

Director  
Division of Records and Reporting  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

February 9, 2001  
01 FEB 12 PM 2:14  
TALLAHASSEE, FL

Dear Sirs:

- Ref: (a) Legal Notice Doc #01014-01 dtd 24 Jan 01 (copy attached)
- (b) Docket #08942-99 dtd 28 Jul 99
- (c) Docket #990374, The Woodlands of Lake Placid

1. As provided in reference (a), objection is hereby filed against the application of The Woodlands of Lake Placid, L.P. to operate a water utility to the area described in referenced notice.
2. The area, as described in reference (a), excludes 660' of property within the confines of Camp Florida Resort. The area excluded includes homes and lots presently occupied, fire protection hydrant for this area and the front building belonging to the homeowners. It also includes the primary well head serving this community. The area of concern is outlined on the enclosed map taken from Plat Book 15, Page 52. This area has been provided with water and waste water utility services from The Woodlands of Lake Placid since September 1995.
3. There appears to be an overlap in the provision of services to the above excluded properties. According to our research, it appears that Highlands Utility Corporation holds a permit to provide waste water utility services to the property outlined in blue.
4. The applications for original certificate, references (b) and (c), address water utility services only. Where does that leave the community for waste water services? Does this require a separate application?
5. At the time that The Woodlands of Lake Placid purchased the water and waste water services in September 1995, we were charged \$25.00 per month. The monthly rate remained at \$25.00 until January 1998. The budget for that year, with the owner of Woodlands of Lake Placid controlling the homeowner's association board, increased the monthly rate 40% to \$35.00 per month. A group of residents obtained a court order to divert this increase into the court registry along with other illegal charges which had been assessed by the developer-controlled board. R. Anthony Cozier functions in many capacities, e.g., as the Developer, the owner of The Woodlands of Lake Placid and the owner of Camp Florida Resort, L.P. properties within the Camp Florida Resort community
6. Mr. Cozier has previously stated that your offices contacted him in 1997 to require that he register as a provider of water/sewer services. In 1998, he increased the monthly cost as indicated above and not until 1999 did he commence action to register with your offices. We question the delay. It would appear that the time lapse could have been intentional in order to file with an accelerated monthly rate since the application form requests the rate in effect for the previous year.

7. In June 2000, The Woodlands of Lake Placid notified the resident owners that we had to pay for and install water meters. Pre-payment of \$189.00 was required. Meters were installed during the October time frame. No meters were installed on Mr. Cozier's 240+ rental lots within this resort. The submitted application requests approval for a flat rate charge. Water meters have been on the wells for some time prior to Mr. Cozier's purchase of the property. Meters are not required/utilized on the below listed communities to which The Woodlands of Lake Placid also provides water utility services:

APP \_\_\_\_\_  
CAF \_\_\_\_\_  
CMP \_\_\_\_\_  
COM \_\_\_\_\_  
CTR \_\_\_\_\_  
FOR \_\_\_\_\_  
G I \_\_\_\_\_  
O \_\_\_\_\_  
P \_\_\_\_\_  
R \_\_\_\_\_

*Clapp*

*Honey*

*Enclosed Map sent to R60/CLAPP*

DOCUMENT NUMBER-DATE

01981 FEB 12 5

FPSC-RECORDS/REPORTING

a. Ridge Lake



b. Hickory Hills

e. Lake Grassy Mobile Home Park

c. Lake Grassy Motel

f. Kash n' Karry Shopping Plaza

8. We further object to the requirement that the flat monthly rate be paid in advance of services received. A delinquent charge of \$5.00 is assessed if payment is not received by the 20th of the current month. We have been advised that this is in accordance with your guidance.

In summary, we would appreciate a reply to our many concerns. We are:

Name	Address
Katherine Meyer	286 Shoreline Dr, Lake Placid FL
Vernon & Wilma Woodruff	14 Hidden Harbor Ln, Lake Placid 33852
Burnell & Gertrude Wike	16 Hidden Harbor Ln, Lake Placid 33852
Richard & Carol Stone	2001 Ridge Circle, Lake Placid, FL 33852
Robert & Sarah Clifford	50 Windward Dr, Lake Placid FL 33852
Orville & Eva Huffman	278 LAKESHORE DR. Lake Placid Fl. 33852
Charles Buchberger	22 Hidden Harbor Ln, Lake Placid 33852
Russ & Sara Kivler	5 Freedom Way, Lake Placid, FL 33852
Joe & Margaret Caldwell	Two Hidden Cove, Lake Placid FL 33852
Eric & Marilyn Radtke	10 SAND PINE CIRCLE, Lake Placid, FL 33852
J. Heuser	40 Freedom way Lake Placid
Bob & Judy Pernod	30 Freedom way Lake Placid
Myra Lee	3 Hidden Cove, Lake Placid
Raymond Hermin	36 FREEDOM WAY, LAKE PLACID.
Bill & Donna Keys	#6 Beachfront home Lake Placid
Karen & Nancy Vandewater	#5 Freedom Way - 28 Freedom Way
John & Dolores Allen	29 Freedom Way Lake Placid 33852
Ron & Mary Moulton	60 Freedom Way Lake Placid 33852
Robt J. H. H.	56 Freedom Way, Lake Placid, 33852
Bill & Lois Taylor	5 Hidden Harbor Lane, Lake Placid, 33852
F. & R. Buchanan	60 Hidden Harbour Ln
Bob & Edna Casem	6 Hidden Harbor Ln

Encl: As stated

CC: The Woodlands of Lake Placid (w/encl & ref (a))

APPLICATION FOR ORIGINAL CERTIFICATE  
(FOR A UTILITY IN EXISTENCE AND CHARGING RATES)  
(Section 367.045, Florida Statutes)

990374-WIS

Legal Notice

Notice is hereby given on 20 JAN. 01, pursuant to Section 367.045, Florida Statutes, of the application of THE WOODLANDS OF LAKE PLACID, L.P., to operate a water utility to provide service to the following described territory in Highlands County, Florida as follows:

DESCRIPTION OF TERRITORY SERVED

Begin at a point on the North line of Section 17, Township 37 South, Range 30 East, Highlands County, Florida, 660 feet Easterly of the East right-of-way line of U.S. Highway 27, as measured at right angles; thence run Easterly 2,975 feet more or less, along the North line of Section 17 to the shore line of Lake Grassy, thence run Southerly and Southwesterly 2,250 feet more or less, along the shore line of Lake Grassy to a point that is 413.15 feet North of the South line of the Northeast 1/4 and the Northwest 1/4 of Section 17; thence run Westerly 1,630 feet more or less, along a line 413.15 feet North of the South line of said Northeast 1/4 of said Northwest 1/4 to a point that is 660 feet Easterly of the East right-of-way line of U.S. Highway 27, as measured at right angles; thence run Northwesterly 2,500 feet more or less, 660 feet East of and parallel to the Easterly right-of-way line of U.S. Highway 27 to the Point of Beginning.

AND

The North 300 feet of the South 750 feet of the West 410 feet of the East 1/2, of the East 1/2, of the Southwest 1/4 of Section 8, Township 37 South, Range 30 East, Highlands County, Florida.

AND

The West 210 feet of the South 450 feet of the East 1/2, of the East 1/2 of the SW 1/4 of Section 8, Township 37 South, Range 30 East, Highlands County, Florida.

The Woodlands of Lake Placid, L.P.  
1525 U.S. Hwy. 27 South  
Lake Placid, Florida 33852

Any objection to the said application must be made in writing within thirty (30) days from this date to the Director, Division of Records and Reporting, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850. A copy of said objection should be mailed to the applicant whose address is: The Woodlands of Lake Placid, L.P., 1525 U.S. Hwy. 27 S., Lake Placid, Florida 33852.

RECORDED  
INDEXED  
JAN 24 2001  
H.H.H.

SC 2-11-01 12 11:40

DOCUMENT NUMBER-DATE

01014 JAN 24 01

FPSC-RECORDS/REPORTING