

ORIGINAL

From: Sara S. Keller  
Kellers Retreat  
5 Freedom Way  
Lake Placid, FL 33852



Mrs. Sara S. Keller  
5 Freedom Way  
Lake Placid, FL 33852-5581

12 February 2003

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

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FEB 14 AM 9:46  
COMMISSION  
CLERK

Subj: Transfer of utility facilities – Woodlands to L.P. Utilities

Re: Notice of Application for Authority to Transfer Assets and Certificate Nos 620-W  
and 533-S – Legal Notice dated 3<sup>rd</sup> February 2003

In response to above reference and on behalf of the CFR ADHOC Group and the other residents of this resort, I object to the requested transfer. The reasons follow:

In June 2002, The Circuit Court of Highlands County awarded the members of the ADHOC Group their legal fees expended in a court trial held in February 2000. At this time, this award amounts to \$117,000.00+ payable by either/or Woodlands of Lake Placid, Camper Corral or Camp Florida Resort-LP. A judgment is entered against the Woodlands of Lake Placid. To transfer the utilities and the income from the Woodlands of Lake Placid appears to be a blatant action to avoid this debt.

The Public Services Commission, in their case study, found that Woodlands of Lake Placid had illegally charged the residents of Camp Florida Resort a 40% increase for water/sewer service from January 1998 continuing through the present. Their findings resulted in the assessment of refunds due each owner of record. To transfer the utilities and the income from the Woodlands of Lake Placid appears to be a blatant action to avoid this debt.

Your attention is invited to the letter each property owner has received from the L.P. Utilities, Inc. dated January 21, 2003 (copy attached). Please note that this letter pre-dates the referenced notice. John H. Lovelette, Mgr states that L.P. Utilities is the owner of the water and wastewater utilities. I question this statement and the ownership indicated in referenced notice. According to the public records, there was a "Notice of Lis Pendens" filed on Jul 3, 2002 followed by a "Certificate of Title" filed on Sep 27, 2002 which assigns ownership to Highvest.

The utility bills which we have received for February direct us to pay our monthly flat fee of \$35.00 to L.P. Utilities. Of this amount, the Public Service

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Commission in their determinations required the Woodlands to put a proportionate amount in a reserve account pending the final determination of appropriate charges. Where does this leave the customer in relation to refund of continuing overcharges?

In summary, it is requested that the Public Service Commission take a hard look at what this conglomeration of corporations is attempting to accomplish. It is sincerely hoped that the Public Service Commission, through approval of referenced request, will not be a part of this "shell game"

Sincerely,



Sara S. Keller

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Cell: 410-441-0159

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*cc: Martin Friedman*

# L.P. UTILITIES, INC.

P. O. Box 478  
LAKE PLACID, FL 33862  
(863) 699-1173  
Fax (863) 699-1890

January 21, 2003

Dear Customer:

This letter is to introduce you to L. P. Utilities, Inc. L.P. Utilities, Inc. is the new owner of the water and waste water utilities that serves your residence or place of business. We will continue to provide the quality of services the previous owner, provided to their valued customers.

Beginning in February of 2003, if you have questions or concerns about the quality of your water, service or questions about your bill, please address all inquires to the following address or you may call us:

**L.P. Utilities, Inc.**  
**P.O. Box 478**  
**Lake Placid, FL 33862**  
**863-699-1173**

The monthly billing will have our name and address on it also.

When paying your next utility bill, please make checks payable to: **L.P. Utilities, Inc.**

Thank you,



John H. Lovelette, Manager