



Delegates fail to field a quorum Again!

For two months in a row the delegates assembly has failed to reach a quorum. The July assembly saw a meager 94 delegates in attendance. That is far short of the number needed to conduct business according to our by-laws.

The assembly was reduced to listening to political speeches from candidates in the upcoming elections and some complaining about a few issues.

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Hurricane Season 2018

Experts worried about threat of more intense super storms.

Analysis of global hurricane data since 1980 reveals the number of storms with winds over 124 mph has doubled, and those with winds over 155 mph has tripled. We could face more super storms with stronger winds, more intense storm surges and extreme rainfall so intense that current warning categories that go as high as category 5, with winds reaching 156 mph or more don't fully cover the threat. An increase of 10 mph. Usually results in a n increase of 20% in storm damages.

Hurricane forecasts for this year are about average due to cooler temperatures in the Atlantic off the African coast, an area infamous for generating hurricanes that track westward across the ocean gaining intensity before landfall is made.

The National Oceanic and Atmospheric Administration is projecting an average to above-average season this year, with 10-16 named storms and, five to nine hurricanes, including one to four major hurricanes.

Is CV ready to handle a disaster?

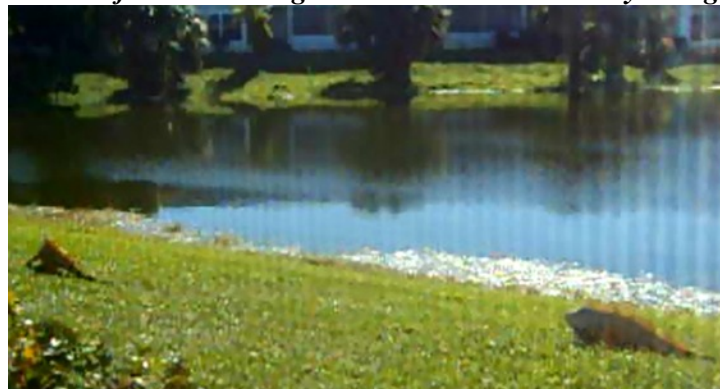
Most of the overwhelming damage, including loss of life, is from the very few strongest storms. Hurricane Maria resulted in the greatest estimated loss of life on record from any storm in the U.S., with estimates of over 4,600 deaths, **many from lack of access to medical care in the weeks and months after the storm**, according to a new study published in the New England Journal of Medicine.

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The Iguanas Are Coming !

The Iguana population in Century Village is on the increase, much the same as the rest of South Florida that has seen a recent explosion in their numbers. A cold winter in 2010 decimated them, but their numbers have since rebounded.

Two six footers ambling across the lawn in Century Village



It is time to consider some form of population control before the numbers get out of hand.

Though Iguanas are vegetarian and for the most part are not aggressive, there have been reports of iguana bites. A Seven year old girl in Boca Raton was recently

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It's a sign of the times

Our elected officers are still bandying about the idea of replacing the sign at the Okeechobee entrance. To be sure, the sign is old, a bit unsightly, and in dire need of replacement despite efforts to pretty it up with the addition of some shrubbery. The committees have been tossing this ideas around for about five years or so, and still have not arrived at a decision on what they want.

Then there's the broken fence along the entrance on Haverhill Road. It's still not repaired. Many months have passed since it was damaged in a hurricane. Why it would take so long to repair is anyone's guess.

Anyone who has spent any time in the clubhouse is aware that there is something not working properly with the A/C. The \$800,000.00 spent on replacing part of the system looks like another very expensive band aid on a system that just doesn't work properly.

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Hurricane

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Century Village, with an elderly, aging population is particularly vulnerable to the after effects of hurricanes. The loss of power with the resulting loss of air conditioning, leaves many residents at the mercy of the elements, Being more susceptible to heat exhaustion is an issue that CV needs to address.

After the close call last year from Hurricane Maria , we advocated a cooling, and relief center be established in the clubhouse. An idea that was briefly examined by the administration but quickly shelved while the committees pursued other initiatives. The idea of installing a back up generator got lost while our elected officials mulled over more mundane initiatives while bemoaning the lack of funds to repair or maintain existing infrastructure.

The question is how to prepare,

There are bad decisions being made. Ignoring the reality of true hurricane preparedness doesn't make it go away. It's fine to have hurricane supplies on hand and to shutter the windows in anticipation of an approaching storm. But the aftermath is something that should be considered more carefully.

A comprehensive plan that includes a relief center where residents can comfortably ride out the days or weeks after a hurricane strikes is absolutely the best approach Century Village can take in assuring our own and our friends and neighbors safety.

A backup generator would go a long way to providing relief from the heat and a place to sit out the aftermath. We can't just sit back and say disaster can't happen here. Can We ?

Some buildings in the village are being denied permits for Hurricane shutters

Palm Beach County is rejecting applications for permits on some buildings in Century Village. The reason : Buildings constructed with metal frameworks and drivit (stucco) are being refused permits as there is no viable way to fasten the shutters to the structure. The engineers at the county building department are seeking a solution.

Iguanas

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bitten on the foot by a 6 footer. The wound, though not life threatening required some 23 stitches.

Residents of Boca Raton recently attended a meeting with town officials to address the problem of a booming iguana population devouring shrubbery around their homes, the pesky creatures devour bushes and flowers and then defecate up to a pound a day, on rooftops, boat docks and driveways and befoul swimming pools. They can cause considerable damage by burrowing under foundations and fences.

Residents of L' Ambience neighborhood of Boca Raton have had enough. Their President, Chuck O'Brien bought a supply of Iguana Rid, a product designed to eliminate them. Plans are to douse the neighborhood, if it works they intend to continue .

Advice on ridding the neighborhood ranged from warnings not to feed them, avoid planting impatiens or mango trees and sprinkling plants with garlic and hot peppers and using wire mesh screening to create a barrier around plants.

You can scare them away by banging pots and pans together, playing loud music, or shouting at them . It's not a good idea to get too close to them as they are territorial and will defend themselves when threatened. Their chief weapons are teeth, a tail like a bullwhip and sharp claws. Iguanas can get spooked when water is flung at them, so installing a water scarecrow, basically a motion-activated sprinkler, is also an option.

In Broward County a \$63,000.00 Fish and Wildlife Conservation Commission study is underway to find the best way to eliminate them. A team of fifteen members is using a bolt gun that sends a steel bolt into their brains effectively and quickly killing them. They are working at night to track down the Iguanas while they are sleeping and claim the best method to quickly kill them is with the use of blunt force trauma to the head, which includes not only using the bolt gun but smashing their heads against hard objects

“Most of what we're doing is blunt force trauma,” said Jenny Ketterlin, a wildlife biologist and research coordinator with UF. “Hitting their head very hard against a solid object.” Destroying their brains quickly is the most humane way to kill them, she said. Decapitating the animals without anesthesia would kill them but not be considered humane.

QUORUM from page 1

regarding the abandoned golf course with it's broken fencing.

Century Village has come to expect a lack of participation in the summer months due to a reduced population.

A shortfall in achieving a quorum leaves the village in the position of handing decision making to the few members of the executive, who do achieve the right to make decisions on their own when the assembly fails to reach a quorum..

It's Time For A Change

A new way to conduct business is in order, It's become painfully obvious that there are a lot of delegates who never show up for the assemblies at the best of times.

The delegates who attend the assemblies are to be commended for their interest and participation. Perhaps a list of the attendees or their associations should be published monthly.

The current system is flawed due to the fact that residents have no way of confirming whether their delegate voted in accordance with the wishes of their respective associations or even showed up at the assembly at all. Publishing a list of delegates who showed up would shed some much needed light on who is living up to their responsibilities and who is not.

Don't Worry Be Happy !

It's unbelievable that it's taking so long to fix the broken fence along the perimeter of the golf course. It is still leaning and has gaps large enough to drive a truck through.

An expensive engineering study has been conducted Promises have been made that the fence will get fixed soon.

A lot of residents are worried that our security has been compromised and that the broken down fence reflects poorly on the village .

Don't worry folks Be Happy. Team Dave is on it . They have been on it since September of last year

Trust but verify E-Voting at assemblies not reliable

Those hand held voting clickers are just not working properly. The July assembly demonstrated that in a clear and concise way. The attendance was checked electronically and failed to agree with the actual number in attendance.

Verifying anything under our system of electronic voting is difficult if not impossible to accomplish. Figures that can't be trusted or verified should not be used to conduct voting on issues. It just doesn't make sense to continue doing so when it has been shown that the system is just not working properly.

If you can't take the heat stay out of the clubhouse

The administration recently decided to spend a good deal of cash (\$32,000.00) on performing an engineering report on the A/C in the clubhouse. Myron Solomon commented at the July Operations Committee that since the rebuilding of the clubhouse after the building was damaged by a hurricane, UCO has spent hundreds of thousands of dollars in band-aid repairs. This raises the question of why the A/C system was not refurbished while the renovations and repairs were in progress.

A sign of the times

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We can't tell you how long the administration has been kicking around the idea of replacing the sign at the Okeechobee entrance. We can say that it's been more than five years.

Barbara Cornish is bemoaning the fact that there is no indication from the residents on whether the sign should be replaced or not. She says she is reluctant to continue pursuing the issue until she knows she is not just spinning her wheels in gathering proposals.. Meanwhile the old sign remains basking in the glow of the lights installed around the palm trees. A bit of shrubbery and a lick of paint attempts to beautify an aging old sign that should be replaced . What is most unbelievable is that the administration has no problem spending hundreds of thousands of dollars on the clubhouse, but can't seem to get it together on a job as simple as replacing an old beat up sign. Go figure !

New Laws Governing Condo associations now in effect

Records – 718.111(12)(b)/HB841. Plans, permits, warranties, declaration, articles, bylaws, rules, meeting minutes and accounting records from the beginning of the association must now be kept forever. All other records must still be kept for seven years with exception of ballots, proxies and related voting material that only needs to be kept for one year.

Access to Official Records – 718.111(12)(b)/HB841. Access to official records must be made available within 10 working days.

Website Creation – 718.111(12)(g)1/HB841. The requirement imposed in 2017 that condominiums must create a website and post digital copies of most of its official records on its website by July 1, 2018 has been extended to Jan. 1, 2019. Multi-condominium associations that manage several condominiums, each with less than 150 units but cumulatively 150 or more units, are now exempt from the website requirement.

Website Records – 718.111(12)(g)2. e and g/HB841. A list of all bids in excess of \$500 received by the association for materials, equipment or services within the past year must now be posted on the website if a website is required. The monthly income or expense statement must be posted.

Website Records Failure to Post – 718.111(12)(g)4/HB841. The failure to post required records on the website is not sufficient to invalidate any action or decision of the association’s board or any committee.

Board and Members Meeting Notices on Website – 718.112(2)(c)1 and (d)/HB841. In addition to sending and posting notices for board and members meetings by regular mail, the board may now adopt a rule to allow the posting of such notices on the website if a website is required. The rule must also require that an email be sent to all owners who have requested electronic notice with a link to the posted notice.

Term Limits – 718.112(2)(d)2/HB841. The 2017 law limiting a director from serving no more than four consecutive two-year terms has been changed. The law now provides that, regardless of the length of the term (one year or two years), a director cannot serve more than eight consecutive years unless no other eligible candidates run or at least two-thirds of those who vote approve the person to continue serving beyond eight consecutive years. The revised language also clarifies that if the governing documents so

provide, directors may be elected to serve terms of more than two years each.

Electronic Notice – 718.112(2)(d)6/HB841. An owner, who consents to electronic notice, is solely responsible for removing or bypassing filters that block receipt of emails.

Recalls – 718.112(2)(j)1/HB841. A director is recalled immediately at the conclusion of the board meeting held to consider the recall if the recall is deemed “facially valid.”

Recalls Attorney Fees – 718.112(2)(j)6/HB841. If a recalled board member files a petition for arbitration to challenge the recall and is successful, then the arbitrator may award reasonable attorneys’ fees and costs. If the board member is unsuccessful, the arbitrator may award the other party its attorneys’ fees and costs but only if the challenge is found to have been “frivolous.”

Material Alterations – 718.113(2)(a)/HB841. Clarifies that any material alteration or substantial addition to the common elements that requires owner approval must be approved before the work commences.

Electronic Vehicle Charging – 718.112(8) and 718.121(2)/HB841. Unit owners are permitted to install electronic vehicle charging stations in their parking spaces. the owner must pay to install a separate meter and pay for the electricity. The owner’s insurance must also name the association as an additional insured, the owner must pay the increase if the association’s insurance premium goes up as a result of the charging station, If the owner does not pay the

Continued on next page

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New Laws continued

contractor who installs the equipment, the contractor cannot file a lien against the association.

Contracts with Directors – 718.3026(3) and 718.3027(2)/HB841. An association may now contract with a director, Owners can void any such contract with a vote at the next members meeting

Fines and Suspension Committees/Payment of Fine – 718.303(3)(b)/HB841. A fining committee must have three members, the members cannot be the spouse, parent, child, brother, sister or employee of any director. If the committee approves the fine, it must be paid within five days of the committee meeting. The association must give written notice of the fine or suspension after approval by mail or hand delivery.

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centuryvillagemessengerclub.com

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References available on request

Century Village Resident dies in a car crash in the village

A 78 year old Century Village resident died in a single car crash on South Drive in Century Village at 8.40 am Saturday morning.

Matilda Sousa was driving a Honda CRV that veered off the road for unknown reasons and struck a tree head on. She was transferred to St Mary's Hospital where she was pronounced dead on arrival.

A battle over a bottle !

Bruce Petricca, a resident of Delray Beach condominium, is involved in a dispute over whether to allow his disabled 86 year old mother to place a water bottle pool-side while she engages in therapy. The dispute with the association has led to a five year long battle and the proposed enactment of legislation called; The Stand Up for Seniors Act.

The bill would create a local ombudsman, who would review allegations of condo owners being bullied by their associations, and if necessary require bullying seniors to be fined or to receive anger management counseling.



We held a committee meeting to approve your idea
Everyone agreed to disagree to approve the agreement
which approved the approval agreement.

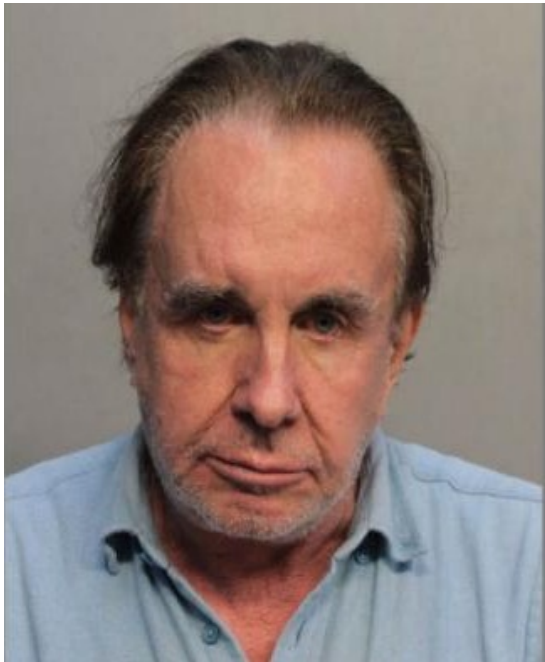
After that things got complicated so we sent it to
another committee who agreed to form a sub-committee
who are in the process of formulating another agreement
process so we can move forward.



Miami condo resident threatens to burn down the building and kill all the F.....ing Jews.

Walter Stolper, a 72 year old man was being evicted from his Miami Beach condo this week when he threatened to burn down the building and kill all the f#\$&\$!g Jews. A resident alerted authorities when he heard threats from Stolper while the smell of gasoline permeated the building alarmed residents. Stolper was apprehended with containers of gasoline he was attempting to bring into the building. Investigators discovered that he had disposed of eight other gas cans by throwing them down the garbage chute. He claimed he had the gasoline so that he could build a small barbecue.

Further investigation revealed that Stolper had damaged the smoke alarm system in the building and had another



twenty eight gasoline cans in a storage unit along with some dangerous incendiary chemicals.

Some gasoline had already been dumped down a pipe chase from the fifteenth floor, detectives discovered padlocks that Stolper

planned to use to block egress from the building

Miami Beach Police spokesman Ernesto Rodriguez said. "He had been acting strangely, saying a lot of derogatory comments towards the Jewish community," "This again is a very, very, very dangerous individual. Our detectives also seized two firearms," Rodriguez said. Police said they found Nazi reading material and a swastika in Stolper's home.

Stolper has been charged with one count of attempted arson and one count of attempted murder..

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