade. If you, as an owner, see something wrong with the building, let the Board know about it via email or letter. I have spoken to a number of people who have or had problems with the Board because they do not want to fix anything. We have a number of buildings in disrepair and now it's costing each owner a large amount of money. Don't wait until it's too late. Take pride in your building. Last, but not least, be kind to one another. G-d bless you.



**Bruce Stutzman**

vicepresident3@unitedcivic.org

Cambridge • Canterbury • Chatham,  
Dorchester • Kent • Northampton •  
Sussex

On July 11, starting at 11 A.M., following the Delegate Assembly meeting, we will have a one hour presentation from the Florida State Attorney's Office on Elder Fraud.

Important Excerpts from Florida Statute 718

Adequate notice of all board meetings, which must specifically identify all agenda items, must be posted conspicuously on the condominium property at least 48 continuous hours before the meeting, except in

an emergency. (Four meetings must be held each year).

Condo owners have been facing higher costs because of the 2022 law, which requires condo associations to have sufficient reserves to cover major repairs and to conduct a survey of reserves every decade. Your condo should have completed and started to apply this reserve study recommendations by now. Check with your Condo Board and property manager.

Question Answered...

In most condominiums, the common elements include the drywall that is contained in each condo unit. Typically, the condo unit owner is responsible for the finished interior surface or the covering of the drywall, however, the condominium association is responsible for the drywall itself.

Personal Observation...

These early days of my tenure have demanded a learning curve of meetings, reports, and discoveries. Without naming names, I'm extremely impressed with the number and degree of volunteerism at the U.C.O. office. I believe that you/we are being served well.

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

**Be advised to Check License Numbers  
with the State by Calling**

**1-850-487-1395 or on the Web at myfloridalicense.com**

# Property Manager's Report

UCOMAINTENANCE@GMAIL.COM | UCOGARBAGE@GMAIL.COM



By Donald Foster,  
LCAM

**HB-913:** On 7/1, Florida House Bill 913 will be enacted into law. This Bill will amend laws that govern Florida condominiums. As with all new condominium-related laws, it will take a bit for condominium specialist attorneys to “digest” this new law and advise their Association and Management clients

on how to adjust their practices to comply. I expect that we will soon see general legal guidance in our community newspaper, the UCO Reporter, but CV associations should also be checking in now with their attorneys and managers for guidance. In the meantime, here are a few immediate issues that CV Directors should be looking at:

**ZOOM:** Video teleconferencing, which really “took off” during COVID, has made year-round Association Board meetings much easier, especially now that we are all required to have quarterly Board meetings. HB-913 requires virtual meetings to be recorded, and those recordings must be retained as an association record. For CV Associations that have their meetings at the UCO Conference Room, this will present no issue; our Conference room is a “ZOOM

room”, with virtual attendees visible on a big-screen TV, clear two-way audio, and recording capabilities. UCO is working on a procedure for recording meetings, and making sure that a “hard copy”, with receipt, is provided to the Association’s records custodian, which is usually the Board.

**CAM ATTENDANCE AT BOARD MEETINGS-** Association CAMs will be required to attend one noticed board meeting each year. Again, for Associations that use the UCO Conference Room, this is not an issue, since UCO requires an Association’s CAM to reserve the conference room and for the CAM to be in attendance at the meeting. It’s always a good idea for the Association’s Manager to attend all board meetings, but if an Association’s Board decides to only adhere to the “one meeting minimum”, the Annual or Budget Meeting would be the most obvious choices.

**TIMELY REPAIR OF STRUCTURAL DAMAGE-** HB-913 sets a “365 day timeframe” on repair of reported structural damage to buildings. Mostly, this appears to apply to over-two-story buildings that have already completed their mandatory Structural Integrity Reserve Study (SIRS), but there may also be impact on other

buildings. For instance, there is one two-story Association in CV that sustained structural damage due to a long running water leak. Part of that building was reported as unsafe for occupancy by both the Association’s Engineer and Inspectors from the Palm Beach County Buildings Department; the affected units have been held up by temporary supports for nearly a year. The UCO Insurance Committee is monitoring progress at this Association.

**UCO takes its advocacy/advisory role for CV Associations seriously:** we want to do anything we can to make association administration less of a chore for unit owners who volunteer to serve on their boards for no pay and definitely no applause. Our new UCO Administrative Assistant, **Erika Chapman**, is doing a fine job of scheduling CV Associations into the UCO Conference Room, creating ZOOM credentials, and interacting with the CV CAMs. Our **UCO Vice Presidents**, and the other UCO Officers, are always available to advise CV Directors on general condo administration questions. And we are always open to suggestions. Enjoy Summer.

DONALD




## Come Celebrate Independence Day At the Clubhouse Guest Pool

**July 4th**  
**12:00 PM — 4:00 PM**

**Music provided by:**  
**“Marshall Eads”**

**Enjoy the day with music, dancing and patriotic sing-along.**

**Snacks and drinks will be provided while supplies last.**

**NO “TO GO” BAGS**

**Additional tables and chairs will be available.**

**NO GLASS, MUST USE PLASTIC!**  
**Containers, Cups, Bottles, Etc.**

**Bring your own special foods and snacks  
and enjoy the holiday fun!**




**W.P.R.F. Inc.**



**By JoAnne Robinson**

First, I want to wish all of my Century Village neighbors a very Happy Fourth of July. Enjoy yourselves and stay safe.

Since we are heading into those "lazy, hazy days of

summer," now might be a good time to take a very close look at the conditions in your buildings. Each Association needs to have enough money on hand to complete all regular maintenance and upkeep on their buildings and property. Now is the time to gather information about what may need to be done in the coming

year or two, and gather vendors and quotes to have the work done. Taking this time now will put you way ahead of things in the Fall when it will be time to start thinking about next year's budget. It's never too soon to start preparing for the future.

Best regards.

## Treasurer's Report



**By Stew Richland**

At the last security meeting, the police Captain informed us that fraud against seniors is the biggest issue that impacts our residents. I don't know if there is a simple solution to resolve this trend.

If any resident gets a call asking them for money, the first thing you should do is call the police or a member of your family. Auto break-ins are on the rise. Lock your car door and make sure that all valuables are removed. The hurricane season has arrived. Make sure you stock up on water and canned foods and have a fresh supply of batteries

for your radio and flashlights. Check your unit doors, locks and windows. Do not hesitate to call Security or the police, if you observe any suspicious activity.

## Security



**By Daniel Zelaya**

Greetings and Salutations, Below is the monthly data regarding incidents Security has responded to inside of the community for the month of May. Please remember for criminal activity observed, contact PBSO (561) 688-3400. For emergencies contact 911. Violation of building bylaws or governing documents should be reported to your building association.

### BY DANIEL ZELAYA, PLATINUM SECURITY DIRECTOR

- Confiscated Expired passes: 25
- Confiscated Resident passes: 4 (Guests attempting to use for entry)
- Number of incidents the Rovers responded to: 201
- Accidents: 2
- AMR Ambulance transport observed: 20
- Assists: 4
- Complaints: 12
- Vehicles Denied Entry: 6 (2 delivery trucks over

- 40 ft., 2 contractor trucks over 40 ft., 1 car carrier, 1 R.V.)
- Fire Rescue calls observed: 42
- Gate Arm collisions: 7
- Parking Violations: 4
- PBSO calls observed: 21
- Suspicious: 18
- Welfare Checks: 61

## Safety & Security

## WPRF News



**By Eva Rachesky**

Dear Residents, The Southampton pool has reopened, and the residents of Southampton were so thrilled, they decided to celebrate with a small ribbon cutting ceremony followed by a BBQ with delicious sides and dessert. The pool area looked pristine and inviting, and a great time was had by all.

One Thursday night in June, 4 PBSO cruisers were parked in front of the main clubhouse. A resident decided to enter without showing their WPRF ID card. Security tried to do their job while the resident continued to be non-cooperative. It

took hours to resolve the situation. REALLY???

Anyone wishing to use the recreational facilities MUST show their WPRF issued ID card. This is not up for debate. This is why these cards are issued, so that all residents can enter and enjoy the facilities. Please check the back of your WPRF ID card which clearly states:

ALL ID CARDS ARE PROPERTY OF WPRF. ORIGINAL ID MUST BE PRESENTED TO ANY/ALL WPRF OR SECURITY PERSONNEL UPON REQUEST. NO LOANING/COPYING OF ID CARDS. VIOLATORS ARE SUBJECT TO SUSPENSION OF RIGHTS AND/OR CONFISCATION OF ID CARDS FOR BREACH OF COMPANY RULES/POLICIES.

Without showing your ID card, you are

considered a trespasser. Non-cooperation with Staff/Security will result in the police being called to have you removed.

WPRF strives to create a safe, pleasant and cooperative atmosphere and expects the same from all residents/guests using the facilities. I am putting all residents on notice that to refuse to show your WPRF ID to Staff or Security, your name will be provided to WPRF's legal department, and a letter of suspension will be issued. This will directly hamper your ability to use any of the recreational facilities for a period of time, as well as hamper your ability to obtain guest passes in the future. Please govern yourselves accordingly.

Eva Rachesky  
WPRF, Inc.

## Transportation



**By Ruth Dreiss**

As advised by Patricia Caputo, Transportation Chair, complaints have diminished tremendously and compliments have been received about drivers. This is very good news.

To reiterate, there will be no changes in the current schedule. The current schedule will continue through the end of the contract.

Remember, that without a name or phone number on complaints, the company cannot respond.

At this time, there is nothing new to report.

Therefore, Transportation meetings in July and August are suspended. Unless there is pressing business, September will be canceled as well, with meetings to resume in October.

Have a great summer. Looking forward to resuming meetings in the fall.



# Minutes Delegate Assembly

## June 6, 2025

Quorum Established

Pledge of Allegiance

A motion by Joyce Reiss/Sandra Levine passed with corrections regarding the South Canal. Motion carried.

Law Enforcement Officers reported Scams are on an upswing. Urged everyone to be careful and not fall victim. If residents are in doubt, call PBSO. The Officers mentioned that vehicle burglaries are a crime of opportunity and asked everyone to lock their vehicles and take anything out that is visible and could be inviting to burglars. PBSO reported that no DUI's reported and traffic stops are down.

Officers answered questions from the delegates. They encouraged everyone to attend the Fraud Class after the Delegate Assembly on July 11th with representatives from PBSO and the State Attorney's office.

**Treasurer Report:** Treasurer JoAnne Robinson reported that they are working hard to bring the accounts UpTo Date.

President Fabbro asked everyone to let UCO know if management companies are changed.

**UCO Reporter:** Ruth reported that the paper is \$3,934 ahead, but they need more ads for the paper and asked everyone to help by asking stores/ restaurants frequented to place an ad.

**LCAM Report:** LCAM Foster reported that there would be increased patrols and more video cameras in the area where the vehicle break in's took place. He is also going to contact Reflection Bay asking for security. LCAM Foster also reported that they are aware of the dead fish. Lack of rain has contributed greatly to the smell from algae and dead fish.

He reminded everyone of the meeting immediately following the Delegate Assembly on the rights of

unit owners in CV.

Unfinished business: n/a

New Business: n/a

**Update on LaQuinta:** Eric McClellan from the PBC Facilities Department updated the Delegates on the ongoing project with LaQuinta. They are working on the paperwork at this time and look to close on the property at the end of the month. Mr. McClellan and his team will keep the Delegates informed of the progress and hopes to give reports to the delegates every other month. Mr. McClellan and his team answered various questions from the Delegates.

Gina Ward from the Clerk's office announced that the HVAC program has been extended and asked anyone that needs assistance to apply.

A motion by Olga Wolkenstein/Sandra Levine to adjourn the meeting. Motion carried.

## Delegate Assembly Attendance

### Delegates Present June 6, 2025 Delegate Assembly

Andover	C, D, E, F, H, I, J	Northampton	B, E, M, N, P, S
Bedford	A, D, J	Norwich	A, H, M
Berkshire	B, E, H, J	Oxford	200 (1 of 2), 400 (1 of 2), 600, 700
Cambridge	C, E, H, I	Plymouth	5
Camden	K, O	Salisbury	I
Canterbury	A, B, C, D, F	Sheffield	E, F, H, J, L, Q
Chatham	B, C, D, F, H, M, N, R, T, U	Somerset	C, F, G, K
Coventry	B, E, G, H, I, J, K	Southampton	A (2 of 3), B (2 of 3), C (2 of 3)
Dorchester	D, G	Stratford	A, H, J, N
Dover	(4 of 9)	Sussex	E, J
Easthampton	C, G	Waltham	E, F
Golfs Edge	(2 of 7)	Wellington	B (1 of 2), D, E (1 of 2), F (1 of 2)
Greenbrier	B		G, J, K (1 of 2), M (1 of 2)
Hastings	F, H, I	Windsor	A, E, I, K, Q
Kent	B, E, I, M		
Kingswood	D, F		

## Proposed Construction Projects

BY RICHARD HANDELSMAN

Below is the latest information, from Commissioner Weiss' office via Mr. Niels Heimeriks at the Delegate Assembly on June 6th, concerning the construction of (a) the roadway median outside the Alora apartment entry/exit on Haverhill Rd. and (b) a bus shelter outside the CV Haverhill entry/exit.

The median: "Pre-construction meeting in June. After that, they will have to start within 120 days. There will be a meeting at the end of June and after that meeting, we will know the start date."

The bus shelter: "As part of our transit shelter improvement project, we are planning to install a new shelter location at Haverhill at Century Corners. This project will begin next year and this location is one of our priorities. The red dot in the picture below shows the future location of the shelter."



## LEGAL



## Q and A with Attorney Mark D. Friedman, B.C.S.

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

**Q: If we want to paint the building a different color, do we need a vote of the members?**

A: It depends. The decisions from the Florida appellate courts apply a very broad standard in defining what kinds of alterations are “material” and what kind of additions are substantial. In *Stirling Village Condominium, Inc. v. Breitenbach*, the court defined material alterations or substantial additions as those which “palpably or perceptively varies or changes the form, shape, elements or specifications of a building (i.e., common elements) from its original design or plan, or existing condition, in such a manner as to appreciably affect or influence its function, use, or appearance.” In the subsequent case, *Islandia v. Vermut*, the court held that changing the color of a building was a material alteration.

Section 718.113(2)(a), Florida Statutes, provides that you first look to

your declaration of condominium for the requisite vote and, if the declaration is silent, then the approval is by 75 percent of the total voting interest. Therefore, if the text of the declaration allows the Board to decide on the color of the building, then a unit owner vote is not required. If the Declaration has a threshold, based on the cost of the painting project, a vote may be required if the cost exceeds whatever threshold is provided. In some cases, the declaration will just tell you to obtain a vote of the membership.

**Q: A renter wants to inspect our official records; do we have to grant him that access?**

A: It depends on which records the tenant is seeking to inspect. The statute was amended a few years ago to include the following language on this topic: “A renter of a unit has a right to inspect and

copy only the declaration of condominium, the association’s bylaws and rules, and the inspection reports described in ss. 553.899 and 718.301(4)(p).” The statutory references are to the mandatory milestone inspection report and the turnover (from Developer to Unit owner) inspection reports which include the structural integrity reserve study. Renters may access these reports.

**Q: Is there something else we are required to do besides the Board Certificate Class?**

A: Yes. In addition to taking the 4-hour Board Certification Class, Board members must submit to the secretary of the association, in writing, that he or she has read the association’s declaration of condominium, articles of incorporation, bylaws, and current written policies and that he or she will work to uphold such documents and poli-

cies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association’s members. Directors must also annually submit to the secretary of the association a certificate of having satisfactorily completed at least 1 hour of continuing education relating to any recent changes to the Condominium Act and the related administrative rules during the past year. If the governor signs the new laws, there will be a lot to cover in the one-hour class next year.

*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 is not intended as legal advice. Please consult with your own legal counsel if any of the issues discussed arise in your community. Mr. Friedman may be reached at MFriedman@BeckerLawyers.com.*

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SCAN ME



# July Tax Talk

ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR PBC

## DEAR FRIENDS:

As I have mentioned before in previous issues of Tax Talk, I really enjoy gardening. My yard is full of native Florida plants and it is so enjoyable for me to spend time outside.



Recently, I had the opportunity to visit England and I visited numerous gardens, such as the Ham House and Garden, Hever Castle & Gardens and the Physic Garden in Chelsea. It was a wonderful

experience enjoying these majestic gardens, from shrubbery trimmed like chess pieces and plants used to treat diseases such as heart disease. Many of these gardens have been in existence since the 1700s! It was truly an amazing experience for an avid gardener like myself to take time during my trip to enjoy gardening on such a grand scale!

## YOU CALLED...WE ANSWERED!

It was a milestone celebration for our Client Care and Research Center (call center). The team recently celebrated the monumental accomplishment of answering 71,000 more client calls last year from the previous year – that's an average of 287 more calls a day!

This well-deserved celebration consisted of a catered luncheon that was served to the team by their managers in two shifts to maintain phone coverage for answering clients' calls. This is a testament to the dedication of Client Care Representatives to be able to answer an additional 71,000

calls last year while also reducing wait time by eight minutes. I am proud of their hard work and their passion for meeting the needs of our clients.

In an effort to deliver efficient, exceptional service, the CCRC was focused on increasing call answering volume and last year the team answered a total of 309,094 calls!

Congratulations to the CCRC team on this exceptional achievement!

## TCO DELIVERS FOR THE CHILDREN

I am proud of our employees' ongoing support for the community and our charity partner, Living Hungry. This spring, our office took part in a collection of items to help fill "Good Time Packs" for local homeless children. We presented more than 15 boxes of approximately 2,500 items to Living Hungry Founder & CEO Maura Plante.

"If you are a teen or child without a roof over your head, summertime in Florida can be long, lonely and hot without life's basic necessities," says Plante. "Thanks to the kindness of Anne Gannon's caring team, local families living in cars, motels and shelters this summer will have something to look forward to with "Good Time Packs" of books, journals, games -- thank you, staff!"

Living Hungry is a Delray Beach charity, dedicated to eliminating food insecurity experienced by homeless students in Palm Beach County. In addition to food items, the "Good Time Packs" include stickers, crayons and small toys for the children Living Hungry serves. For more information about the great work that Living Hungry does for the community, visit <https://livinghungry.org/>.

## WHO IS CARMEN C. RICHARDSON, CPA?

Title: Chief Financial Officer

Favorite Dessert: Sweet potato pie

Favorite Trip: Alaskan Cruise

Favorite Book: Where the Crawdads Sing

In this edition of "Faces of the TCO," I want to introduce you to our Chief Financial Officer, Carmen C. Richardson. If you have ever wondered who oversees the disbursements of \$5.8 billion in taxes, licenses and fees to the Palm Beach County taxing authorities, it is Carmen and her fantastic Finance & Budget team. With over thirty years of experience in accounting, Carmen is truly a seasoned pro. Her responsibilities extend beyond disbursing the monies that fund Palm Beach County, she and her team also oversee accounting, procurement, budgeting, payroll, and everything in-between. "It is the diversity that keeps my work challenging and fulfilling," says Richardson. Carmen lives by a simple yet powerful mantra: "Do the right thing, even when no one is looking." This philosophy extends to how she leads her team, emphasizing "integrity and accuracy" and always fostering "learning and growth." Of course, she's quick to add that it helps immensely that she has "a great team."



Carmen and her team face several challenges including, keeping up with changing laws, and regulations and, safeguarding sensitive financial data from cyber threats. A big "thank you" to Carmen for sharing a glimpse into her world. It is reassuring knowing that the disbursements of our tax dollars are in such capable hands!

# July Property News

DOROTHY JACKS, CFS, FIAOO, AAS

PALM BEACH COUNTY PROPERTY APPRAISER

Recently, my office announced the award of six college scholarships to outstanding high school seniors in Palm Beach County. Each was awarded \$1,500 and an opportunity to participate in a paid internship in my office.



• Muhammad Athar

Graduating from John I. Leonard High School

Attending University of Florida

• Lorendie Exavier

Graduating from Atlantic Community High School

Attending Florida Atlantic University

• Amy Maloon

Graduating from Alexander W. Dreyfoos School of the Arts

Attending American University

• Nikolas McNutt-Williams

Graduating from Boynton Beach Community High School

Attending Tuskegee University

• Elizabeth Robles

Graduating from Pahokee High School

Attending University of Florida

• Alex Rodriguez

Graduating from Palm Beach Cen-

tral High School

Attending University of Florida

Since 1994, the PAO has awarded \$188,000 in college scholarships, completely funded by employee donations. It's really a joy to reward these incredible students who have demonstrated excellence in academic ability, persistence, leadership, and service to others. Congratulations to each of them and congratulations to the entire Class of 2025.

In this month's newsletter, an update on the 2025 tax roll process and the status of applications for exemptions and classification.

Have a happy and safe Independence Day.

## 2025 Tax Roll Update

July is an important month as my office submits the 2025 preliminary tax roll to Florida's Department of Revenue (DOR) and local taxing authorities. Values are based on the status of market as of January 1.

According to my office's estimates delivered at the end of May, Palm Beach County-wide taxable property values have increased 7.7% from 2024 to 2025.

While overall taxable value continues to increase, the rate of increase has slowed compared to last year. Market values for some build-

ing types have continued to flatten in Palm Beach County, while County-wide taxable values are growing in part due to the recapture of tax caps savings.

Florida law requires that the assessed value of a property continue to increase by the maximum cap amount each year until the assessed value equals the market value. Even if the market value of a property does not increase, its assessed value may increase.

Other highlights of the Estimates include:

- Market Value - \$525,364,285,094
- Taxable Value - \$341,427,567,940
- Net New Construction - \$5,398,116,382
- Percent Increase (taxable value) - 7.7%
- Real Property Parcels - 659,122
- Total Tangible Personal Property Accounts - 57,556

The above values are only estimates and subject to change.

Once the tax roll receives approval from Florida's DOR, my office will notify all property owners of both their home value and proposed tax rate in the Notice of Proposed Property Taxes mailed mid-August. While state law requires my office to value property based on the status of the market, your tax rate is set by taxing authorities who answer to you. Their public meetings are listed in your Notice.

## Application Status for Exemptions, Portability, Agricultural Classifica-

## tions

Have you submitted an application for an exemption, portability or agricultural classification? My office is processing these applications and will begin status notifications. If approved, the exemption/portability/classification will be noted on your TRIM Notice of Proposed Taxes.

If denied, you have the right to file a petition for adjustment with the Value Adjustment Board (VAB) through the Clerk of the Circuit Court & Comptroller. They can be reached at 561.355.6289.

Property Tax Exemptions and Portability – If you submitted an application on or before March 3, 2025 and your application was denied, a Notice of Denial will be mailed on July 1, 2025. The deadline to file a petition with the VAB for an exemption is 5 p.m. on July 31, 2025. The deadline to file a petition for the denial of a portability benefit is 5 p.m. on September 15, 2025. For questions about exemptions or portability, contact Exemption Services at 561.355.2866 or MyExemption@pbcpao.gov.

Agricultural Classification – Notifications of the status of your application will be mailed out on July 1, 2025. If your agricultural classification application is denied, the deadline to file a petition with the VAB is 5 p.m. on July 31, 2025. For agricultural classification questions, contact the Agriculture Department at 561.355.4577 or MyFarm@pbcpao.gov.

# Early History of the United Civic Organization

BY BILL SNYDER (PRESIDENT OF UCO 1984-1986)

**PART 3**

Representatives of COA decided to meet with Management for the purpose of preparing a new Amendment to the Recreation Lease. This they did and after some negotiations, a new Amendment between COA and Management was established. This Amendment was passed on to the COA members, and others who wished to sign the Amendment. The CAR representatives, noting that they were losing a considerable number of their members, decided, two weeks after the COA Amendment was negotiated, that they would also meet with Management in an effort to establish an Amendment for their members. This they did, and after some negotiations, a Lease Amendment for the CAR members was established.

At that time, the residents of Century Village now had two separate and distinct Lease Amendments. This was not a good

situation for the residents, despite the fact that some of the items in both Amendments were similar, two of the most important factors in those Amendments differed considerably.

Forexample: The COA Amendment called for an assessment which was considerably higher than the assessment contained in the CAR Amendment. Also, this Amendment called for a \$10 per month increase, starting January 1, 1990. The CAR Amendment called for an assessment which was considerably lower than the COA Amendment. This Amendment also called for a \$10 per month increase starting January 1, 1990. Both of these Amendments called for an additional increase in the years after 1990. As the writer recalls, the CAR Amendment called for an increase of \$1.50 per month in each year after 1990 until 1999. The monthly increase after 1990 in the COA Amendment was considerably higher than the increase for the CAR members.

In view of this situation, Management notified both parties that they had to resolve these differences and set a date as of July 1, 1985, wherein the differences should be resolved, otherwise the Amendments would remain the same until 1999. (It should be noted that during the administration of the writer, who was President of UCO at that time, the differences were resolved, and a new Lease Amendment was established for all of the unit owners in the Village.)

From 1980 to 1982, there was considerable turmoil in the Village. There was no cooperation between CAR and COA, and as far as leadership was concerned, there was none. Other than negotiating the two Lease Amendments, there was no plan to improve the living conditions in the Village. Further, there was a bad feeling between most of the residents and Management.

The residents were reminded that in CV Deerfield, an organization was

formulated during the construction of that Village that truly represented all of the residents of that Village. When that Village was completed, the organization was in a position to deal with management and were successful in obtaining their demands. Not so here in CV West Palm Beach, where the residents did not know what was in store for them in the coming years.

In 1982, from the thousands of residents who were living here at that time, one man decided that something had to be done in order to make this Village a decent place in which to live. That man was Hy Ruchlis. He took it upon himself to meet with several residents, who were also concerned about the future of the residents in the Village. This meeting proved to be very successful, and resulted in the formation of the United Civic Organization.

*The End*

## July Independence Days throughout the Americas

BY RICHARD HANDELSMAN

In July, perhaps echoing the newly formed United States of America, European colonies throughout the Western Hemisphere, declared their sovereignty in the early 1800's.

Our neighbor to the north, on July 1, honors the 1867 passing of the British North America Act when the United Canadas, Nova Scotia, and New Brunswick were united into a single dominion called Canada.

To the south, several Middle American countries declared their

independence in July: the United Provinces of Central America on July 1 (Guatemala, San Salvador, Honduras, Nicaragua, and Costa Rica), 1823; Colombia, July 20, 1810; Argentina, July 9, 1816; and Venezuela, July 5, 1811.

And further south, in South America, Venezuela, Argentina, Colombia, and Peru all declared their independence from Spain in July: Venezuela on July 5, 1811; Argentina on July 9, 1816; Colombia on July 20, 1810; and Peru on July 28, 1821.

### Correction

Oops! There was an inadvertent printer's error in the June issue. VP Bruce Stutzman's quadrant areas were listed incorrectly. His quadrant consists of Cambridge, Canterbury, Chatham, Dorchester, Kent, Northampton, Sussex. Sorry for the inconvenience. This issue has the correct quadrant areas listed.

Ruth Dreiss  
Editor-in-Chief

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## Organization News

**Actors Studio 1:** 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 Marshall: 561-596-1738.

**African American Culture Club:** business meetings, first Wed. each mo. 6:00 PM. Potluck 4th Sun., 3-6 PM. Play hand knee & foot during the week. Les 315-529-1221; Sadie 845-541-7167; Eula 561-718-7478.

**American Legion Post 141:** Attention Veterans!! And anybody connected to the military. Your service is needed again. Join the American Legion, Post 141 and help support our Veterans & community programs. For more info: Ron Rising, Commander, Post 141 561-460-5169, commanderpost141wpb@gmail.com.

**Art Club:** Thurs. mornings, 9:30 to noon, Art Room, 2nd fl. No dues, no costs. Call Susan Bernstein 917-833-7516 to let her know you will come.

**Baby Boomers:** Monthly meetings third Wed., 3:30-4:30pm, Classroom D (upstairs old library), each month from May-Nov. We will plan things to do, meet friends and then go to dinner together (optional activity). All welcome.

**Bingo Game Day Pot Luck Club:** Meetings. 2nd Wed. every month, Clubhouse Party Room, 1-3 PM. Bingo, card games, contests & more. Bring your favorite dish. Prizes awarded to all winners. NO MONEY WILL BE EXCHANGED.

**Board Synergy Club:** Meets second Thurs., 1:30 pm, CH Mtg. Rm. TBA. All CV residents are welcome. This is an opportunity to network with other board members and ask questions. For more information, email boardsynergyclub@gmail.com.

**Canasta Club:** Mtg. 3rd Sat. every month, Room B, 11:30 AM-6:00 PM. Call Liz 561-508-6451 or Eula 561-718-7478.

**C.E.R.T. (Community Emergency Response Team):** Meets 2nd Friday of month, CH Room A, 1 PM.

**Century Village Patriots Club:** Meetings 4th Wed. of every month, Clubhouse, Meeting Room C, 6-8 PM to educate, inform and discuss with voters the issues of the day that affect our country and our liberty. For more info, contact Donna at 914-497-1396.

**Christian Club:** Meetings first Wed. of month, 1 PM Clubhouse Party Room. For Club info call:

Rae Boyle 561-254-2290.

**Technology Club (Computer Club):** meets first Thursday of mo., CH Room A, 12:30 pm, refreshments served, drawings for door prizes. Every Monday morning, 10:30am, computer room, second floor Learn new digital skills, improve knowledge of computers, phones & tablets. Membership: \$12 per yr. Share your skills with others as a volunteer teacher. For info: email cvccwpb@gmail.com. For Website: <https://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: 561-684-3212.

**CV Friends of Bill W:** Meetings Mon. & Thurs., 6:30 pm, Clubhouse 1st fl. Craft Room. Further info: 832-819-7748, 631-889-2614.

**Democratic Club of CV:** Meetings 3rd Thursday each mo., 1:30-3:00 pm. For more info contact: Les Rivkin, Pres. 315-529-1221. No meetings in July & August. We will reunite & welcome members in September.

**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 begin Nov. 12th, 1 PM, clubhouse Party Room. All future meetings, first Tuesday of the month, same time & place. More info: please call Carole 914-343-5547.

**Italian American Club:** Meeting 3rd Wed. of the month, Party Rm., 1 PM; . For info: call Michelina 561-335-2576. No meetings July & Aug. Next mtg. Sept. 17. Accepting new membership, open to all CV residents. Upcoming Tours: Nov. 7 Cruise, 10 day Eastern Caribbean on "Caribbean Princess", FFL/Tortola, St. Marten, St. John, Antigua St. Kitts, St. Thomas, Grand Turk, FLL Rates start @\$1,289.00, O.B. Category, pp dbl, @\$1989.00 B.B. Category, pp dbl. Cabins limited. Reserv.: Michelina 561-335-2576

**Latin American Club:** meets every 2nd Wed. of month, 4-6 pm in clubhouse, Meeting Room A. Club offers dance every month, 3rd Sunday at 5 pm. Club enrollment is on-going. For info: call Fernando 917-405-4805 or Alfonso 561-371-6061.

**New York & Jewish Club:** meets 2nd Thurs. ea. mo., 6-8 PM, Mtg. Rm D. Enjoy mingling, forming friendships, and discussions with those having the same backgrounds & interests. More members needed. Pl. call: Mark Sosnowitz, 914-318-4476.

**Ping Pong Group:** Starting March 2025, Hastings Ping Pong Wednesdays at 3 PM. All Welcome. Text CV resident Lawrence: 561-567-5751, if possible.

**Polish American Social Club:** meets every first Thursday, 6 PM-10 PM, Clubhouse Art Room. Contact: Teresa Cyburt 561-729-0612.

**Rummikub Club:** Meets Mondays, 6:30 PM, Clubhouse Card Rm. Bring your Rummikub game with you, if you have one. For info: Adrene King 305-542-3905 and Kalima Love 561-667-2464.

**Russian-Ukraine Club:** meets 2nd Mon. of mo., Meeting Rm. A, 4-7 PM. For info call Pres. Raisa Kogan 302-345-9627.

**Sailing Club:** Meets Nov.-April, 2nd Friday of the month, 10 AM, Room C. Monthly Potluck, 5:30 PM, 1st Tuesday of month, Guest Pool, Nov.-April.

**Shuffleboard Club:** Summer Season May thru Oct. Play Tues. 6:30 PM, changed from previous yrs. Winter Season Nov. thru April, Tues., Wed., Thurs. Be ready to play at 1:30. Everyone is welcome. Equipment will be provided. Any questions, call Ed Wright: 561-632-5268, Winter months Mike Seeger: 419-787-1297.

**Snorkel Club:** meets the 3rd Friday of the month, October thru April, 10AM in Clubhouse, Classroom B. Also Nature Walks at Wakodahatchee & Green Cay Wetlands. Please join us.

**Tennis Club:** Tennis players invited to participate in discussion of the future of our Club. Call: Les 315-529-1221.

**Trivia Night:** every Thursday, Clubhouse Party Room, 6:17 PM. Bring snacks, 50/50 drawing for prizes. Dial Brady 716-308-0922 for info.

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

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## FEATURED LISTINGS

Southampton A.....	1BR/1.5BA.....	\$97,000
Camden J.....	1BR/1.5BA.....	\$86,000
Andover G.....	1BR/1BA.....	\$75,000
Kingswood A.....	1BR/1BA.....	\$80,000
Norwich H.....	1BR/1.5BA.....	\$90,000
Camden O.....	1BR/1.5BA.....	\$112,900
Canterbury K.....	1BR/1.5BA.....	\$107,000
Dorchester K.....	1BR/1.5BA.....	\$89,500
Wellington H.....	2BR/2BA.....	\$199,000
Windsor R.....	1BR/1.5BA.....	\$89,900
Easthampton I.....	2BR/1.5BA.....	\$129,900
Northampton A.....	1BR/1.5BA.....	\$80,000
Coventry I.....	1BR/1.5BA.....	\$98,900
Greenbriar A.....	2BR/2BA.....	\$154,900
Andover C.....	1BR/1BA.....	\$73,000
Somerset B.....	2BR/2BA.....	\$194,900
Cambridge G.....	1BR/1BA.....	\$85,000
Canterbury J.....	2BR/1.5BA.....	\$129,000
Sheffield Q.....	1BR/1.5BA.....	\$89,900
Chatham E.....	1BR/1.5BA.....	\$79,000
Sheffield Q.....	1BR/1.5BA.....	\$89,900
Dorchester A.....	1BR/1BA.....	\$129,900
Chatham O.....	2BR/1.5BA.....	\$147,500
Berkshire B.....	1BR/1BA.....	\$109,000
Sheffield J.....	2BR/1.5BA.....	\$160,500
Northampton R.....	2BR/1.5BA.....	\$160,500
Andover B.....	1BR/1BA.....	\$115,000
Coventry B.....	1BR/1BA.....	\$137,500
Chatham J.....	1BR/1.5BA.....	\$100,000
Cambridge E.....	2BR/1.5BA.....	\$125,000
Sheffield M.....	1BR/1.5BA.....	\$120,000
Windsor R.....	1BR/1.5BA.....	\$89,900
Windsor L.....	1BR/1.5BA.....	\$65,000
Andover K.....	1BR/1.5BA.....	\$145,000
Windsor H.....	1BR/1.5BA.....	\$129,500
Chatham E.....	1BR/1.5BA.....	\$109,900
Canturbury A.....	1BR/1.5BA.....	\$100,000
Golfs Edge A.....	2BR/2BA.....	\$115,000
Southampton C.....	1BR/1.5BA.....	\$69,000

## FEATURED LISTINGS

Wellington A.....	2BR/2BA.....	\$200,000
Kent J.....	1BR/1.5BA.....	\$95,000
Chatham K.....	2BR/1.5BA.....	\$205,000
Waltham B.....	1BR/1.5BA.....	\$140,100
Easthampton F.....	1BR/1.5BA.....	\$74,990

## RENTALS

Camden N.....	1BR/1BA.....	\$1,000
Kent L.....	1BR/1.5BA.....	\$1,900
Camden H.....	1BR/1.5BA.....	\$1,300
Chatham P.....	1BR/1BA.....	\$1,250
Chatham U.....	1BR/1.5BA.....	\$1,350
Northampton L.....	1BR/1BA.....	\$1,500
Easthampton I.....	1BR/1.5BA.....	\$1,440
Kent F.....	2BR/1.5BA.....	\$1,700
Bedford D.....	1BR/1.5BA.....	\$1,550
Andover M.....	1BR/1.5BA.....	\$2,600
Golfs Edge C.....	1BR/1BA.....	\$1,400
Kingswood D.....	1BR/1BA.....	\$1,250
Sheffield A.....	1BR/1.5BA.....	\$1,450
Sheffield J.....	2BR/1.5BA.....	\$1,450
Hastings H.....	1BR/1BA.....	\$1,200
Camden P.....	1BR/1BA.....	\$1,400
Northampton R.....	1BR/1.5BA.....	\$1,500
Sheffield O.....	1BR/1BA.....	\$1,400
Chatham E.....	1BR/1.5BA.....	\$1,400

## PENDING

Coventry K.....	1BR/1.5BA.....	\$95,000
Bedford H.....	1BR/1BA.....	\$69,900
Golfs Edge F.....	2BR/2BA.....	\$118,000
Canterbury A.....	1BR/1.5BA.....	\$128,500
Andover F.....	1BR/1.5BA.....	\$90,000

## CLOSED SALES

401 Windsor R.....	1BR/1.5BA.....	\$84,900
203 Windsor I.....	1BR/1.5BA.....	\$85,000
164 Sheffield G.....	1BR/1BA.....	\$57,000
204 Greenbriar A.....	1BR/1.5BA.....	\$75,000

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# Hilda Berofsky Ortega – Century Village Artist

BY BETH BAKER – CURATOR

Do you enjoy deciphering the meanings of the collages, usually outside of Classroom C? Did you enjoy the occasional flamenco performances? These are Hilda at Century Village, along with her acting in our theater companies, reciting poetry by Lorca on our TV station, and inventive Halloween costumes.

Hilda is the oldest artist currently hanging in the clubhouse, as she approaches her 97th birthday in November. She is currently living in Century Village annex, The Tradition after A-Fib discovered. She is otherwise healthy, still feisty, but missing her cat. Cats have always been a part of her life, and her favorite charity in Ukraine and the US. Although smoking caused

the deaths of her husbands, she never smoked nor had any children.

Hilda always wanted to teach. As a child, she gathered kids in her backyard to teach them. She graduated from Brooklyn College with majors in Spanish and education. Education continued for two summers at University of Mexico. She also went to University of Madrid for three years where she studied flamenco dancing. Hilda taught Spanish in New York public schools for thirty-two years, and taught English to Puerto Rican and to Chinese students in the

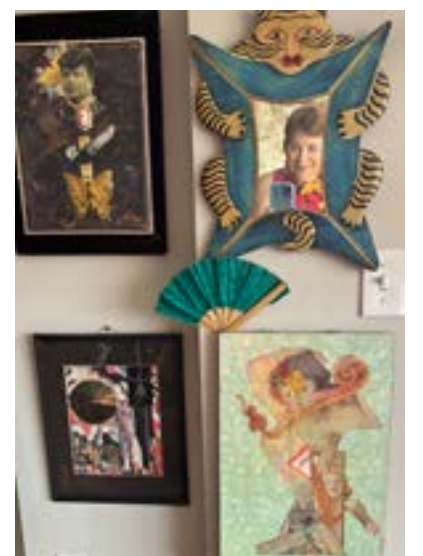
summer.

After teaching during the day, she danced flamenco at night with Pedro de Cordova in the Great Northern Hotel on 57th Street in Manhattan.

Hilda's artwork began after she hurt her leg and could not dance. She took art lessons under Leo Manso who told her to "dance on the canvas." He is most famous for his collages and influenced her to do collage work, as well.

Most important to Hilda is to be "a person who spends her life creating."

That is what she told her students to create in any form, and that is what she is telling you today.



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# July's BIG Fireworks at The Space Coast

BY ROBERT DUVALL

Happy Fourth of July to Everyone! Independence Day is one of my favorite holidays. All those miniature rockets going up with the fireworks are always fun and exciting to watch!

July is looking like another busy month for rocket launches. While no specific spaceflight launch dates are confirmed yet, here's what to expect:

### SpaceX Ax-4 Mission - Axiom Space

SpaceX is set to launch four astronauts to the International Space Station (ISS) on the private Axiom Space mission, Ax-4. The crew will ride atop a Falcon 9 rocket from Kennedy Space Center.

The mission had been postponed from June due to poor weather and leak issues on the space station. Hopefully, those problems can be resolved quickly--the ISS is starting to show its age, with parts of it now over 25 years old.

This will be Axiom Space's fourth private astronaut mission, led by Director of Human Spaceflight Peggy Whitson. The crew will embark on a roughly two-week mission to the orbiting outpost. This launch also marks the first government-sponsored human spaceflight in more than 40 years for astronauts from India, Poland, and Hungary. It will be only the second human spaceflight mission ever for each of these countries.

### NASA's Crew-11 Mission

SpaceX is scheduled to launch NASA's Crew-11 to the ISS in mid-to-late July. The crew includes: - Commander Zena Cardman

- Pilot Mike Fincke
- JAXA astronaut Kimiya Yui
- Roscosmos cosmonaut Oleg Platonov

This mission will use a brand-new Dragon capsule: Dragon #5 - the last which SpaceX was contracted by NASA to build (fortunately, the capsules are reusable, like SpaceX rockets).

### More Falcon 9 Launches - Starlink Expansion

More SpaceX Falcon 9 launches

are expected throughout July, expanding the Starlink internet system. SpaceX has set a goal of 170 orbital launches in 2025, and they seem on track to achieve it--assuming hurricanes don't interfere. Fingers crossed for all of us!

Many of these launches occur at night, so check the schedule and be sure to watch when you can. It's quite a spectacular sight from Century Village!

### Starship from Texas - Fuel Transfer Test

SpaceX is also expected to conduct its first ship-to-ship propellant transfer demonstration with its Starship rocket. This is a critical test for NASA's Artemis lunar program.

The Starship is incredibly powerful--it packs the punch of 10 Falcon 9 rockets--and it's expected to launch from Florida soon. Launch sites at Cape Canaveral are being prepared now, and some could be operational by the end of the year.

### Blue Origin's New Glenn

Blue Origin is hoping to follow its successful first launch of New Glenn with a second flight, possibly in July. New Glenn stands 50% taller and twice as wide as a Falcon 9 and delivers about twice the thrust (though it's still about one-third less powerful than SpaceX's Falcon Heavy.) If this launch happens at night, it'll be a must-see from Century Village!

### Watching the Launches

Since launch dates often shift, I recommend checking these resources for updates: - spaceflightnow.com

- nasa.gov - Launch Schedule
- visitSPACECOAST.com - for local viewing info

Live coverage options include: - Florida Today - live streams begin 90-120 minutes before liftoff (floridatoday.com/space) - SpaceX - on their website and X.com

- Space.com and YouTube also stream launches and can be watched anytime But truly--nothing beats seeing one live!

### Tips for Viewing

Look toward the north, and use a compass app if needed.

During the day, the rocket's contrail is often visible, but the rocket itself is usually hard to spot due to the sky's brightness. At night, rockets leave a rainbow-colored exhaust trail that's stunning to witness.

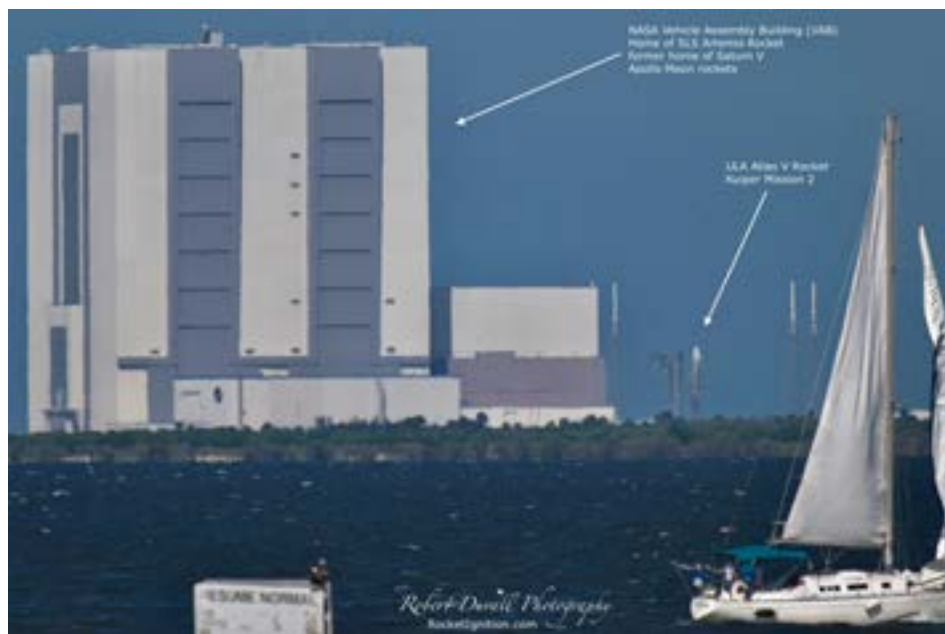
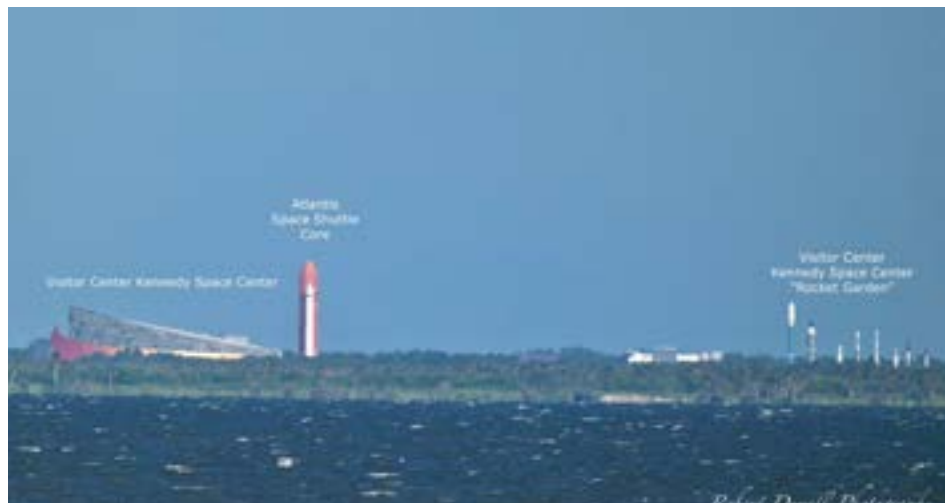
Binoculars can help--so grab a pair if you have one!

It's just a two-hour drive from here to the Kennedy Space Center Visitor Complex near beautiful Cocoa Beach. There's a lot to see in the NASA exhibits--it's best to plan for at least four hours. Most displays are in

air-conditioned buildings, so don't let summer weather stop you!

Check out my own videos and photos of launches at Rocket Ignition.com -- it's totally free! Until next month, keep looking up!

### Make a Road Trip!



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Administrative Office .....	Ext. 5
Main Clubhouse Security .....	Ext. 6
Hastings Clubhouse Security .....	Ext. 7
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## Breakfast Bingo

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## Welcome to the Team

We're excited to welcome Nona Winters to the Real Estate Center family! Her passion, dedication, and drive make her an incredible addition to our growing team. Let's give her a warm welcome as she begins her journey with us!



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**LAUDERDALE OAKS** - 1-br/1-ba First floor unit. Light, bright and updated! Comes fully furnished! Contact Jessica Issa for more information. **\$89,900**

**PRICE IMPROVEMENT**

**WINDSOR R** - 1-br/1.5-unit! Beautifully updated, light and bright, walk-in shower, amazing garden views, and close to amenities! A MUST SEE! Contact Jessica Issa for more information. **\$82,500**

**PRICE IMPROVEMENT**

**CANTERBURY F** - 1-br/1.5-ba Beautifully updated corner unit with central a/c! Don't miss this! Contact Jessica Issa for more information. **\$99,900**

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**WINDSOR N** - **\$90,000**

**SOLD\***

**KENT A** - **\$61,500**

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**HASTINGS C** - **\$1550**

**LEASED**

**COVENTRY A** - **\$1,200**

**LEASED**

**NORWICH K** - **\$1,475**

**LEASED**

**CAMDEN G** - **\$1,200**

**LEASED**

**CONVENTRY I** - **\$1,350**

**LEASED**

**SOMERSET F** - **\$1,800**

<b>1 BEDROOM – 1 BATH</b>	
Berkshire E-2nd floor-BACK ON MARKET-Well maintained, garden view.....	\$75,900
Golfs Edge A-1st floor-PENDING SALE.....	\$130,000
Sussex H-1st floor-Fully furnished, with updated bath, nice flooring.....	\$79,000
Chatham S-2nd floor- Waterfront move-in ready unit! 2 a/c units, lift in building.....	\$85,900
<b>1 BEDROOM – 1 ½ BATH</b>	
Oxford 100-1st floor-PRIVATE patio along the water! One-of-a-kind!.....	\$169,000
Southampton A-1st floor-Impact doors/windows, central a/c, updated.....	\$114,900
Windsor N-2nd floor-Corner unit! Beautifully update and furnished.....	\$99,900
Plymouth V-Being sold together with unit 161.....	\$250,000
Plymouth V-Being sold together with unit 160.....	\$250,000
Waltham E-2nd floor-open concept kitchen and central a/c.....	\$148,000
Windsor F-1st floor-Well kept, corner unit!.....	\$89,900
Chatham A-1st floor-PENDING SALE.....	\$69,900
<b>2 BEDROOM – 1 ½ BATH</b>	
Salisbury I-2nd floor-Corner unit, close to clubhouse and pools.....	\$175,000
Salisbury I-1st floor- First floor, cozy corner unit with natural light.....	\$125,000
Chatham J-1st floor-Beautifully updated corner unit, step-in shower.....	\$159,000
Canterbury C-1st floor-Corner unit, central a/c, fully furnished!.....	\$165,000

\*Buyer/Tenant representation

<b>2 BEDROOM – 2 BATH</b>	
Plymouth C-2nd floor-Impact windows, extended kitchen, wraparound porch.....	\$325,900
Andover G-1st floor-Corner unit with 2-assigned parking spaces.....	\$159,000
Waltham F-2nd floor-Modern kitchen, double sink, updated bathrooms.....	\$172,000
Wellington B-3rd floor-PENDING SALE.....	\$99,500
Wellington M-3rd floor- Tranquil water views and completely turnkey.....	\$248,900
<b>RENTALS</b>	
Sheffield J-2nd floor-2/1.5-New central a/c, new carpet.....	\$1,399
Bedford F-1st floor-1/1-PENDING SALE.....	\$1,300
Chatham J-1st floor-2/1.5-Renovated, bathroom with step-in shower.....	\$1,750
Hastings F-2nd floor-1/1.5-Central a/c, ceramic tile throughout.....	\$1,550
Greenbrier B-3rd floor-PENDING SALE.....	\$1,500
Easthampton A-2nd floor-2/1-PENDING SALE.....	\$2,100
Stratford N-2nd floor-1/1.5-Lake view, updated kitchen and baths.....	\$1,350
Stratford O-2nd floor-1/1.5-Updated kitchen and bath, lake view.....	\$1,350
Andover A-2nd floor-1/1.5-Modern kitchen and baths, central a/c.....	\$1,550

**ALL INFORMATION IS DEEMED CORRECT AT TIME OF PUBLICATION 7/2025**

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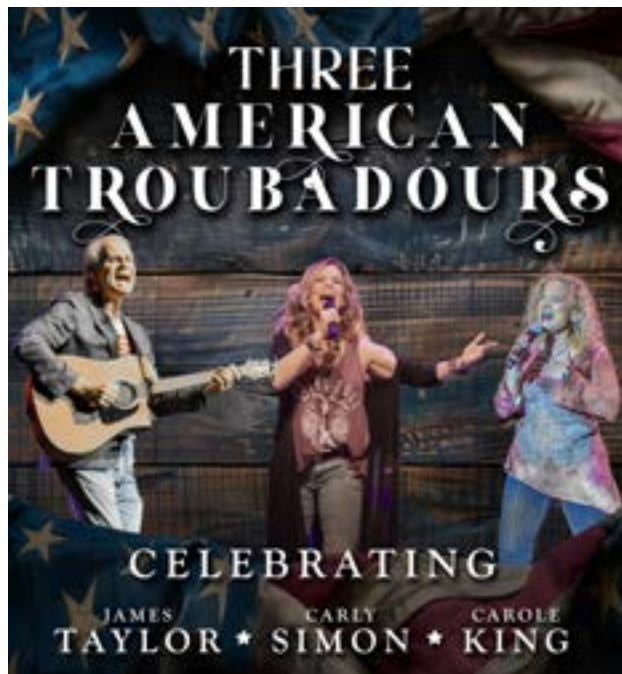
**All Night Long - The Hits Of Lionel Richie**  
Starring Jassen Allen  
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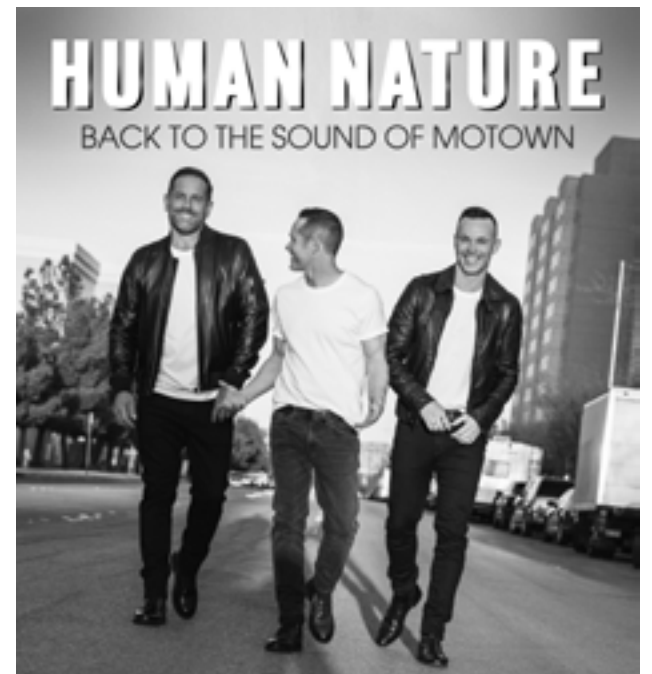
**The Last Teardrop - The Legacy Continues**  
Starring Bobby Wilson  
This Astonishing Tribute To Jackie Wilson Will Bring You To Your Feet



**Steve Solomon's From Brooklyn To Broadway...The Therapy Continues**  
Belly Laughs Abound On This Evening Of Irreverent Comedy



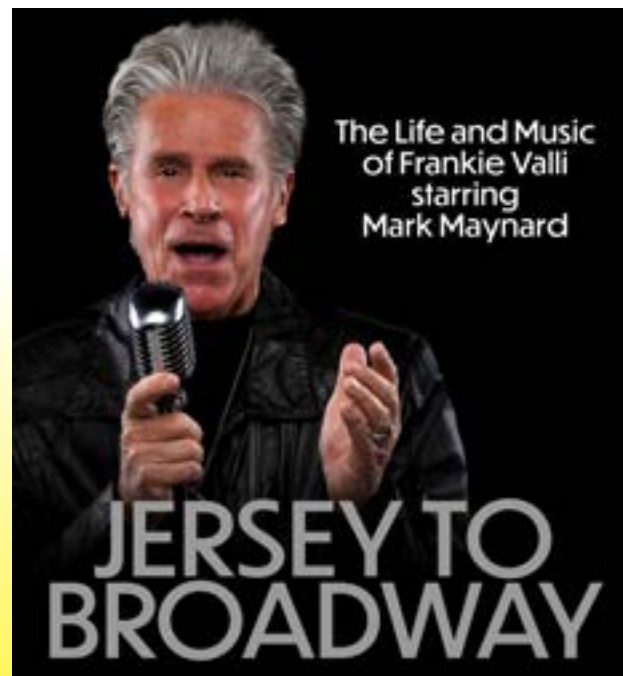
**Three American Troubadours Celebrating James Taylor, Carly Simon & Carole King**  
Powerhouse Vocalists Join Forces To Deliver The Biggest Hits Of Three Icons



**Human Nature - Back To The Sound Of Motown**  
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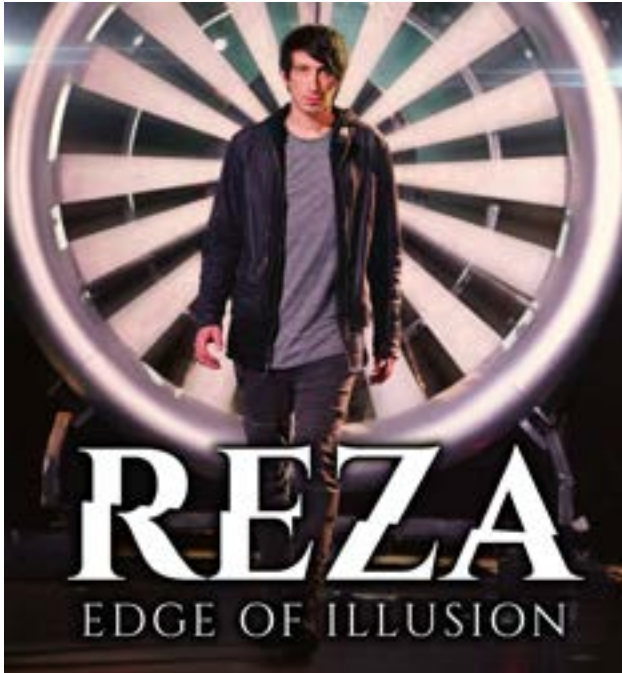
**The Sweet Caroline Tour Starring Jay White**  
Feel The Power & Passion Of Neil Diamond



**Jersey To Broadway - The Life & Music Of Frankie Valli** Starring Mark Maynard  
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For a complete listing, please see the Season Brochure, available at the Clubhouse and online at [www.centuryvillagetheater.com/west-palm-beach](http://www.centuryvillagetheater.com/west-palm-beach) starting **Tuesday, July 22, 2025**. Resident and guest tickets will be available to purchase online at [www.gateaccess.net](http://www.gateaccess.net) starting Tuesday, zzOrder forms that are returned to the Ticket Office will be processed at this time in the order they were received.

**All programs are subject to change and/or modification.**



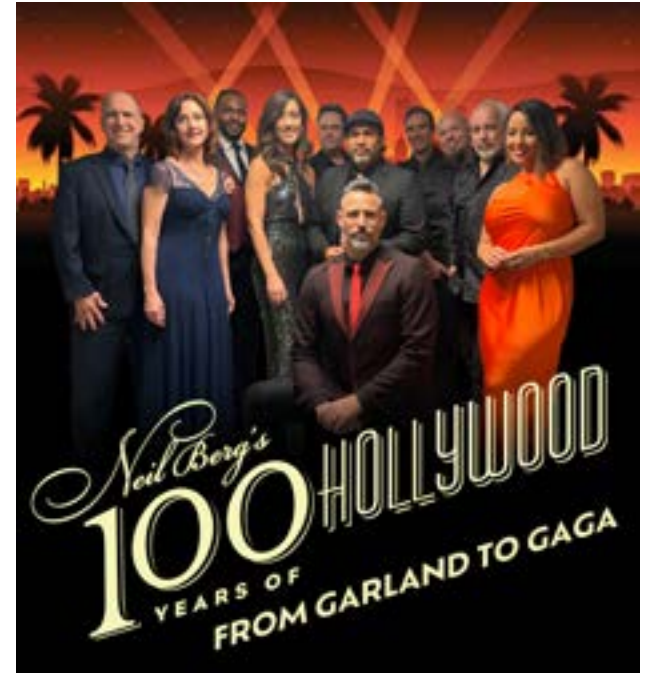
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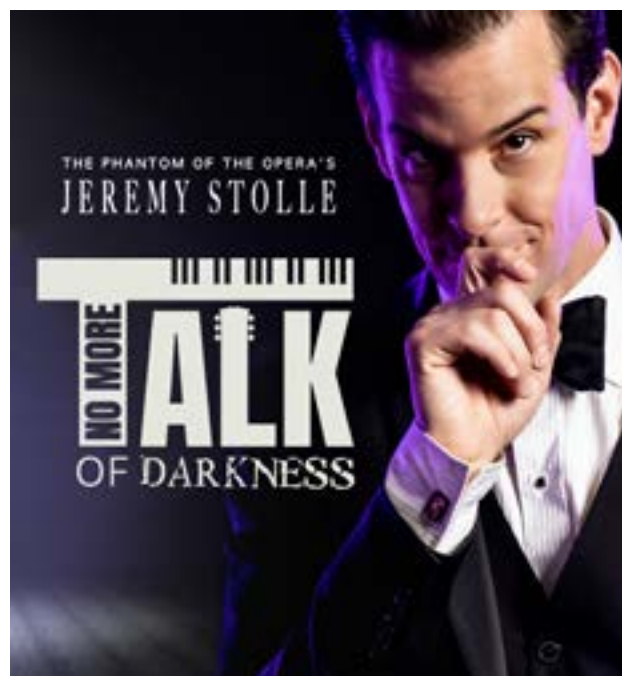
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Janet Hoose, of The Honor Flight Program accepts Act 2 Repertory Theater’s donation from producer John Gragg.

Donations were raised by the Act 2 presentation of “Songs of War and Remembrance”.



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**SHEFFIELD E**

2nd floor 2bed 1. 1/2 baths beautifully updated close to Hastings Fitness Center. .... \$165,000

**PLYMOUTH F**

Turnkey light and bright furnished 1 bed 1 1/2 second floor unit. .... \$118,000

**NORTHAMPTON D**

Stunning renovated 2 bed 1.5 ground floor corner water view custom made kitchen, beautiful bathrooms one with a whirlpool, porcelain floors ..... \$219,000

**PLYMOUTH M**

2 BED, 2 BATH, large second floor unit, custom kitchen, 2 separate sinks, beautifully furnished, tile throughout, CAC, washer/dryer in unit ..... \$265,000

**PLYMOUTH L**

BIG, BRIGHT & AIRY 2nd floor furnished 1 bed 1 1/2 bath, hurricane impact windows, cac. Large wrap around porch ..... \$105,000

**PLYMOUTH W**

2 bed 2 bath second floor corner in building with a lift. light and bright partially furnished cac tiled throughout ..... \$255,000

**Recent Sales**

16 GOLF’S EDGE	2/2	SOLD	\$150,000
215 SOMERSET K	2/2	SOLD	\$120,000
335 DOVER B	1/1.5	SOLD	\$160,000
1 GOLF’S EDGE F	2/2	SOLD	\$145,000
148 ANDOVER F	1/1.5	SOLD	\$100,000
92 HASTINGS F	2/ 1.5	SOLD	\$136,500
239 NORWICH J	2/1.5	SOLD	\$90,000
234 NORWICH J	2/1	LEASED	\$1,475
107 NORTHAMPTON F	2/1.5	SOLD	\$189,000
162 NORWICH G	1/1.5	SOLD	\$90,000
223 WELLINGTON G	2/2	SOLD	\$205,000

124 WALTHAM F	2/1.5	PENDING	\$215,000
132 CAMDEN F	2/1.5	SOLD	\$143,000
63 SHEFFIELD C	2/1.5	SOLD	\$130,000
204 ANDOVER H	1/1.5	SOLD	\$101,000
336 NORTHAMPTON Q	1/1	SOLD	\$57,000
212 WELLINGTON F	2/2	PENDING	\$179,000
STRATFORD D	2/2	PENDING	\$159,000
306 WELLINGTON B	2/2	PENDING	\$99,000
48 BERKSHIRE B	1/1.5	SOLD	\$118,000
39 WALTHAM B	1/1.5	SOLD	\$84,000
412 CHATHAM T	1/1.5	PENDING	\$124,900

**Susan turns “LISTED” into “SOLD”**





# The Reader's Corner

BY SANDRA MASTERS

# The Complete Summer Cookbook America's Test Kitchen

July, August, September, and often October are months that are just too hot to cook indoors. Unfortunately, most of us do not have a BBQ or gas grill. Some associations have a cook-out area equipped with one or the other. The Weber Q model gas grill uses a small propane cylinder and is efficient and space-saving, which can be easily stored when not in use. The Complete Summer Cookbook, compiled by America's Test Kitchen, is perfect for the hot and humid days to come.

With 500 fast and easy recipes, everyone will find something they will want to try. Gorgeous photographs and clear instructions help guide you along. Whether you are planning a patio party, cookout, or potluck, the menus in the introduction inspire plenty of party ideas.

Enjoy the classic summertime favorites, potato, macaroni, and bean salads, coleslaw and burgers, chicken, and ribs. It wouldn't be summer without fruit pies, strawberry shortcake, and homemade ice pops.

The menus are designed for flavor and practicality. Many can be served at room temperature or even cold, like Poached Salmon with Cucumber and Tomato salad and Tzatziki. The featured equipment simplifies prep and cooking. With tips for using and storing farmers' market and backyard garden produce, this is the only cookbook you'll need during the year's warmest months. Start with a frosty

cocktail and end on a cool note with an icebox dessert.

If your building likes to host get-togethers, this book is just in time for a 4th of July gathering. Drag out the folding tables and chairs from the storage room, pick an open area, set up the grill, bring out the coolers, and enjoy.



## Obituaries

May 2025



<p>משה בן סידי <i>Moses Mizrahi</i> 1928-2025 5.1.25 ג' אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>שלמה דוד בן פרוץ <i>Seth Lefkow</i> 1928-2025 5.1.25 ג' אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>דוד חיים בן שמחה <i>Barry Lipman</i> 1958-2025 5.1.25 ג' אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>Michael Spano 1951-2025 5.2.25 ד' אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>פיגא שרה בת מרדכי <i>Lila Gluck</i> 1920-2025 5.2.25 ד' אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>Chaim Ephriam Ben Sidney Charles Ronkin 1945-2025 5.2.25 ד' אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>Leonid Fortus 1939-2025 5.3.25 ו' אייר תשפ"ה ת.נ.צ.ב.ה.</p>
<p>ראובן בן מרדכי <i>Ronald Goldberg</i> 1945-2025 5.4.25 ו' אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>מנחם מענדל אריה ליב בן יעקב שלמה <i>Milton Meller</i> 1939-2025 5.5.25 ז' אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>Joseph Rosenberg 1939-2025 5.8.25 י' אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>טובה רבקה בת אברהם <i>Thelma Schuman</i> 1936-2025 5.8.25 י' אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>Lena Porter 1924-2025 5.8.25 י' אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>Marie Gosser 1941-2025 5.8.25 י' אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>הלל בן מנחם מענדל <i>Harvey Felsher</i> 1935-2025 5.10.25 י"ב אייר תשפ"ה ת.נ.צ.ב.ה.</p>
<p>יעקב יאנקל בן אברהם חכם <i>Gerald Lackey</i> 1938-2025 5.11.25 י"ג אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>Danut Serban 1955-2025 5.14.25 ט"ז אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>אידל בת ברוך <i>Idy Neuman</i> 1977-2025 5.14.25 ט"ז אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>Barry Konovitch 1942-2025 5.15.25 י"ז אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>זעלדא בת פסח <i>Judith Daniels</i> 1947-2025 5.15.25 י"ז אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>בילא בת ליב <i>Barbara Abelson</i> 1937-2025 5.19.25 כ"א אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>ריימונדת בן זוהרה <i>Raymonde Lavi</i> 1935-2025 5.22.25 כ"ד אייר תשפ"ה ת.נ.צ.ב.ה.</p>
<p>גליקל בת חיים <i>Karen Boley</i> 1951-2025 5.23.25 כ"ה אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>Robyn Schwartz 1955-2025 5.23.25 כ"ה אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>יצחק בן הערי <i>Irving Goldman</i> 1935-2025 5.23.25 כ"ה אייר תשפ"ה ת.נ.צ.ב.ה.</p>	<p>רפאל חיים בן אליהו <i>Robert Leviyev</i> 1940-2025 5.28.25 א' סיון תשפ"ה ת.נ.צ.ב.ה.</p>	<p>יאמנה בת שמעון <i>Helene Teboul</i> 1945-2025 5.30.25 ג' סיון תשפ"ה ת.נ.צ.ב.ה.</p>	<p>לוי יצחק אייזק משלם דוב <i>Yitzchok Weiss</i> 1961-2025 5.31.25 ד' סיון תשפ"ה ת.נ.צ.ב.ה.</p>	<p>Alan Leavitt 1943-2025 5.31.25 ד' סיון תשפ"ה ת.נ.צ.ב.ה.</p>

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### The WWI-Era German Helmet Spikes Originally Had a Function

The famous spike-adorned German helmet from World War I is called a pickelhaube, and it was designed in 1842 by King Friedrich Wilhelm IV of Prussia. (Similar spiked helmets were already in use in other countries, such as Russia.) So what was the spike for? Its original purpose was as a point to attach the decorative strands of a cavalry helmet plume. Later, the spike itself (without the attached plume) gained aesthetic value for its aggressive appearance and was favored by the German infantry. The pickelhaube didn't last for the entirety of the war, though, as it was discontinued in 1916, due to its ill-suitedness for trench warfare and a shortage of materials necessary to manufacture them. That didn't stop it from being an enduring symbol of the German army, though, as its sinister appearance was ideal for war propaganda depicting the Germans as vicious aggressors. To celebrate the end of the war, New York City built a pyramid out of around 85,000 pickelhaubes.



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# Nutrition and Health Flavonoids

BY JEANIE W. FRIEDMAN, MS RD LD/N



## Flavonoids and Healthier Aging

Aging is inevitable. As soon as we are born, we start aging. Healthier aging can help us stay well enough to enjoy our golden years with a strong mind and a strong body. As expected, the usual recommendations for good health are also important for healthier aging: avoiding smoking, getting a good night's sleep, making sure you have adequate hydration, regular physical activity and choosing nutrient-dense foods. Foods that provide you with a variety of vitamins, minerals, healthy fats, fiber, and protein can keep your body running smoothly and efficiently. Many foods also contain other compounds that can help you stay healthy as you age. A recently published study looked at data collected by researchers in Boston, Belfast, and Australia. Researchers analyzed the diets and health outcomes of over 86,000 participants over a course of 24 years. They found that people who had more flavonoid-rich foods were more likely to be aging well.

## What Are Flavonoids?

Flavonoids are plant compounds

found naturally in foods. These substances are responsible for the gorgeous and vibrant colors that you see in fruits and vegetables. The body also digests these plant compounds, just not in the same way as the other useful nutrients from your food. Gut bacteria break down these flavonoids and the antioxidant or anti-inflammatory properties that result provide us with many health benefits.

## Where Can I Find Flavonoids?

Flavonoids can be found in many different food items. Fruits and vegetables are an enormous source for flavonoids. Flavonoids are grouped by the types of food products or color of food. The following are the types of flavonoids and where to find them:

### Anthocyanins

Anthocyanins give plants, especially flowers and fruits, their vibrant hues, ranging from shades of reds and pinks to purples and blues.

These foods are abundant in this type of flavonoid:

Red and purple grapes, Cherries, Cranberries, Plums, Berries

like strawberries, blackberries, raspberries, and blueberries, Red cabbage, Red onions

Anthocyanins are believed to help lower blood pressure and cholesterol, as well as improve blood flow to the brain, increasing brain function and having a protective effect.

### Flavonols

Flavonols are a group of flavonoids that are thought to have antioxidant properties and help with heart health.

Flavonols can be found in:

Green and black tea, Grapes and red wine, Cocoa products, Cinnamon

### Flavones

Flavones offer bright shades of blue or white pigmentation in flowers. They are also considered to have anti-inflammatory properties.

Many herbs are a rich source of flavones:

Peppermint, Oregano, Thyme, Parsley, Celery

### Flavanones

Flavanones are found mainly in citrus like lemon, lime, orange, and grapefruit. These compounds are high in antioxidants.

### Isoflavones

Isoflavones are found in soy products like tofu, tempeh, or soybeans. Study results show possible benefits on bone health and help with alleviating hot flashes from menopause, but as always, more research can help clarify those results.

### Flavonoid Supplementation

Food is a far better (and more delicious way) to obtain your nutrients and flavonoids. Just like other supplements, always check with your doctor before you take anything other than what was prescribed or recommended.

*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.*

## Recipe



BY PATRICIA CAPUTO

## WALNUT CRESCENT COOKIES

3-3/4 cups of all-purpose flour  
3/4 teaspoon of ground cinnamon  
1-1/2 cups of butter (softened) (3 sticks)  
3/4 cup of Karo syrup (or dark corn syrup)  
1 tablespoon of vanilla  
2-1/4 cups of ground walnuts  
1-1/2 cups powdered sugar

Mix flour and cinnamon, reserve. Beat butter, syrup and vanilla in a large bowl on medium speed until well blended. Stir in other mixtures and walnuts. Cover and refrigerate until chilled and easy to handle. Heat oven to 350 degrees. Shape dough into crescents.

## Fun Facts & Events for July

BY RUTH BERNHARD-DREISS

### Independence Day Celebrations:

Expect fireworks, parades, and other festivities on July 4th in various locations. July, the seventh month of the year, is often associated with summer, Independence Day (in the US), and the zodiac signs Cancer and Leo. It's named after Julius Caesar, a Roman general, and is typically the warmest month in the Northern Hemisphere.

### Symbols of July:

Birthstone: Ruby, the July birthstone, is often associated with contentment, love, passion, and integrity. Flower: Larkspur or Water Lily; Zodiac signs: Cancer (June 21-July 22) and Leo (July 23-August 22).

### Interesting Facts about July:

It is the second summer month

after June. There are many countries which have their Independence Day during the month of July. These include the United States, Belarus, Venezuela, Argentina, Belgium, the Bahamas, and the Maldives. The national days for France and Canada occur in July, as well.

July is the warmest month in the Northern Hemisphere on average. It is similar to January in the Southern Hemisphere. Sometimes the hot, long days of July are called the "dog days of summer". It is sometimes called the Hay month because the grass dries out due to a lack of rain and can be made into hay.

### Weather:

July in Florida is typically hot and humid, so plan outdoor activities accordingly and stay hydrated.



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# Shorts on Sports

BY DAVID BOAS

Let's talk about the playoffs in the NBA and the NHL. Starting with the NHL. I don't really have a favorite team, and I don't follow it closely but do take an interest when the playoffs begin. I'm rooting for the Florida Panthers. Why you might ask? First of all, I live in Florida. Secondly, I always root for a team from the United States. But most importantly, my accountant is a Super Fan of the Panthers! I'm no fool, I want him to keep his pencil sharp! Now for the NBA playoffs. I was rooting for the New York Knicks. Mostly because when I did follow the NBA closely, I was a HUGE Willis Reed fan. Boy they could have used your talents this year. Now that it's down to Oklahoma and In-

diana, just go ahead and flip a coin.

Here is a little side story. Earlier in the NBA playoffs, I was silently rooting for the Minnesota Timberwolves. Hmm you might ask? I had the opportunity to watch the coach of Minnesota play college basketball. He was a four year starter at Franklin and Marshall College. A great team player and obviously a very good coach. I remember sitting with my friends Greg Weaver, John Graham and Jim Heck for the first game of the F&M season. Chris did not start this game,, but did come in several minutes into the first half. My friend, John Graham stated will be the starter for every other game. Of course, he was right. Ever since

I have bowed to John's superior basketball knowledge.

Here are this week's trivia questions.

#1 Which NHL Goalie has the most career shutouts?

#2 What MLB pitcher has hit the most home runs as a pitcher only?

#3 What NASCAR cup driver has won 57 races in his career without winning a championship?

Baseball. Next month the MLB AllSTAR game will be played. As of this writing, 6/13/2025, let's see how my Opening Day division predictions have fared. The leader will be noted first then my predictions. NL CENTRAL; CUBS/BREWERS. NL

EAST; METS/PHILLIES. NL WEST; DODGERS/ DODGERS. AL CENTRAL; TIGERS/GUARDIANS. AL EAST; YANKEES/ ORIOLES. AL WEST; ASTROS/ASTROS. So my "batting average" is .333. Not too bad.

Here are the answers to this month's trivia questions. #1 Martin Brodeur. 113 shutouts. #2 Wes Ferrel hit 37 home runs as a pitcher and also one home run as a pinch hitter. #3 Denny Hamlin. Note: MY guy, Joey Logano has only won 37 races, but has won 3 championships.

Until next month, be well, and please be polite.

## NOTARY SERVICE AT UCO

Two UCO Officers, David Boas and Fausto Fabbro, have qualified as Florida Notaries.

UCO will be able to offer this service to CV residents during UCO Office hours,

Monday through Thursday, 9:00 AM to 12:00 Noon and Friday, 12:00 Noon to 3:00

PM. Please note that this service is offered to building associations only to notarize

building documents -- no personals.

## JULY 2025 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
Acoustic Song Circle	Art Room	Last Tuesday	2pm-8pm
Actor's Studio	Meeting Room C	Every Monday	6:30pm-9pm
Act 2	Mtg C/4th Wed Mtg A	Every Wednesday	6pm-9:30pm
African American Culture Club	Art Room	1st Wednesday	6pm-7pm
African American Culture Club Potluck	Party Room	4th Sunday	3pm-6pm
Attitude of Gratitude - Al-Anon	Craft Room	Every Thursday	4:30pm-5:30pm
Baby Boomers	Meeting Room D	3rd Wednesday	3:30pm-4:30pm
Bible Study Club in Spanish	Class Room A	Every Tuesday	6:30 pm-8:30pm
Bible Study Group	Meeting Room D	Every Sunday	3pm-5pm
Bingo Game Day Potluck	Party Room	2nd Wednesday	1pm-3pm
Camera Club	Meeting Room C	2nd Tuesday	10am-12pm
Canasta Club	Meeting Room B	3rd Saturday	11am-9pm
C.E.R.T. Meeting	Meeting Room A	2nd Friday	1pm-3pm
Computer Club (see Technology Club)			
C.O.P. Meeting	Meeting Room A	2nd Thursday	10am-12pm
C.V. Crafter's Club	Meeting Room A	2nd & 4th Friday	9:30am-12pm
C.V. Patriots	Meeting Room C	4th Wednesday	6pm-8pm
Democratic Club Meeting	Meeting Room C	3rd Thursday	1:30pm-3pm
Falling Star Players	Meeting Room C	Every Tuesday	6pm-9pm
Friends of Bill W	Craft Room	Monday & Thursday	6:30pm-7:30pm
Frum Book Club	Meeting Room A	Monday, July 28	2pm-4pm
Gulfstream Goodwill Community Party	Party Room	3rd Friday	11am-1pm
Gulfstream Goodwill Supportive Services	Clubhouse Lobby	Every Friday	9am-12pm
Homestead Exemption Outreach	Clubhouse Lobby	1st Thursday	1:30pm-2:30pm
Italian American Culture Club	Party Room	3rd Wednesday	1pm-3pm
Karaoke	Party Room	Every Saturday	6pm-9pm
Latin American Club Mtg	Meeting Room A	2nd Wednesday	4pm-6pm
Latin American Club Dance	Party Room	3rd Sunday	5pm-9pm
Line Dancing Club (Monday)	Hastings Aerobic	Every Monday	12:15pm-2:15pm
Line Dancing Club (Friday)	Hastings Aerobic	Every Friday	11:15pm-2:15pm
New York Club & Jewish Club	Meeting Room D	2nd Thursday	6pm-8pm
Quilting Club	Craft Room	Every Wednesday	1pm-3:30pm
Rummikub Club	Main Card Room	Every Monday	7pm-9:30pm
Shuffleboard Club	Shuffleboard Courts	Every Tuesday	6:30pm-9:30pm
Technology Club (formerly C.V. Computer Club)	Meeting Room A	1st Thursday	12:30pm-3pm
Trivia Night	Party Room	Every Thursday	6:17pm-9pm
UCO Delegate Assembly	Theater	Friday, July 11	9:30am-12pm
UCO Education Meeting	Meeting Room C	3rd Friday	9:30am-12pm
Yiddish Speaking Club	Meeting Room A	Every Tuesday	7:30pm-9:30pm
Yiddish Speaking Club	Guest Pool	Every Thursday	9am-10am
Yiddish Speaking Club	Hastings Aerobic	Every Monday	6pm-7pm
Yiddish Speaking Club	Hastings Aerobic	Every Wednesday	2:30pm-3:30pm



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# Century Village Class Schedule JULY 2025

**July Classes go on sale Monday, June 16**

**August Classes go on sale Monday, July 21**

## MONDAY CLASSES

Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
-------------	------------	------	------	---------	------	-----------	------------

**FLORIDA PAINTING PALOOZA** 7/7/25 class

Please sign up by noon Thursday, July 3 Please sign up by noon Thursday, July 3

07/07/25	5:30 to 8 pm	\$40	1	Art Room	smock	Benita Tucker
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Create one painting in a relaxed atmosphere. This month's project will have a Christmas theme! Teacher will supply paints and canvas with a pre-drawn pattern. Bring a smock to protect your clothes.

No Experience Needed! Class Dependent on Minimum Class Size

**FLORIDA PAINTING PALOOZA** 7/21/25 class

Please sign up by noon Friday, July 18

07/21/25	5:30 to 8 pm	\$40	1	Art Room	smock	Benita Tucker
----------	--------------	------	---	----------	-------	---------------

Create one painting in a relaxed atmosphere. This month's project will have a Christmas theme! Teacher will supply paints and canvas with a pre-drawn pattern. Bring a smock to protect your clothes.

No Experience Needed! Class Dependent on Minimum Class Size

**PIANO CLASSES (Group Lessons)** classes run 7/7 to 7/28

07/07/25	5 to 6 pm	\$100	4	Card Room B		Ghada Youssef
----------	-----------	-------	---	-------------	--	---------------

Learn the piano in a group setting. Teacher supplies battery-powered keyboards and earphones.

**Class dependent on minimum class size.**

## THURSDAY CLASSES

Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
-------------	------------	------	------	---------	------	-----------	------------

**CANASTA FOR BEGINNERS** classes run 7/10 to 7/31

07/10/25	10:30 to 12:30	\$20	4	upstairs lobby		Diane Andelman
----------	----------------	------	---	----------------	--	----------------

Description: Come in and learn to play this exciting card game!

**Class Dependent on Minimum Class Size - Spots are Limited**

## SATURDAY CLASS

Course Name	Start Date	Time	Cost	# Weeks	Room	Materials	Instructor
-------------	------------	------	------	---------	------	-----------	------------

**MIXED MEDIA FUN ART** **NEW CLASS!** classes run 7/5 to 7/26

07/05/25	11 to 12:30	\$20	4	Art Room		Stephanie Morrison
----------	-------------	------	---	----------	--	--------------------

Description: Creat purposeful, practical "pieces of art" out of seeming useless items, that might otherwise be thrown away! You can decorate a hat, a picture frame, a bottle or jar - or anything you want!

**SEE LAST PAGE FOR SUGGESTED ITEMS TO BRING TO CLASS FOR YOUR PROJECT**

## THESE CLASSES WILL RETURN IN THE FALL

- AMERICAN MAH-JONGG WITH HEDY**
- BALLROOM DANCE BEGINNERS WITH NATALIA**
- BALLROOM DANCE INTERMEDIATE WITH NATALIA**
- LINE DANCE REVIEW WITH JANINE**
- PRACTICAL HEBREW WITH AVRAHAM**
- STAINED GLASS WITH LENNY**

**If you are interested in teaching a class come into the Ticket Office to see Melissa at the Class Office Desk Monday thru Friday, 9:00 to 12:00 and 1:00 to 4:00**

## CLASS REGISTRATION INFORMATION

**CLASSES ARE FOR RESIDENTS ONLY**  
**Register Prior to the Start of the First Class**

Register for Classes Mon to Fri, 9:00 to 12:00 & 1:00 to 4:00 in the Class Office, located in the Ticket Office

**PAYMENTS by CASH or CHECK (Make Checks out to WPRF, Inc)**  
**\$25.00 service charge on all returned checks**

No Refunds after first class unless class is cancelled  
 No New Registrations after the end of the 1st Class  
 All Classes are subject to change, cancellation or modification  
 Room Location Subject to Change or Modification  
 Please do not rearrange the tables and chairs in any room  
 Please call Class Office with questions: 561-640-3120 option 0  
**Masks may be required for some classes at the Instructor's discretion**  
 (\*\*\*) This symbol indicates Materials Needed Prior to First Class

## MATERIALS LIST FOR MIXED MEDIA FUN ART

Glue - any kind  
 Scissors

**Suggested items to decorate -- or bring whatever you want!**  
 Hat - baseball, straw or any other  
 Picture frame (empty)  
 Cute small bottle or jar

**Suggested decorative items to use for embellishing your project - you might have them on hand already**  
 Small silk flowers, buttons, sea shells, sea glass pieces, caps/lids, cloth, ribbon, cord, single earrings, broken pieces of jewelry, etcl

**LAST BUT NOT LEAST: BRING YOUR IMAGINATION!**

**The point of this class is to have fun by creating purposeful, practical "pieces of art" out of seeming useless items that might otherwise be thrown away!**

As the instructor I will bring items to create and finish "as you please" but also participants can bring in their own projects to construct, create, and complete.  
 I look forward to meeting you and working "independently together."  
 Stephanie

## IMPORTANT TELEPHONE NUMBERS

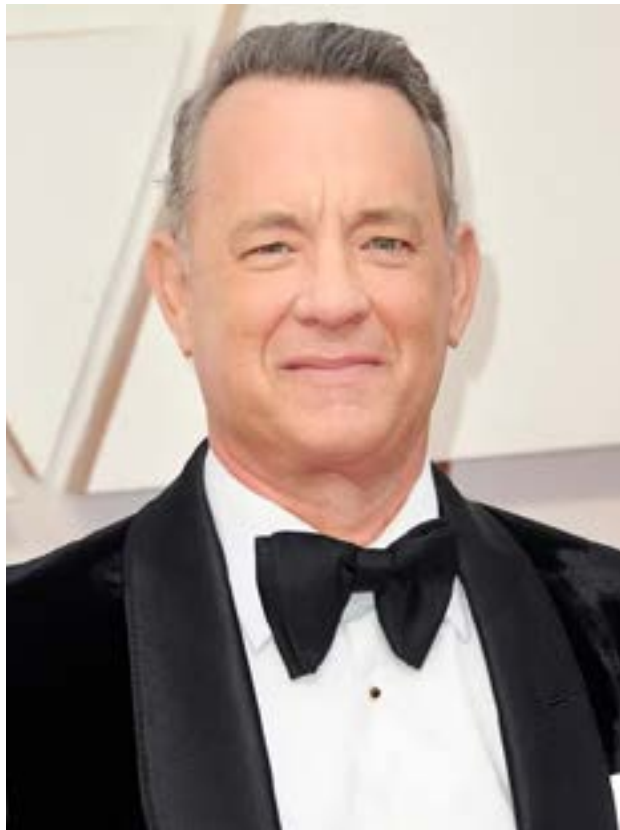
- UCO OFFICE**  
 HOURS 9-12PM - MON - THURS. - FRI. 12-3PM  
**Barcodes** Mon-Thur 9-11:30 AM Fri 12-2:30 PM
- UCO REPORTER**  
 HOURS 9-12PM - MON -THURS - FRI.- BY APPT.
- UCO OFFICE ..... 683-9189
  - HOURS 9-12PM - MON - THURS. - FRI. 12-3PM
  - UCO REPORTER ..... 683-9189
  - HOURS 9-12PM - MON -THURS - FRI.- BY APPT.
  - VISITORS CALL IN ..... 689-1759
  - WPRF CLUBHOUSE ..... 640-3120
  - HASTINGS CLUBHOUSE..... 687-4875
  - CV SECURITY ..... 689-0432
  - POLICE/FIRE/AMBULANCE..... 911
  - COMMUNITY SERVICES..... 211
  - WEST PALM HOSPITAL ..... 842-6141
  - ST. MARY'S HOSPITAL..... 844-6300
  - VA HOSPITAL..... 422-6838
  - GOOD SAMARITAN HOSPITAL ..... 655-5511
  - JFK MEDICAL CENTER ..... 965-7300
  - WELLINGTON REGIONAL..... 798-8500

# Notables Born In July

BY BOBBI LEVIN



**DIANA, PRINCESS OF WALES**  
 (born July 1, 1961, Sandringham, Norfolk, England—died August 31, 1997, Paris, France) was the princess of Wales, former consort (1981–96) of Charles, prince of Wales (later Charles III); mother of the heir apparent to the British throne, William, prince of Wales and one of the foremost celebrities of her day.



**THOMAS JEFFREY HANKS**  
 is an award-winning American actor, producer, director, and playwright. Known for his versatility across genres, Hanks first found fame in the 1980s with comedies like Bachelor Party and Big (which earned him an Academy Award nomination). He transitioned to more serious roles in the 1990s and became known for romantic comedies with Meg Ryan, including Sleepless in Seattle and You've Got Mail.



**GEORGE WALKER BUSH**  
 is an American politician and businessman who was the 43rd president of the United States from 2001 to 2009. A member of the Bush family and the Republican Party, he is the eldest son of the 41st president, George H. W. Bush, and was the 46th governor of Texas from 1995 to 2000.

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**MAINTENANCE CHECK UP**.....\$125

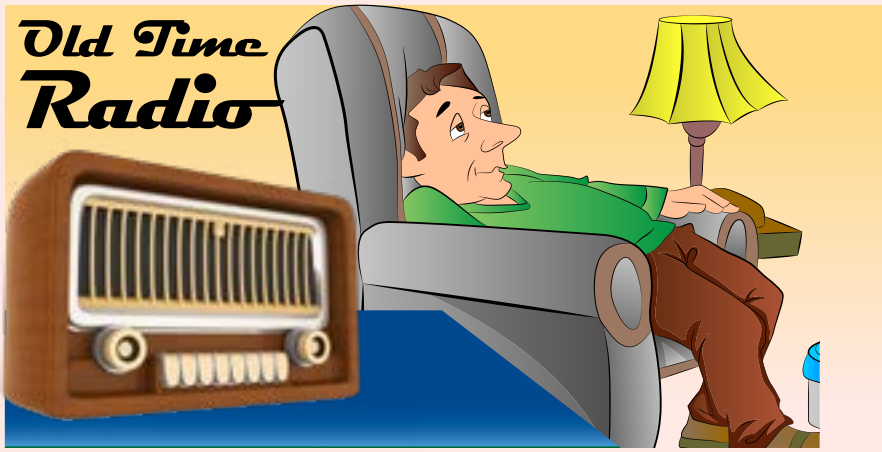
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## Easy Aces "Radio's Original Comedy Couple"

BY STEW RICHLAND

The Easy Aces is held in high regard as one of the shows that made serial radio funny. Fans of the show know that he somehow never got called by his first name. That's because Goodman Ace, the creator and writer, kept it just "Ace" for the run of the show.

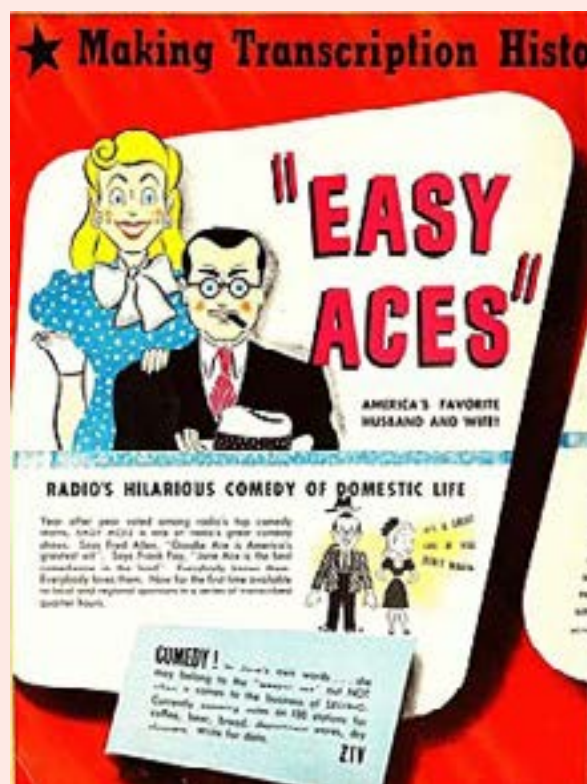
Easy Aces is an American serial radio comedy (1930-1945). It was trademarked by the low-keyed drollery of creator and writer Goodman Ace and his wife, Jane, as an urbane, put-upon realtor and his malaprop-prone wife. A 15-minute program, airing as often as five times a week.

Mr. Ace and Jane Goodman Ace were born Asa Goodman in Kansas City, Missouri, in 1899. He was the son of a haberdasher; consequently, his first job was as a hat salesman. He soon switched to newspapering and became a columnist on the Kansas City Journal Post. Jane Sherwood (born Jane Epstein) saw the light of day in the same city one year later.

The two were married in Kansas City on November 16, 1924. By 1928 we know that Goodman Ace was earning his living as a movie and drama critic for the Journal-Post. According to John Dunning in his excellent book *Tune In Yesterday*, 1928 marked Ace's foray into local radio broadcasting. Over KMBC (the local CBS affiliate) he began reading the Sunday comics at ten dollars per show. He soon added another feature "The Movie Man" during which he read his reviews of films for another \$10. Dunning's story of what happened next reads like one of their later improbable episodes. The principals in a 15-minute show which was to follow Ace's "The Movie Man" never showed up, and he was recruited to ad-lib for the fifteen minute time period. Luckily (for him and for us!) wife Jane was standing by and joined in the impromptu discussion of their bridge game the night before and a local unsolved murder. Listener reaction was favorable, and a radio institution was born -- first on KMBC. In two years time the local program had attracted network attention, and in October 1931 "Easy Aces" began a 13-week trial period on the CBS network at 10:15 AM out of Chicago. Audience response to a write-in appeal was so overwhelming (100,000 letters) that the program remained a network feature for 15 years -- not, however, always at the same time or the same network.

The "plots" for the earlier "Easy Aces" episodes ranged from single incidents of an evening in their bungalow (Jane -- writing a letter to her mother -- can't understand why there is more than one spelling for the word "right/write/rite") to extended incidents requiring two weeks or more to play out the chain of events. Jane and Goodman Ace are the pivotal characters throughout the series.

Goodman Ace was the long-suffering, hard-working real estate sales executive (later an advertising executive) who groaned "Isn't that awful!" when Jane tossed off her fractured epigrams or revealed her hairbrained schemes.



The New Malapropisms

Jane's often quoted laugh lines have been referred to over and over in various critiques -- including those of her husband who wrote them -- as "malapropisms." Actually the character Mrs. Malaprop in Richard Brinsley Sheridan's play, *The Rivals*, gets her laughs from a very limited form of word play. She substitutes a big word which sounds similar to a target word but which has an entirely different, unrelated meaning. Early in Sheridan's play, Mrs. Malaprop says to a young maiden in love, "promise to forget this fellow -- to illiterate him from your memory!"

On another occasion she threatens, "you forfeit my malevolence [she means 'benevolence'] forever!"

Or she advises, "Don't attempt to extirpate [she means 'extricate'] yourself!"

Goodman Ace, who is said to have written all of their scripts, did in fact have Jane use traditional malapropisms on occasion. She says to Marge

who refuses to go on vacation with her, "You're so obsolete, [meaning "obstinate"] Marge!" We know from the context what Jane means -- so we laugh. Other straight malapropisms include "You look stunned [meaning 'stunning']!" But Jane's malapropisms take on a more complex dimension when she diagnoses Johnny's "intentional flu." Here Jane not only uses a substitute word for "intestinal" she uses a word which gives entirely new meaning to the diagnosis. This added dimension of wit is not in the intellectual bunglings of the original Mrs. Malaprop. Mrs. Malaprop is laughably ignorant. Jane, on the other hand, is "crazy like a fox!"

There is no name for these witticisms. They are not really "Spoonerisms" or slips of the tongue. They are semantic slips. For want of a better label, let's use the New York Times critic's "Jane-isms." Jane takes common proverbs, epigrams, hackneyed sayings and distorts them in a surprising way which changes their meaning:

Some of these malapropisms used by Jane Ace on the show:

"familiarity breeds attempt"; "take the bitter with the better"; "you could've knocked me down with a fender"; "up at the crank of dawn"; "the laughs on the other foot"

And what this writer considers the supremely funny "Jane-ism" of them all:

"time wounds all heels"; I look like the wrath of grapes!; I wasn't under the impersonation you meant me!; He shot out of here like a bat out of a belfry.; I'm sitting on pins and cushions.; The coffee will be ready in a jitney.; This hangnail expression...I don't drink, I'm a totalitarian.; We'll be together like Simonized twins.; Well, you've got to take the bitter with the better.

The show and the Aces were inducted into the National Hall of Fame in 1990. The Easy Aces programs can be found on Old Time Radio sites. Tune in and enjoy.

Call / text me: 561.452.8683

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West Palm Beach - Century Village



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**THEATER & DANCE**  
**DRESS CODE**

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for all live entertainment events by:  
Security and Ushers

**Dressy casual is acceptable**

- MEN MUST WEAR COLLARED SHIRTS**
- NO SHORTS, TORN JEANS, T-SHIRTS, HATS**
- PERFUME/COLOGNES ARE NOT PERMITTED**

**Remember to inform your guests of this dress code policy**

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# WPRF NOTICES | SAVE THIS PAGE FOR REFERENCE

**NOTICE**

RESIDENTS WHO WANT TO HAVE A  
SPECIAL OCCASION PARTY AT A NON-TICKETED DANCE  
MUST FILL OUT REQUEST FORM PRIOR TO THE DANCE IN THE:  
**STAFF OFFICE**  
**MONDAY — FRIDAY**  
**9:00 AM — 4:00 PM**

- DOORS OPEN AT 6:30 PM DANCE STARTS AT 7:00 PM
- TABLES ARE LOCATED ON THE BACK SOUTHSIDE OF THE PARTY ROOM
- TABLE LIMIT: 3 (24 PEOPLE)
- TABLES & CHAIRS ARE NOT PERMITTED TO BE MOVED

WPRF, Inc.

**ID AND WPRF OFFICE HOURS**

**MONDAY—FRIDAY**  
**8:30 AM-12:00 PM**  
**&**  
**1:00 PM-4:00 PM**

WPRF, Inc.

**LOST AND FOUND**

Please check with the Clubhouse Staff Office to see if your lost items were found.

For items lost at Hastings check with Security.

We have all types of lost items:

- Clothing
- Glasses
- Jewelry
- Keys
- Sunglasses
- Pool towels
- Etc.

Found items will be held for 30 days then donated to a local charity.

WPRF, Inc.

**FOR LIFE SAFETY CALL**

**911**

**WHEN RESIDENTS AND/OR GUESTS ARE BREAKING WPRF RULES CALL SECURITY**

**561 640-3118**

**Lost your Century Village ID Card?**

Check Lost & Found in the Staff/Ticket Office  
(Located in Clubhouse near elevator)

**ID not turned in?**

- Go ID Office: Weekdays: 9:00 am – 4:00 pm closed 12:00 pm – 1:00 pm
- \$25.00 Replacement ID, refundable if lost ID found within 30 days.
- Pay by cash / check only.

**If ID Office Closed:**

- Go to the Staff/Ticket Office for a Temporary paper ID \$5.00 (applied to cost of new ID).

**How to enter CV without CV ID card:**

Present one of the following documents to gain access to the community:

Deed	COA	Lease	Driver's License	Utility Bill with CV Address
------	-----	-------	------------------	------------------------------

Resident name/unit address must be on all documentation

WPRF, Inc.

**NO SWIMMING AFTER DUSK**

**CAMDEN, DORCHESTER, KENT, SO. HAMPTON, SOMERSET**

**NON-COMPLIANCE WILL RESULT IN A 30 DAY SUSPENSION OF RECREATION PRIVILEGES**

**MAIN CLUBHOUSE GUEST/INDOOR POOL HOURS: UNTIL 10:00 PM**

**HASTINGS CLUBHOUSE POOL HOURS: UNTIL 9:00 PM**

WPRF, Inc.

**Missing ID's can interfere With the issuance of new ID's.**

**The following ID's must be turned into the ID Office.**

- Previous Tenant ID's
- Previous Owner ID's
- All expired Guest ID's
- Personal Aide ID's

For your convenience put your ID's in an envelope with your phone number and drop in the WPRF drop box in the Staff Office.

WPRF, Inc.

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

~~~~~

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

WPRF, Inc.

July 2025

# West Palm Beach *Dance Schedule*



## **Sound Relations**

Friday, July 04

## **DJ Josh Pearl**

Friday, July 11

## **Lou Laino**

Friday, July 18

## **DJ David N**

Friday, July 25

The 2025-2026 Season brochure will be available to view on Tuesday, July 22 at the Ticket Office and online at [www.centuryvillagetheater.com/west-palm-beach](http://www.centuryvillagetheater.com/west-palm-beach)

Summer 2025 show tickets are available to purchase online at <https://gateaccess.net> and at the Ticket Office. Ticket prices are \$6.00 for residents and \$9.00 for guests. The policy when purchasing resident tickets is one Century Village ID card buys one resident ticket per event.

Dances will be held in the Party Room on Friday's from 7:00 - 10:00 pm.

Resident ID or Guest Pass is required for admittance to shows, dances and movies. No one under the age of 16 is permitted to attend shows or movies. No one under the age of 21 is permitted to attend dances.

All programs are subject to change and/or modification without notice. Photography, audio or videotaping is strictly prohibited. No shorts are permitted for all live performances.

The Summer Brochure is available online at: [www.centuryvillagetheater.com/west-palm-beach](http://www.centuryvillagetheater.com/west-palm-beach)



[www.facebook.com/cvtheaters](http://www.facebook.com/cvtheaters)  
[www.twitter.com/cvtheaters](http://www.twitter.com/cvtheaters)  
[www.instagram.com/cvtheaters](http://www.instagram.com/cvtheaters)  
<https://gateaccess.net>

# JULY 2025 ENTERTAINMENT



Saturday, July 5 at 8 pm  
**Vegas Baby! Hits Of The Headliners**  
 The Swinging Soundtrack of Sin City



Saturday, July 12 at 8 pm  
**Bang Zoom Band - A Tribute To The Early Days Of Rock & Roll**  
 Roots Rock That Resonates With All Generations



Saturday, July 19 at 8 pm  
**Steve Leeds**  
 Vocal Mastery Of The Great American Songbook



Saturday, July 26 at 8 pm  
**Michael McGeehan**  
 Belting Out Classic Hits And Broadway Favorites

All programs are subject to change and/or modification.

Summer 2025 show tickets are available to purchase online at <https://gateaccess.net> and at the Ticket Office. Ticket price will be \$6.00 for residents and \$9.00 for guests. Dances will be held in the Party Room on Friday's from 7:00 - 10:00 pm. Resident ID or Guest Pass is required for admittance to shows, dances and movies. No one under the age of 16 is permitted to attend shows or movies. No one under the age of 21 is permitted to attend dances. All programs are subject to change and/or modification without notice. Photography, audio or videotaping is strictly prohibited. No shorts are permitted for all live performances.

## July 2025 West Palm Beach at the movies



**SPEAK NO EVIL** R, 1 HOUR, 50 MIN. (RATED R FOR SOME STRONG VIOLENCE, LANGUAGE, SEXUAL CONTENT AND DRUG USE.)  
 In this psychologically thrilling horror film, an American family is delighted by an invitation to visit the idyllic country estate of a charming British family they befriended on vacation. But they're increasingly unnerved by strange incidents and their hosts' odd behavior, and their dream holiday ultimately turns into a nightmare when a sinister truth is revealed. James McAvoy turns in a particularly chilling performance alongside a supporting cast that includes Mackenzie Davis and Scoot McNairy.

Sun. July 06 1:45 pm



**CABRINI** PG-13, 2 HOURS, 22 MIN.  
 This uplifting biopic with a timeless message tells the epic tale of an Italian woman who emigrates to New York City in 1889 only to discover horrific conditions of disease, crime and suffering. Despite limited English, poor health and opposition from powerful people, she endeavors to build an astonishing empire of hope in order to secure housing and healthcare for orphaned children. The film stars Cristiana Dell'Anna, John Lithgow and David Morse.

Sun. July 06 6:30 pm  
 Mon. July 07 6:30 pm  
 Sun. July 13 1:45 pm



**THE FRIEND** R, 1 HOUR, 59 MIN. (RATED R FOR STRONG LANGUAGE.)  
 In this parable of healing and love, the orderly, solitary life of a New York City writer and teacher is turned upside down when her closest friend suddenly dies, leaving his 150-pound dog in her care. As she struggles to navigate the ensuing grief and chaos, she begins to come to terms with the loss, her past and a new perspective on life. Naomi Watts stars in this touching dramedy, turning in a subtle, heartfelt performance, alongside co-stars Bill Murray and Apollo, the enormous but lovable Great Dane.

Sun. July 13 6:30 pm  
 Mon. July 14 6:30 pm  
 Sun. July 20 1:45 pm



**REAR WINDOW** PG, 1 HOUR, 50 MIN. GOLDEN CINEMA CLASSIC  
 An adventurous photographer with a broken leg grows stir crazy while confined to a wheelchair in his New York City apartment, so he entertains himself by surveilling various neighbors around the courtyard outside his window. When he becomes convinced that he's witnessed a murder, his witty nurse and stunningly stylish girlfriend help to investigate, leading to a heartstopping chain of events. Legendary director Alfred Hitchcock created this 1954 cinematic masterpiece by combining brilliant storytelling and clever set design with the genius casting of James Stewart, Grace Kelly, Thelma Ritter and Raymond Burr.

Sun. July 20 6:30 pm  
 Mon. July 21 6:30 pm  
 Sun. July 27 1:45 pm



**BLACK BAG** R, 1 HOUR, 33 MIN. (RATED R FOR STRONG LANGUAGE AND VIOLENCE.)  
 When an intelligence agent is suspected of betraying the nation, her husband, a fellow agent, is forced to decide whether to be loyal to his marriage or his country. Legendary director Steven Soderbergh helms this sleek, sophisticated spy thriller that stars the powerhouse duo of Cate Blanchett and Michael Fassbender. The stellar cast also includes Pierce Brosnan, Tom Burke and Naomi Harris.

Sun. July 27 6:30 pm  
 Mon. July 28 6:30 pm

(Continued In August)

Tickets are not required. An ID card for each person is required for admittance. Please refrain from saving seats for more than one person. No admittance once the movie begins. When available, new movies will be presented with captions on the first 1:45 pm showing on Sunday.

Tickets will be sold month to month on the 22nd of the previous month online at [www.gateaccess.net](http://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.

**"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 censor "R" rated movies. **Therefore, if you find any of the above offensive, WPRF suggest you "OPT OUT" of seeing this movie.**



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#### DORCHSTER J

2 BED, 1.5 BATH, 2nd floor unit, gourmet open concept kitchen, tile throughout, CAC, canal view ..... \$157,500

#### HASTINGS D

NEWLY AND BEAUTIFULLY RENOVATED, 2 Bed, 1.5 bath, second floor unit, kitchen with granite countertops, new appliances, 2 separate sinks, tile throughout, steps to Hastings fitness center, Rentable from day 1 ..... \$179,000

#### GREENBRIER B

EXTRA LARGE, 3rd floor, 1 Bed 1.5 Bath, tastefully furnished, luxury condo, CAC ..... \$125,000

#### OXFORD 200

LARGE MOV IN READY, 2 bed, 2 bath, ground floor unit, tastefully furnished, tiled throughout, CAC, washer/dryer in unit, lovely garden view ..... \$174,000

#### COVENTRY G

SECOND FLOOR, updated 2 Bed 1 Bath, corner unit, move in ready, white kitchen, close to clubhouse and Haverhill gate, beautifully furnished ..... \$110,000

#### DORCHESTER E

2 BED, 1.5 BATH, tastefully furnished ground floor unit, tile throughout, CAC, close to Dorchester pool and Hastings fitness center ..... \$148,000

#### SHEFFIELD B

2 BED, 1.5 BATH, updated 2nd floor corner with tranquil water view. Turnkey! tastefully furnished, tile throughout, CAC ..... \$159,000

#### HASTINGS I

2 BED, 1.5 BATH, 2nd floor unit, newly updated kitchen, granite countertops, stainless steel appliances, updated bathrooms, CAC, steps to Hastings fitness center. .... \$169,000

#### COVENTRY G

Rare ground floor 2 bed 1.5 bath corner. Great location..... \$149,000

#### SHEFFIELD G

Gorgeous updated 2 bed 1.5 bath beautifully furnished 2nd floor corner CAC ..... \$176,000

#### SOUTHAMPTON B

GROUND FLOOR 1 bed/ 1 1/2 bath updated kitchen, tastefully furnished, ceramic tile throughout , large lanai. .... \$84,500

#### DORCHESTER G

Ground floor corner 2 bed 1.5 bath updated kitchen and baths new air conditioning very close to Hastings Fitness Center ..... \$159,000

#### DOVER C

PENTHOUSE, 1 Bed, 1 1/2 baths, spectacular water views .... \$152,000

#### ANDOVER A

STUNNING, All new 1 Bed, 1 bath, ground Floor ..... \$79,999

#### SHEFFIELD N

2ND FLOOR END CORNER, 2 bed 1 1/2 bath, updated bathrooms, tiled, CAC, building has a lift. .... \$144,900

#### CHATHAM Q

GROUND FLOOR 1 bed 1 bath, spectacular water views, tiled open kitchen, new appliances waiting for finishing touch ..... \$105,000

#### SHEFFIELD P

SUN FILLED SECOND FLOOR/ Corner, 2 bed 1 1/2 bath, furnished steps to Hastings Fitness center ..... \$145,000

#### ANDOVER I

SUN FILLED 1 bed 1 1/2 bath, corner unit on 2nd floor, furnished, CAC, freshly painted, great association ..... \$99,000

#### WINDSOR N

Updated Tastefully furnished 2 bed 1.5 bath 2nd floor open concept kitchen, CAC ..... \$145,000

#### NORTHAMPTON O

Turnkey 2 bed 1.5 bath furnished ground floor unit CAC..... \$145,000

#### COVENTRY H

1 bed 1 1/2 2nd floor, move in ready furnished CAC ..... \$77,700

#### CANTERBURY K

1/1 move in ready ground floor tiled throughout..... \$72,999

#### SHEFFIELD E

2ND FLOOR CORNER, light and bright, newly updated kitchen, great location ..... \$129,000

#### COVENTRY C

Updated 2 /1.5 2nd floor corner stainless steel appliances, granite counters large tile flooring ..... \$170,000

#### GULFS EDGE F

Large sun-filled 1/1.5 second floor freshly painted cac. .... \$95,000

Susan turns “LISTED” into “SOLD”

