

ORIGINAL

August 29, 2004

29 Madison Dr.
Sorrento, Fl.
32776

DISTRIBUTION CENTER
04 SEP -1 AM 10:56

Director
Div of the Commission Clerk and Admin Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Fl.
32399-0850

RECEIVED FPSC
04 SEP -1 AM 11:33
COMMISSION
CLERK

040515-WU

On July 16, 2004, we received a letter informing us that Oak Springs LLC at 12 Highland Ave, Sorrento, Fl. 32776 is going to start charging us for the amount of water that we consume. We are enclosing a copy of that letter as attachment #3.

On July 29, 2004, we sent a letter (Which we are sending you as attachment #1) stating that we are objecting to this for the reasons stated in our letter.

On August 11, we received a letter from Oak Springs , stating that we had to send our objections to your Division, which we are enclosing as attachment #2

Let us state that we are not disputing the fact that Oak Springs has to establish a water utility. Our objection is to the fact that this violates our Prospectus Agreement as well as the Florida Mobile Home Act Chapter 723, Florida Statutes and Florida Administrative Code, Rules 61B29 - 61B-35.

Also, we are questioning their ability to even be able to accurately bill us individually. We are enclosing as attachment #4 a copy of the water consumption bill for the period of 07/12/04 to 08/13/04. You will notice that a notice was sent to us for the water consumed at 16 Highland Ave. For this period. We sold the property at 16 Highland Ave, on March 12 of this year. This is 5 months ago and they still don't have their records straight.

- CMP _____
- COM _____
- CTR _____
- ECR _____
- GCL _____
- OPC _____
- MMS _____
- RCA _____
- SCR _____
- SEC 1
- OTH Ken P.

We shall wait for a reply from your office for 30 Days from the time you receive this letter before we contact the authorities in Tallahassee.

cc: F, Marshall Deterding, Esq.
2545 Blairstone Pines Dr..

Done
08/29/04
KMP ✓

DOCUMENT NUMBER-DATE

09569 SEP -1 3

FPSC-COMMISSION CLERK

Tallahassee, Fl. 32301


BOBBY R. HENDERSON


WALTER W. HENDERSON

ATTACHMENT #1

July 29, 2004

Oak Springs LLC
12 Highland Ave.
Sorrento, FL
32776

On July 16, 2004 we received a letter informing us that you are going to start charging us for the amount of water that we consume.

We have been a resident of Oak Springs since 1992. When we became residents we were presented a Prospectus dated 1-20-86. Article 10-A states that water and sewer will be furnished at no additional charge by management.

Also, rule 61B-31.001 of the Florida Administrative Code Rules (4) states that the Prospectus distributed to a home owner shall be binding for the length of the tenancy.

Further, We have been told that Oak Springs has distributed a new Prospectus to new residents that does not include free water and sewer. We have not seen the new Prospectus.

For this reason We feel that residents that come under the old Prospectus should be Grandfathered in and not be charged individually for water.

Therefore, we decline your offer to reduce our rent so that you can charge us for the water that we consume.

We shall wait 30 days from the time that you receive this letter for a reply.

After such time, we will contact the proper authorities in Tallahassee for a ruling.

BOBBYE R. HENDERSON

WALTER W. HENDERSON

28 MADISON DR
LOT 47

NOTICE OF APPLICATION FOR AN INITIAL CERTIFICATE
OF AUTHORIZATION FOR A WATER CERTIFICATE

Notice is hereby given on August //, 2004, pursuant to Section 367.045, Florida Statutes, of the application of Oak Springs, LLC, 12 Highland Street, Sorrento, Florida 32776, to operate a water utility to provide service to portions of the following described territory in Orange and Lake Counties, Florida as follows:

PARCEL I - ORANGE COUNTY

Part of the Northeast 1/4 of Section 5, Township 20 South, Range 28 East, Orange County, Florida.

PARCEL II - LAKE COUNTY

Part of the Southeast 1/4 of Section 32, Township 19 South, Range 28 East, Lake County, Florida.

For a complete legal description please contact F. Marshall Deterding at the address and/or phone number below. Any objection to the said application must be made in writing and filed with the Director, Division of the Commission Clerk and Administrative Services, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within thirty (30) days from the date of this notice. At the same time, a copy of said objection should be mailed to the applicant whose address is set forth below. The objection must state the grounds for the objection with particularity.

F. Marshall Deterding, Esquire
Rose, Sundstrom & Bentley
2548 Blairstone Pines Drive
Tallahassee, Florida 32301
(850) 877-6555



ATTACHMENT #3

OAK SPRINGS

12 HIGHLAND STREET

SORRENTO, FL 32776

PH. 352-383-5973 FAX 352-383-5804

July 12, 2004

Dear Homeowner:

In January of 2001 Oak Springs Manufactured Home Community received its Consumptive Use Permit for the property. This permit issued by St. John's Water Management District allows us to pump drinking water through the wells to our water plant.

The permit came with a number of requirements that must be met and a timetable to accomplish them. I have enclosed a copy of the consumptive use permit for your review. The major impact on the Park Owners and Homeowners are:

- 1. Required individual water meters installed at each home. Status – completed.**
- 2. Requires professional billing company to read and send information only statements. Status – completed.**
- 3. Requires Park Owner to submit an application to the Florida Public Service Commission to form a private utility capable of charging for water use. Status – in process.**

We currently have reached the point of making application to the Public Service Commission and you will soon receive a formal notice of our application.

It is my understanding that this application process may take the balance of the year to complete and the actual charging for water could come as early as next year. Once our application is approved, and a utility is formed, drinking water will no longer be included in the base rent. The rent will be reduced by a dollar amount representing our current cost to provide normal water service to Homeowners and Homeowners will pay a dollar amount per one thousand gallons that is approved by the Public Service Commission.

We understand the State is doing this to conserve water and as Park Owners we are required to comply with State requirements.

You will have an opportunity for direct input to the Public Service Commission as this process continues. As further information presents itself we will pass on this information on to you.

Our goal as Park Owners remains to provide you with a quality community at an affordable price.

Sincerely,

A handwritten signature in black ink that reads "Michael V. Campbell". The signature is written in a cursive style with a large, sweeping "M" and "C".

Michael V. Campbell
Managing Member
Oak Springs LLC

ATTACHMENT #4

Oak Springs L.L.C.

12 HIGHLAND AVE, SORRENTO, FL 32776-

| ACCOUNT NUMBER | SERVICE I.D. |
|----------------|--------------|
| HENXWALXOS1 | OS28MADD |

| |
|-------------------|
| PRESORTED |
| FIRST-CLASS MAIL |
| U.S. POSTAGE PAID |
| PALM HARBOR, FL |
| PERMIT NO. 3024 |

**CONSUMPTION REPORT
NOT A BILL - FOR INFORMATION ONLY**

| PREVIOUS READ DATE | PREVIOUS READ |
|--------------------|---------------|
| 07/12/2004 | 314420 |

Phone 888-455-8333

| CURRENT READ DATE | CURRENT READ |
|-------------------|--------------|
| 08/13/2004 | 337870 |

| | |
|---------------------|-------|
| CURRENT CONSUMPTION | 23450 |
|---------------------|-------|

WALTER HENDERSON
28 MADISON DR
SORRENTO, FL 32776

02



Oak Springs L.L.C.

12 HIGHLAND AVE, SORRENTO, FL 32776-

| ACCOUNT NUMBER | SERVICE I.D. |
|----------------|--------------|
| HENXBOBXOS1 | OS16HIGH |

| |
|-------------------|
| PRESORTED |
| FIRST-CLASS MAIL |
| U.S. POSTAGE PAID |
| PALM HARBOR, FL |
| PERMIT NO. 3024 |

**CONSUMPTION REPORT
NOT A BILL - FOR INFORMATION ONLY**

| PREVIOUS READ DATE | PREVIOUS READ |
|--------------------|---------------|
| 07/12/2004 | 300990 |

Phone 888-455-8333

| CURRENT READ DATE | CURRENT READ |
|-------------------|--------------|
| 08/13/2004 | 314540 |

| | |
|---------------------|-------|
| CURRENT CONSUMPTION | 13550 |
|---------------------|-------|

BOBBYE HENDERSON
28 MADISON DR
SORRENTO, FL 32776

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