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FAX TRANSMITTAL SHEET

1 February 2002

From: Sara S. Keller, Resident
Camp Florida Resort
Lake Placid, FL 33852
Fax #863-465-5918

To: Office of General Counsel
Public Service Commission
State of Florida
Fax #800-511-0809

Subj: Docket No. 990374-WS

Re: PSC letter dtd January 24,2002

1. Referenced letter advised our attorney that the staff recommendations would be considered on February 5, 2002 at 9:30 a.m.
2. Please realize that the short notice and early time of the day scheduled for the presentation/discussion of the proposed recommendations preclude the attendance of the seniors in this community. Lake Placid is located at least four hours of travel distant from Tallahassee. We would have to leave here no later than 5:00 a.m. in order to appear before the Commission.
3. I have previously been advised that I cannot address subject matter directly with Mr. Fudge inasmuch as our group is represented by Mr. Lobo, an attorney. In reviewing the staff recommendations; however, I find glaring errors of omission which need to be addressed before a factual decision on rates can be reached.
4. Mr Fudge has stated that the 230+/- rental lots receiving both water and sewer services from the Woodlands of Lake Placid are centrally metered and bulk billed therefore are not included in the analysis. There is not a central meter for his rental lots which are scattered throughout this 397 lot community. It is totally impossible for this to be done and if this is the information given to him and his staff, it is visibly false. The analysis of profit/loss determination is based on 164 individually owned lots only completely excluding the majority of water/sewer usage by renters in Camp Florida Resort. A conservative number of renters during any season is 175. At the present, requests to rent are refused on the basis that there are no lots available for rental. We're talking about available sites numbering 230+/- . The omission of income from the individual rental lots significantly impacts upon the proposed approval of the monthly base fee of \$35.00. The loss quoted in the staff findings is not justifiable.

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5. The rental lots are occupied on an average the same period of time as the individual lot owners spend here during the season. This is a community of "snowbirds" who use none of the utilities for at least 6-8 months a year.
6. Continuing beyond the rental usage, the water/sewer used by the common facilities in this community with costs included in the monthly maintenance fee has been completely ignored. There are seven (7) bathhouses, the pool, and the front building used by the community. These have now been classified as commercial usage. The income from the individual lot owners, paid through the maintenance fees, has not been considered in the cost analysis. Further, it is difficult to understand the basis for these common facilities, owned by the property owners, to be considered commercial in nature. If there is anything in this resort which should be considered commercial, it is CFR-LP rental lots used as investment properties.
7. I realize this has been an ongoing problem for several years in an attempt to have the Woodlands of Lake Placid complete the certification requirements. I do not and cannot accept the obvious conclusion that your staff is more concerned with closing this case and protecting the supplier than they are in developing an accurate representation of facts.
8. The courtesy of a reply is requested.


Sara S. Keller