WHAT ! Still no fence?

It’s been over two years since a hurricane knocked down the fence at the Haverhill entrance to the village and still no fence has been erected to replace it.

You might wonder why it’s taking so long to make it happen and we can’t blame you if you feel a little frustrated by the inaction of our administration.

Our very own leader, David Israel, has been trying to get someone else to pay for it. That’s the main reason nothing is getting done. Mr. Waldman, the owner of the abandoned golf course, had big plans to build a residential/commercial complex on the site but was stymied by the objections of CV residents and the discovery of arsenic contaminated grounds, not to mention the dispute over water drainage that goes along with the whole project. Lennar Homes, a major home builder, expressed some interest in assuming the reins of the project but has recently backed out leaving the project in limbo, where it has been ever since the project was first announced some ten years ago.

Where does that leave Century Village and their need and desire for a security fence to prevent, or at least deter undesirables from entering the property at will? It leaves the village in limbo as far as getting a fence erected. Mr. Waldman has shown little or no interest in paying for it. In light of the opposition and non cooperation from the village we can’t say we blame him for that.

Mr. Israel informs us that it’s going to cost us some $250,000.00 to put up our own fence, which in this case amounts to a concrete wall that is being promoted. The reason it’s going to cost so much is because we would have to put it on our own property which means reworking the sidewalk to make room for it.

There has to be a more common sense and inexpensive solution. But while we wait for that, we still have no fence and no concrete plans in sight to get one.

We could offer some suggestions but judging from the animosity towards anything we propose we will save our breath.

DO WE REALLY NEED AN OMBUDSMAN?

The question of whether Century Village should have an ombudsman to mediate disputes has been suggested to be incorporated into the new set of bylaws.

An impartial Ombudsman to settle disputes is a position that goes back in history a long way.

The word 'ombudsman' originated in Sweden in 1809. Established to oversee government administration. It was first called 'Justieombudsman' which translates to 'representative of the people'. Continued on Page 3

ONE UNIT ONE VOTE

Despite some early indications that one vote per unit had some support from the administration, it now appears that there is a lot of opposition coming from the them to implement it. The latest development concerns the committees intention to put it on the back burner for another year or so.

Olga Wolkenstein has been leading the initiative and has answered a series of questions and concerns that were posted on David Israel’s blog. Read the complete set of questions and Olga’s answers on page 2.
OLGA WOLKENSTEIN ANSWERS RICHARD HANDLESMAN REGARDING “ONE VOTE”.

In reference to my ONE VOTE article in last month’s UCO Reporter, Richard Handelsman commented on David’s Blog. I am not a member of David’s blog therefore, I cannot answer Mr. Handelsman directly. I will respond here.

1. Richard Handelsman: Why cannot any owner vote by either proxy or absentee ballot?
Olga Wolkenstein: Delegates do not presently vote by proxy or absentee ballot now, and there is no viable reason to change this.

2. Richard Handelsman: That neither the renter nor the non-resident owner of a unit can vote seems to contradict the “One Unit, One Vote” premise.
Olga Wolkenstein: The actual amendment reads: ONE RESIDENT UNIT OWNER. I regret that the Title ONE UNIT, ONE VOTE may have confused you, it was only done for simplification.

3. Richard Handelsman: Why must the unit owner possess a “Resident” pass? The ID office issues “Non-Resident Owner” passes for whom Century Village is not their primary residence.
Olga Wolkenstein: I checked with the ID office. Non-Resident Owner passes are given to “Occupants” who reside in the units with the owner’s permission. They may be relatives or even spouses but, they are not on the deed and have no ownership rights.

4. Richard Handelsman: What if the owner is unable to attend on Election Day for whatever reason.
Olga Wolkenstein: Delegates who are unable to attend presently, for whatever reason, do not vote now. No reason to change this policy.

5. Richard Handelsman: Why not give artificial entities the right to vote such as Trusts, LLC Corporations, estates, etc.
Olga Wolkenstein: If such entity is occupied by a member of such entity and that person possesses a valid resident ID card, they certainly will be allowed to vote.

6. Richard Handelsman: Why should owners who rent their units not be eligible to vote?
Olga Wolkenstein: Because I chose to write the amendment as ONE RESIDENT UNIT OWNER.

7. Richard Handelsman: Who votes for units occupied by family members?
Olga Wolkenstein: A person occupying a unit cannot vote because they do not possess a valid Resident ID, therefore no one will vote from that unit. No proxies nor absentee. As I stated before, we do not allow this for the Delegates now, and there is no reason to allow it then.

8. Richard Handelsman: How will the 7800 owners be informed of the voting day and procedures?
Olga Wolkenstein: The same way, they are informed now. The UCO Reporter, Channel 63, the Delegate Assembly and word of mouth.

9. Richard Handelsman: How will 30-40 Volunteers be vetted, ballots counted etc.?
Olga Wolkenstein: A committee is being formed to work on this.

10. Richard Handelsman: The parking lot has 350 spaces. More than 4000 will appear in one day.
Olga Wolkenstein responds: The parking lot presently accommodates parking for Presidential Elections. Which take place in one day. People will be coming and going all day and this should not be a problem.

Richard Handleman: I feel we should include, but not limited to, absentee ballots, proxy voting, early voting by mail, transportation for the mobility challenged, and an outside professional firm Handling the process.

Olga Wolkenstein: My object in suggesting this bylaw change is to give more people the right to elect UCO Officers. We now only allow Delegates to vote. I want to include many unit owners to also have that right. In order to make ONE VOTE work I want to make it as easy as possible to facilitate. I feel Mr. Handleman’s suggestions will complicate the process and make it more difficult to accomplish.

Final Note: Rod Tenneyson has certified this amendment and the law allows us to decide the rules for
Since it was first created in 1809 the position has been adopted in many parts of the world. The role of ombudsman has changed over the years to become a mediator who acts in an impartial way, rather than acting as an advocate for either side or party in a dispute rather than representing the people as it was first established to do.

The Ombudsman can bring the lamp of scrutiny to otherwise dark places even over the resistance of those who would draw the blinds

The Ombudsman concept is based on the idea that the citizens are entitled to complain against particular acts of officials, and that their complaints should be independently investigated.

The position should be legally established and autonomous, and not a branch of the administration. It should operate independently of the executive but not function as an anti-administration entity, and be accessible to the public and visible.

If maladministration is discovered, the Ombudsman can recommend but not order a governmental official to remedy the wrong. An Ombudsman can report bureaucratic abuses to appropriate regulators.

The Ombudsman is not accountable to any external authority. If the parties involved are dissatisfied with Ombudsman’s decision they may seek judicial review, though it rarely succeeds. Judges do not normally overturn decisions of a Ombudsman, but can require the Ombudsman to reconsider a decision.

An Ombudsman should stand high in public respect and at the same time the office of Ombudsman can be a valuable institution, but it will do no good when governmental authorities do not follow the recommendations made by the Ombudsman. When an Ombudsman makes recommendations on any matter the principles of justice and fairness consistent with the statutory mandate are applied.

There is a strong case for the reinstatement of an Ombudsman position to be incorporated into the functioning of Century Village.

In light of the dissatisfaction voiced by residents over decisions made by the UCO administration and any one of the many associations in the village it would seem to be a no brainer. Not having any dispute resolution mechanism other than expensive and risky litigation, residents are unable or unwilling to pursue what they perceive as injustice or maladministration. An Ombudsman would go a long way to resolving that dissatisfaction.
Despite the administrations pledge to be transparent it is obvious from their actions that nothing could be further from the truth

The latest demonstration of a decided lack of transparency came when Olga wolkenstein applied for a seat on a committee that is to start formulating the millenia agreement. Its the agreement between the owners of the village and the residents. It's definitely a crucial task as whatever this committee comes up with, CV residents are going to have to live with it for the next ten years or so.

When Olga inquired about a seat on the committee, John Gregg the newly appointed chair, informed Olga that the committee is already formed and there are no more seats available. This after just one day had passed since Olga raised the issue at the delegates assembly. When Olga pursued her quest and wanted to find out who was appointed to the committee she was stonewalled, The administration refused to tell her.

Transparency means that information is shared in a clear and understandable way.

A lack of transparency results in distrust and a deep sense of insecurity

Dalai Lama

It's too bad that the Century village administration doesn't get it! we need an open and honest administration, Bad things always happen behind closed doors.

John Gregg telling Olga there was no more seats available on the committee is a load of you know what. It looks like another example of a crony of the administration bowing to the wishes of his master. Who in this case is none other than David israel, who we all know has an intense dislike for Olga Wolkenstein going back many years. When she persisted and demanded an answer she was furnished with an email outlining just what the administration is compelled to provide.

This is not an acceptable way for UCO to act. Despite what the regulations say. There is no good reason for Olga to be denied a place at the table. Just because the reg's don't specifically state that they have to give it up doesn't give them the right to deny her request.
Hi Olga,

I am forwarding to you the requirements for requesting records.

Rhoda

---------- Forwarded message --------

From: Dave Israel <ucopresident@gmail.com>
Date: Mon, May 20, 2019 at 11:21 AM
Subject: Request for records
To: Rhoda Nadell <unitedcivicorg@gmail.com>

617.1602 Inspection of records by members.—

(1) A member of a corporation is entitled to inspect and copy, during regular business hours at the corporation’s principal office or at a reasonable location specified by the corporation, any of the records of the corporation described in s. 617.1601(5), if the member gives the corporation written notice of his or her demand at least 10 business days before the date on which he or she wishes to inspect and copy.

2) A member of a corporation is entitled to inspect and copy, during regular business hours at a reasonable location specified by the corporation, any of the following records of the corporation if the member meets the requirements of subsection (3) and gives the corporation written notice of his or her demand at least 10 business days before the date on which he or she wishes to inspect and copy:

(a) Excerpts from minutes of any meeting of the board of directors, records of any action of a committee of the board of directors while acting in place of the board of directors on behalf of the corporation, minutes of any meeting of the members, and records of action taken by the members or board of directors without a meeting, to the extent not subject to inspection under subsection (1).
(b) Accounting records of the corporation.
(c) The record of members.
(d) Any other books and records.

(3) A member may inspect and copy the records described in subsection (2) only if: (a) The member’s demand is made in good faith and for a proper purpose; (b) The member describes with reasonable particularity his or her purpose and the records he or she desires to inspect; (c) The records are directly connected with the member’s purpose.

(4) This section does not affect: (a) The right of a member in litigation with the corporation to inspect and copy records to the same extent as any other litigant.
(b) The power of a court, independently of this chapter, to compel the production of corporate records for examination.

(5) A corporation may deny any demand for inspection made pursuant to subsection (2) if the demand was made for an improper purpose, or if the demanding member has within 2 years preceding his or her demand sold or offered for sale any list of members of the corporation or any other corporation, has aided or abetted any person in procuring any list of members for any such purpose, or has improperly used any information secured through any prior examination of the records of the corporation or any other corporation.

Dave Israel
President
United Civic Organization

Rhoda Nadell
Administrative Assistant
United Civic Organization
MARILYN L. POMERANTZ
DECEASED MAY 10, 2019

With the passing of Marilyn Pomerantz, Century Village West Palm Beach, her family, her many close friends, and her acquaintances lost a very important part of their life. Marilyn, a resident of Century Village for over 25 years, participated in every aspect of life in the village. While being diminutive in physical stature, she was enormous in the heart and made many close friends in kindness, held her hand out to anyone in need, in creativity helped, among other things, the creation of the Village Thanksgiving Party, and in participation in all aspects of the Village government as:

- Marilyn served for several years as an officer in UCO as its corresponding secretary.
- Marilyn was the president of Chatham “C” Condominium Association Inc., and a director.
- Marilyn was a director of the Federation of Chatham Condominium Associations.
- Marilyn was the Secretary and contact person for the Reformist Party of Century Village W.P.B.
- Marilyn’s attendance at UCO committee meetings was outstanding, as she hardly ever missed such meetings, and freely spoke her mind when she thought it would improve the subject of the meeting.
- Marilyn’s attendance at the Delegate Assembly was well known to all as she took the mic to express her views on important matters, as can be seen on the videos of such meetings.
- Marilyn served on the UCO Reporter staff for many years in various important positions. Most notable of those positions was her efforts in the collection of past due receivables, which saved the Village a great deal of money at a time when the reporter was run only by volunteers, and thus did not require expensive paid help, as they do now.
- Marilyn, outside the confines of UCO, actively participated in other activities whose focus is to improve the quality of life for all in the village (while they do not coincide with UCO’s current administration.)

Marilyn represents an era of village residents when UCO was not crying for volunteers as they are now, and unit owners proudly gave of their time in order to improve life in the village.

We who knew her will sorely miss her, those that didn’t, missed someone special.

Her friend and for all her friends.

Ed Grossman