

ORIGINAL

Afred Harr
5 Beachfront Lane
Camp Florida Resort
Lake Placid, FL. 33852

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Public Service Commission
Director, Division of the Commission Clerk &
Administrative Services
Capitol Circle Office Center
2540 Shumard Oak Blv.
Tallahassee, FL. 32399-0850

January 31, 2002

**Re: Staff Report
Docket No. 990374-WS Application for Certificates to operate a Water &
Wastewater Utility in Highlands County by the Woodlands of Lake Placid, L.P.**

Dear Sir:

Being a residence of Camp Florida Resort since 1992 I'm very much informed of all the problems in this Community mainly with Mr. Cozier the owner of Woodlands. After a 3-year law suit with Mr. Cozier in the Circuit Court of Highlands County, the ruling Judge concluded in his final judgment that the dealings by Mr. Cozier and his Secretary Terry Lovelette are, "unethical, underhanded and self serving".

Now please let me respond to PSC staff report. Reading this document I came to the conclusion that Woodlands could have written this report themselves and it could not be anymore favorable to them. This investigation leaves a lot to be desired. It's very obvious that the staff did not use all the facts or totally ignored them because none of the information that was supplied previously by the resident are considered in this report. They are very concerned about the well being of Woodlands at the cost of CFR Property Owners. Facts of Woodlands fraudulent procedures against the CFR Property Owners being totally ignored. Maybe it's a matter who knows who.

Following are points that need to be re-addressed before final decisions are made.

Unauthorized Rate Increase

The report mentioned a proposed rate increase in 1996 from 25 – 35 Dollars a month but because of ongoing litigations it was not introduced until 1998. This is incorrect; the increase was not announced until October 1, 1997 by letter from Mr. Cozier stating "there will be a small increase in 1998. In addition pending litigation did not start until July 1997

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and proceeded through February 2000. The rate increase from 25 – 35 went into effect January 1, 1998.

Commercial Water Hookup

10 hookups in CFR were designated as commercial hookups. Unfortunately they do not make any reference that these 10 commercial hookups are the pool & bathhouses & front building which are properties owned by the Association, a none profit organization and up to the end of the year 2001 these hookups where charged to the Association as any other hookup in the resort at \$35.00 per month.

The staff let themselves be guided in their decisions to establish a rate by misleading information by the Woodlands. As a deciding factor the staff mentioned Woodlands annual report of 2000 plus the fact that the utility is 100% debt financed. In considering the financial aspects of the Woodlands the staff took only the 164 Property Owners in to account no mentioned was made over the more than 200 lots owned by CFR, L.P. Mr. Cozier and are rented out during the season with estimated revenue of 300,000 to 400,000 dollars. This revenues may not even being considered in his annual report (Going from one Pocket to another).

Late charge

It is apparent that the staff did not take in consideration that the Property Owners in CFR have to pay the water & wastewater bills in advance. The late charge is being applied after the 20th of the current month, which is just past the middle of the billing cycle. This is certainly not a normal procedure.

Installation of water meters

The only meters that are presently installed are the ones were Woodlands could pass on the installation cost to the Property Owners. There are presently more than 200 lots being rented out by the Developer Anthony Cozier, also the owner of Woodlands, which have no meters installed and there are no activity for meter installations at this time.

To summarize I find the staffs report very unfair to the residence of this community. It's obvious they did no research or fieldwork, merely used the information supplied by Woodlands to reach their decisions. The information supplied by the Property Owners was totally ignored.

Sincerely,



Alfred Harr