

Director  
Division of Records and Reporting  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-050  
Dear Sir:

January 25, 2001

990374-1111

Ref: The Woodlands of Lake Placid, L.P. application to operate a water utility service; notice dated 20 Jan 01

I object to referenced application as submitted.

Some of my reasons are:

a) The Woodlands of Lake Placid, L.P. is owned by Camper Corral, Inc. and that corporation is owned by R. Anthony Cozier, the current so-called Developer of Camp Florida Resort. The referenced application is to provide a utility service to a portion of the actively occupied resort.

In a recent court judgement, the court described Cozier's business practices as "bad faith negotiations and breach of his fiduciary duties" in reference to his business dealings with the Property Owners of Camp Florida Resort. The Court also found that "the Developer, Cozier, was self-dealing on behalf of Cozier and he has been unjustly enriched". It was found that he also "diverted funds that should have been reimbursed to the members".

b) I have written several letters to Woodlands in regard to water/sewer and I have received no reply. I have been billed and have paid each month in advance of month end. Each month they have billed me with late charges (\$5.00) and threaten to cut off my water if I don't pay the late charges. I have repeatedly called it to their attention that a late charge paid prior to the end of the current month of service is inappropriate.

c) In June 2000, we were told that we must pay for the installation and water meters (\$189.xx) that were to be installed in July. The application is for a flat rate, hence, no need for water meters. Water is already metered at the wells on this property.

d) Mr. Cozier (Woodlands) has not installed meters on the lots he owns and rents within this Camp Florida Resort and that portion of the property for which he has filed application to operate a water utility service.

As a property owner, it appears that my water cost reflects the added burden of all of Cozier's rental properties. I am in residence here for approximately 7 months out of 12. Yet the flat rate which he has applied for covers billing for the full 12 month period.

Thank you for your time,

*Joseph B. Caldwell* 1-29-01

Joseph B. Caldwell  
2 Hidden Cove  
Camp Florida Resort  
Lake Placid, FL 33852

SEARCHED  
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DOCUMENT NUMBER-DATE

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FPSC-RECORDS/REPORTING

# The Woodlands of Lake Placid

1525 U.S. HIGHWAY 27 SOUTH  
LAKE PLACID, FL 33852  
(863) 699-1936  
Fax (863) 699-1890

Invoice for Water and Sewer Service to property located at

Joe & Margaret Caldwell  
20 Wilburn Road  
Ashville, NC 28806

2 HIDDEN COVE  
LAKE PLACID, FL 33852

Current invoice dated. 10/01/00	\$35 00	You may also pay your water & sewer invoice on a quarterly basis of \$105 00
Account Balance before this Invoice	<u>45.00</u>	
Late Charge	<u>5.00</u>	
<b>TOTAL INVOICE.</b>	<u><b>85.00</b></u>	

**PAYMENT DUE DATE: 11/20/00. Outstanding balance due by 5:00 P.M. on December 10, 2000 or service will be discontinued without further notice.**

Please contact John Lovelette during normal business hours at (863) 699-1936 with any questions related to billing up to and including this bill or other service related questions or problems

In emergency please call (863) 699-2828 or notify Short Utility Service, Inc. at (863) 471-1400

PLEASE TEAR ALONG THE DOTTED LINE AND RETURN THE BOTTOM PORTION WITH YOUR PAYMENT

Account: CALDWELL J-4

Current invoice dated: 11/01/00	\$35.00
Account Balance before this Invoice:	<u>45.00</u>
Late Charge:	<u>5.00</u>

**TOTAL INVOICE:** **85.00**

**PAYMENT DUE DATE: 11/20/00** **LATE CHARGE: \$5.00**

AMOUNT PAID: \_\_\_\_\_

CHECK No.: \_\_\_\_\_

Please mail payment in US Funds to: The Woodlands of Lake Placid, L.P., 1525 US  
27 South, Lake Placid, FL 33852