

STATE OF FLORIDA

Commissioners:
JOE GARCIA, CHAIRMAN
J. TERRY DEASON
SUSAN F. CLARK
E. LEON JACOBS, JR.



DIVISION OF RECORDS & REPORTING
BLANCA S. BAYÓ
DIRECTOR
(850) 413-6770

Public Service Commission

December 27, 1999

Sandra Seyffart
Palm Valley
3700 Palm Valley Circle
Oviedo, Florida 32765

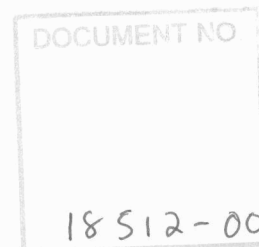
Re: Docket No. 991984-WS

Dear Ms. Seyffart:

This will acknowledge receipt of an application for transfer of Certificate Nos. 277-W and 223-S in Seminole County from Alafaya Palm Valley Associates, Ltd to CWS Communities LP d/b/a Palm Valley, which was filed in this office on December 21, 1999 and assigned the above-referenced docket number. Appropriate staff members will be advised.

Mediation may be available to resolve any dispute in this docket. If mediation is conducted, it does not affect a substantially interested person's right to an administrative hearing. For more information, contact the Office of General Counsel at (850) 413-6078 or FAX (850) 413-6079.

Division of Records and Reporting
Florida Public Service Commission



=== COVER PAGE ===

TO: Ruth Nettlec

FROM: Annabelle Closson Closson

FAX: (407) 977-7255

TEL: (407) 365-9329

PAGE[S] TO FOLLOW

added

5-26-00

COMMENT:

Please put me on the docket #991984-105 to receive ^{all} information regarding this filing.

Please fax me the application today & the amount I need to pay for the rest of the file.

Please send all exhibits via mail to 749 E. Palm Valley Dr., Oviedo, FL 32765

Please add the name of Renee Aaronson to receive the docket information her address is 940 Ponytail Palm Circle, Oviedo, FL 32765 Her phone # is (407) 977-1050

She will be keeping abreast of this file for me after June 22, 2000.

Thank you Annabelle Closson

STATE OF FLORIDA

Commissioners:
J. TERRY DEASON, CHAIRMAN
E. LEON JACOBS, JR.
LILA A. JABER



DIVISION OF LEGAL SERVICES
NOREEN S. DAVIS
DIRECTOR
(850) 413-6199

Public Service Commission

August 18, 2000

RECEIVED - FPSC
00 AUG 21 PM 1:43
RECORDS AND
REPORTING

Ms. Renee Aaronson
940 Ponytail Palm Circle
Oviedo, Florida 32765

Re: Docket No. 991984-WS - Application for transfer of Certificate Nos. 277-W and 223-S in Seminole County from Alafaya Palm Valley Associates, Ltd. to CWS Communities LP d/b/a Palm Valley.

Dear Ms. Aaronson:

Enclosed is a copy of the Staff Recommendation filed in this matter on August 17, 2000. The Commission is expected to consider this Recommendation at its August 29, 2000, Agenda Conference which will be held in Room 148, Betty Easley Conference Center, in Tallahassee beginning at 9:30 a.m.

If you wish to attend, please arrive promptly at the beginning of the Agenda Conference, as we cannot state the exact time at which this item will be heard. You are welcome to come to this Agenda Conference and observe and/or participate in the discussion of this item. If you have any questions, please feel free to call me at (850) 413-6185.

Sincerely,

Handwritten signature of D. Tyler Van Leuven.

D. Tyler Van Leuven
Staff Attorney

DTV/dm

Enclosure

cc: Division of Regulatory Oversight (Johnson, Redemann)
Division of Records and Reporting

G:\REC-LTR.DM

STATE OF FLORIDA

Commissioners:
J. TERRY DEASON, CHAIRMAN
E. LEON JACOBS, JR.
LILA A. JABER



DIVISION OF LEGAL SERVICES
NOREEN S. DAVIS
DIRECTOR
(850) 413-6199

Public Service Commission

August 18, 2000

RECEIVED-FPSC
00 AUG 21 PM 1:43
RECORDS AND REPORTING

Alafaya Palm Valley Associates, Ltd.
c/o Clayton, Williams & Sherwood
2500 Maitland Center Parkway, Suite 105
Maitland, Florida 32751-4165

Re: Docket No. 991984-WS - Application for transfer of Certificate Nos. 277-W and 223-S in Seminole County from Alafaya Palm Valley Associates, Ltd. to CWS Communities LP d/b/a Palm Valley.

Dear Sirs:

Enclosed is a copy of the Staff Recommendation filed in this matter on August 17, 2000. The Commission is expected to consider this Recommendation at its August 29, 2000, Agenda Conference which will be held in Room 148, Betty Easley Conference Center, in Tallahassee beginning at 9:30 a.m.

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Sincerely,

D. Tyler Van Leuven
Staff Attorney

DTV/dm

Enclosure

cc: Division of Regulatory Oversight (Johnson, Redemann)
Division of Records and Reporting

G:\REC-LTR.DM

STATE OF FLORIDA

Commissioners:
J. TERRY DEASON, CHAIRMAN
E. LEON JACOBS, JR.
LILA A. JABER



DIVISION OF LEGAL SERVICES
NOREEN S. DAVIS
DIRECTOR
(850) 413-6199

Public Service Commission

August 21, 2000

RECEIVED-PPSC
00 AUG 21 PM 1:43
RECORDS AND
REPORTING

Ms. Annabelle Closson
749 E. Palm Valley Drive
Oviedo, Florida 32765

Re: Docket No. 991984-WS - Application for transfer of Certificate Nos. 277-W and 223-S in Seminole County from Alafaya Palm Valley Associates, Ltd. to CWS Communities LP d/b/a Palm Valley.

Dear Ms. Closson:

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Sincerely,

A handwritten signature in black ink, appearing to read "D. Tyler Van Leuven".

D. Tyler Van Leuven
Staff Attorney

DTV/dm

Enclosure

cc: Division of Regulatory Oversight (Johnson, Redemann)
Division of Records and Reporting

I:\991984RL.DTV

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Internet E-mail: contact@psc.state.fl.us

STATE OF FLORIDA

Commissioners:
J. TERRY DEASON, CHAIRMAN
E. LEON JACOBS, JR.
LILA A. JABER



DIVISION OF LEGAL SERVICES
NOREEN S. DAVIS
DIRECTOR
(850) 413-6199

Public Service Commission

August 18, 2000

RECEIVED-PPSC
00 AUG 21 PM 1:43
RECORDS AND
REPORTING

Ms. Sandra Seyffart
Palm Valley
3700 Palm Valley Circle
Oviedo, Florida 32765

Re: Docket No. 991984-WS - Application for transfer of Certificate Nos. 277-W and 223-S in Seminole County from Alafaya Palm Valley Associates, Ltd. to CWS Communities LP d/b/a Palm Valley.

Dear Ms. Seyffart:

Enclosed is a copy of the Staff Recommendation filed in this matter on August 17, 2000. The Commission is expected to consider this Recommendation at its August 29, 2000, Agenda Conference which will be held in Room 148, Betty Easley Conference Center, in Tallahassee beginning at 9:30 a.m.

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Sincerely,

D. Tyler Van Leuven
Staff Attorney

DTV/dm

Enclosure

cc: Division of Regulatory Oversight (Johnson, Redemann)
Division of Records and Reporting

GAREC-LTR.DM

MEMORANDUM

RECEIVED-FPSC

September 15, 2000

00 SEP 18 PM 2:06

RECORDS AND
REPORTING

TO: DIVISION OF RECORDS AND REPORTING

FROM: DIVISION OF LEGAL SERVICES (VAN LEUVEN) *DTV RS*

RE: DOCKET NO. 991984-WS - APPLICATION FOR TRANSFER OF
CERTIFICATE NOS. 277-W AND 223-S IN SEMINOLE COUNTY FROM
ALAFAYA PALM VALLEY ASSOCIATES, LTD. TO CWS COMMUNITIES
LP D/B/A PALM VALLEY. *1675-PAA*

Attached is an ORDER APPROVING TRANSFER OF CERTIFICATES NOS.
277-W AND 223-S AND NOTICE OF PROPOSED AGENCY ACTION ORDER
ESTABLISHING RATE BASE AND DECLINING TO INCLUDE AN ACQUISITION
ADJUSTMENT IN THE CALCULATION OF RATE BASE, to be issued in the
above-referenced docket.

(Number of pages in order - 22)

attach online

DTV/dm

Attachment

cc: Division of Regulatory Oversight
(Johnson, Redemann, Winston)

I:\991984OR.DTV

2/2

M E M O R A N D U M

RECEIVED-FPSC

00 OCT 13 PM 1:58

RECORDS AND
REPORTING

October 13, 2000

TO: DIVISION OF RECORDS AND REPORTING

FROM: DIVISION OF LEGAL SERVICES (VAN LEUVEN) *DM/S.M.C.*

RE: DOCKET NO. 991984-WS - APPLICATION FOR TRANSFER OF
CERTIFICATE NOS. 277-W AND 223-S IN SEMINOLE COUNTY FROM
ALAFAYA PALM VALLEY ASSOCIATES, LTD. TO CWS COMMUNITIES
LP D/B/A PALM VALLEY. *1875-CD*

Attached is a CONSUMMATING ORDER, to be issued in the above-referenced docket.

(Number of pages in order - 2)

DTV/dm

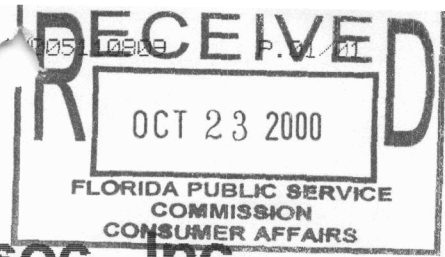
Attachment

cc: Division of Regulatory Oversight (Johnson, Redemann, Winston)

I:\991984CO.DTV

2f

2m



Palm Valley Homeowner's Assoc., Inc.

VIA FACSIMILE

To: Public Service Commission
From: Donald E. Kepus

FAX: 800-511-0809

Date: October 20, 2000

Re: Docket: #991984-WS Approval of Certificate #'s 277W and 223S

Please be advised that we wish to offer our objections to statements and comments made in the recent filing for change of name and entity for Alafaya Palm Valley to CWS Communities, LP.

We wish to advise that in our opinion, the former and present utility provider has, for the past 20 some years and at least since 1980, been receiving reimbursement in the form of additional and "Market Rate" rental income for providing water and sewer treatment to the residents of Palm Valley Mobile Home Park. In as much as they are in process of converting the method of payment for this service, we are very concerned that they are operating the systems within all rules and regulations of the State of Florida, Public Service Commission and State Statutes.

In our opinion, CWS Communities, LP has collected in 1999-00, approximately \$44.20/month/per lot as additional rental income for the water and sewer services. They wish to change the method of delivery of this service from lump sum monthly rental income to a metered delivery system for payment based upon water metered readings. We are not sure if there has been certifiable checking of the existing meters which have been in the ground for over 9 years in some existing lots, or if the new meters are in compliance with PSC acceptable meter types, and as to the rate which each resident will be paying for the service. Only the negotiating committee has been made aware verbally of the rate they intend to charge, but nothing has been placed in writing.

We feel the amount offered for the reduction in prior services at the rate of \$7.32/month for water and sewer is totally inadequate with the rate paid over the past several years. We also doubt that the new charges will be anywhere near the \$7.32/month anticipated charge.

CWS states that they arrived at this figure by dividing their total costs for water and sewer by the 643 lots in the park which would put their total costs at about \$56,481.12 for the year. Kindly advise when we can attend your final hearing on this issue as we think you should reconsider your proposed requirements for approval of their application and make assurances that CWS customers will be treated fair and equitably. Thank you for consideration of our position and concerns.

Sincerely,

Tudor

Donald E. Kepus
943 Lantania Place
Oviedo, FL, 32765

- APP _____
- CAF _____
- CMP _____
- COM _____
- CTR _____
- ECR _____
- LEG _____
- OPC _____
- PAI _____
- RGO _____
- SEC _____
- SER _____
- OTH _____

ORIGINAL