



Public Service Commission  
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RECEIVED FPSC  
OCT 10 2002  
COMMISSION CLERK  
PH 12:25

**DATE:** October 9, 2002  
**TO:** Blanca Bayó, Director, Division of the Commission Clerk & Administrative Services  
**FROM:** Paula Isler, Division of Competitive Markets & Enforcement *PI*  
**RE:** Docket No. 020514-TC

On October 7, 2002, I received a letter dated September 4, 2002, from Ms. Sandra J. Ward, Association Manager of the Carlton Palms Condominium Association, Inc. The letter is a \$200 settlement proposal to resolve Docket No. 020514-TC and includes the waiver of objection statement. In addition, Ms. Ward included the Association's updated reporting requirements.

It does not appear that this correspondence has been documented in the Case Management System. Based on this information, please document the settlement proposal in Docket No. 020514-TC. Let me know if you have any questions.

Attachments

cc: Office of the General Counsel (Teitzman)  
Division of the Commission Clerk & Administrative Services (Grant)

- AUS \_\_\_\_\_
- CAF \_\_\_\_\_
- CMP \_\_\_\_\_
- COM \_\_\_\_\_
- CTR \_\_\_\_\_
- ECR \_\_\_\_\_
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- MMS \_\_\_\_\_
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- OTH \_\_\_\_\_

DOCUMENT NUMBER-DATE

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FPSC-COMMISSION CLERK

# SANDRA J. WARD REALTY INC.



Individual  
Members

POST OFFICE BOX 926  
PENSACOLA, FLORIDA 32594-0926  
(850) 432-5678 FAX (850) 432-0471  
www.sjwardrealty.com

September 4, 2002

Ms. Paula J. Isler, Research Assistant  
Bureau of Service Quality  
Division of the Commission Clerk & Administrative Services  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

RE: Docket No. 020514-TC

Dear Ms. Isler:

Thank you for your understanding about the reason for the delay in our response. I appreciate you giving us a grace period.

I have enclosed the required letter addressed to Ms. Blanca Bayò, Director.

Sincerely,

A handwritten signature in cursive script that reads "Sandra J. Ward".

Sandra J. Ward, CCIM, CAM  
Carlton Palms Condominium Association, Inc.  
Association Manager

2002 OCT -7 11:10:16  
BUREAU OF  
COMPETITIVE SERVICES

# SANDRA J. WARD REALTY INC.

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**CCIM**

Individual  
Members

September 4, 2002

Ms. Blanca Bayò, Director  
Division of the Commission Clerk & Administrative Services  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

2002 OCT -7 10:13:56  
DIVISION OF  
COMPETITIVE SERVICES

RE: Docket No. 020514-TC

Dear Ms. Bayò:

I, Sandra J. Ward, CCIM, CAM, Association Manager for Carlton Palms Condominium Association, Inc., was just recently notified that Docket No. 020514-TC was opened for violations of the Regulatory Assessment Fee rule and not providing the Commission with the company's updated address and liaison.

The Association Treasurer has already complied by paying the Regulatory Assessment Fee but was in error by not including the name and address of its management company. As manager of the Carlton Palms Condominium Association, Inc., I have taken steps to prevent late payment of the Regulatory Assessment Fee in the future since we are now well aware that the fee and the return are due by January 30<sup>th</sup> of each year.

Apparently, the previous manager, Wesley Chalk, provided Ms. Isler, Research Assistant, with the address of the Association and not the name and its mailing address of the new management company. The Association Treasurer, Ms. Roberta F. Neubert, handled the payment of the Regulatory Assessment Fee but the required information on the association's new manager was not included.

We are now all aware that we must notify the commission of any change in reporting requirements within 10 days of a change. You may be assured that this problem will not re-occur. Attached is the required name of the Carlton Palms Condominium Association's liaison (Sandra J. Ward), address and telephone numbers.

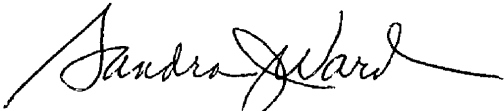
In lieu of the \$1,000.00 fine imposed for these rule violations, Carlton Palms Condominium Association, Inc. offers a \$200.00 settlement. We believe that this settlement amount is a fair resolution to the rule violations and respectfully request the commission accept it. I understand that if the commissioners accept the settlement, the \$200.00 must be paid within 14 calendar days from the date of the order accepting the settlement.

COMMERCIAL & RESIDENTIAL REAL ESTATE CONSULTANT

Ms. Blanca Bayò  
September 4, 2002  
Page Two

Carlton Palms Condominium, Inc. and Sandra J Ward, its manager, agree to waive any objection to the administrative cancellation of its certificate should it fail to pay in accordance with the settlement offer. If, however, there is a factual dispute as to the manner or level of compliance with any provision in the settlement, it is my understanding that commission staff will bring the matter to the commission for consideration.

Sincerely,

A handwritten signature in cursive script that reads "Sandra J. Ward". The signature is written in black ink and is positioned above the typed name and title.

Sandra J. Ward, CCIM, CAM  
Association Manager

## **Carlton Palms Association Inc.**



(850) 470-9707

224 E. Garden St. Suite 8  
Pensacola, FL 32501

Association Manager: Sandra J. Ward, CCIM, CAM  
Broker/Owner of  
Sandra J. Ward Realty, Inc.

Address: 224 E. Garden Street, Suite 1  
Pensacola, FL 32501

Phone Number: 850-432-5678

Fax Number: 850-432-0471

Association Office Phone: 850-470-9707

E-mail Address: [sjward@sjwardrealty.com](mailto:sjward@sjwardrealty.com)

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