

ORIGINAL
Sunshine Utilities

10230 E. Hwy. 25 · Belleview, FL 34420-5531
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JUN 18 AM 9:27

COMMISSION
CLERK

June 16, 2003

Director, Division of Commission Clerk
and Administration Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

DISTRIBUTION CENTER
03 JUN 18 AM 8:49

RE: Docket No. 030340-WU
Application for Transfer - Community Water Co-Op

In response to your request for additional information, the following is provided:

Deficiencies

- 1) Address of Seller
Community Water Co-Op, Inc.
PO Box 1107
Silver Springs, FL 34489

- 2) Evidence of Land Ownership
Community Water Co-op accepted the negotiated amount and terms on 6/13/2003. Contracts are being drawn up and will be forwarded asap.

Other Information Needed

- 1) Closing
Sunshine Utilities has been servicing, operating and collecting revenues since November 1, 2002

AUS _____
CAF _____
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SEC / _____
DTH _____

DOCUMENT NUMBER-DATE

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FPSC-COMMISSION CLERK

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June 16, 2003

Florida Public Service Commission

2) Rates and Service Availability Charge


3) Desire to Transfer Utility

Enclosed are the minutes confirming the
above information.

4) Wastewater Service

Wastewater is septic tanks at each residence.

Very truly yours,



Pamela Christmas

Office Manager

/pc

Enclosures

SPECIAL MEETING

DATE - JUNE 29, 2002

TIME - 9:00 A.M.

PLACE - FOREST COMMUNITY CENTER

PRESENT - All board members, except J. Libertino. 26 CO-OP members
and 2 representatives from SUNSHINE UTILITIES.

NEW BUSINESS - A special meeting was called to vote on SUNSHINE
taking over CO-OP water.
A motion was made by Betty Kilmer, second by Albert
Gibson and was passed by all, plus 10 yes, mail
votes. *Rate going up to \$15 a month.*

ADJOURNED - 9:35 A.M. Motion made by Nat Gwinn and second by
Nick Wehring.

DOLORES GEARHART

SECRETARY & TREASURE

>

ADDENDUM TO
NOTICE OF SPECIAL MEETING OF THE MEMBERS

On or about April 15, 2002, one of the wells (Well #1) supplying water to our community and each of our homes therein collapsed and became non-productive. The other well (Well #2) was put to full operation and will not be able to sustain sufficient water production for our needs. The Florida Department of Environmental Protection (DEP) was consulted and has mandated that the water supply be improved within six months from April 15. A well drilling mechanic was consulted and has opined that the geologic condition of Well #1 is such that it cannot be deepened. A private water utility was consulted and has found it is feasible to connect to its common system of ample water supply.

The Board of Directors specially convened on May 29 to address this predicament. They also considered the fact that the current water supply system is physically maintained almost entirely by the board members who are advancing in age, inability, and unwillingness to continue doing so. The Board unanimously agreed that it will serve the best interests and economy of the community and the individual members alike to transition the water supply and service to Sunshine Utilities of Central Florida, Inc., a local private utility company. Sunshine will tie its existing supply lines into our community supply line and all homes will be separately metered and accounted. Sunshine can only do so if it is assured of receiving sufficient payments to meet its anticipated expenses of hook-up and maintenance. Sunshine's base rate is \$7.90 for the first 1,000 gallons, \$1.90 per each one thousand gallons thereafter. In order to meet and acclimate to Sunshine's estimated charges based upon current usage levels, the Board has determined that a rate increase of \$3.00 per month is advisable, effective ~~July~~ 2002, which will raise each member's bill to \$15.00 per month and soften the impact of this transition.

The only other feasible alternative to the foregoing is to dig a new third well. Under DEP's current regulations and standards this shows to be the most difficult and costly proposition due to the fact that, in addition to the high cost of initial drilling, no place within our subdivision or close proximity to the current supply infrastructure is suitable.

By Gene Brown, President.

Nat Gwinn

Lou Mahers

Jim Libertino

AND
Keith Harrison

ANNUAL MEETNG 2002

DATE-----JAN.12,2002

TIME-----10:00 A.M.

PLACE-----FOREST COMMUNITY CENTER

PRESENT---THIRTY TWO

MEETING WAS CALLED TO ORDER BY - Gene Brown, who asked for a minuate of silence for Jim Kilmer and Ruth Whring.

MINUITES OF LAST MEETING WERE READ - Approved by all.

TREASUERS REPORT WAS READ - Approved by all.

EW BUSINESS - Gene Brown has been approved for President. Jess Crebbs, is unable to be a board member, so we will need two replacements.

OLD BUSINESS - We did have an Aqua Meg installed, on Well 2, to help with the rust problem,in the water.

ADJOURNED - 10:20 A.M. Approved by all.

DOLORES GEARHART
SECRETARY & TREASURE

ANNUAL MEETING 2001

DATE-----JAN.13,2001

TIME-----10:00 A.M.

PLACE-----FOREST COMMUNITY CENTER

MEETING WAS CALLED TO ORDER BY - Jim Kilmer.

MINUTES OF LAST MEETING WERE READ - Approved by Shirly Mahers
and second by Nick Wehring.

TREASURES REPORT WAS READ - Approved by Lev Till and Adelaide
Frethaus.

NEW BUSINESS - Aqua Meq was installed in Well #1, to help with
rust controll.
Water restrictions are in effect for everyone.
Will keep watch on pool on 18th street, to see
if they use CO-OP water.
Will get cash from CO-OP members who keep on
giving bad checks.

OLD BUSINESS - Motion made to keep the same officers for one
more year. Approved by all.

ADJOURNED - 10:20 A.M. Approved by all.

DOLORES GEARHART
SECRETARY & TREASURE

ANNUAL MEETING 2000

Place---Forest Community Center

Date---Jan.8,2000

Time---10:00 A.M.

Meeting was called to order by James Kilmer.

Minutes of the last annual meeting were read and approved by Shirley Mahers and second by Nick Wehring.

Financial Report was read and approved by Nick Wehring and second by Gene Brown.

New Business---Gene Brown reported a leak in Well 2. It will be checked by Florida Rural Water Association.

We are waiting for approval by the D.E.P. to put in an Aqua Meg in Well 1, to help with the iron or rust in the water.

Old Business---No more are able to be hooked-up to the water. We would have to have a new well for that.

Motion to adjourn by Nick Wehring, second by Nat Gwinn.

Adjourned---10:20 A.M.

DOLORES GEARHART

SECRETARY & TREASURE

RULES AND REGULATIONS
COMMUNITY WATER CO-OP.
P.O.BOX 1107
silver Springs, Fl.34489
Dolores
625-1085

- I. This organizations shall be known as the Community Water Co-op with the mailing address of P. O. Box 1107, Silver Springs, Fl. 34489.
 1. This Co-op is formed to furnish and supply water to members of the Co-op water system as it is available.
- A. All lot owners connected to the community water system and are using the Co-op water as of April 1, 1980, are members of the Co-op.
- B. when these members cease to use and pay the Co-op water, they will automatically cease to be a member of the Co-op.
- C. The CO-Op will furnish water to each members lot, or as near as the main lines shall run and shall maintain those main supply lines. The CO-OP will tap the main line and install a shut off valve with a hookon nipple for each new hook-up. These valves will be installed on all hooks-ups as funds are available. The members will be responsible for all lines to the property from this hook-up on the nipple. Only one (1) residence shall be supplied from each hook-up unless the CO-OP is notified and proper payment is submitted for all additional units.
- D. June 1, 1994--Water cost will be Twelve (12) dollars per month.
- E. Water cost will be due at the beginning of each month, when members hookup to the system. Members will be delinquent if not paid within thirty (30) dyas of those dates. Payment of more than one month is welcome.
- F. Members being more than thirty (30) days in arrears on water costs may be disconnected from the community water and will as a result be disconnected as members of the CO_OP.
- G. Members may be added as the Water Commission shall decide. New hook-ups shall be required to pay one (1) year water cost in advance.
- H. Owners of property being supplied must be responsible for the payment of water cost. In the case of a rental unit, the owner must be responsible for the supply of water to the renter.
- I. Rules and regulations may be revised or changed during the year and new rules added by the Water Commission, which will be approved by the members at the annual meeting. Each homeowner shall have a vote on issues. Majority of votes shall rule for the system.

- II. The Community Water CO_OP shall be managed by a five member water commission which shall be elected by the membership at the Annual General Meeting.
 - A. Those elected to the Water Commission shall and must be a member of the CO_OP.
 - B. The members of the Water Commission shall be elected for a term of one (1) year. Those elected to serve on the Water Commission shall serve until a legally member shall replace him. In case of a vacancy on the Commission, due to resignation or some other cause, the remaining members of the Commission shall appoint a member of the CO-OP to replace him until the next annaul general meeting.
 - C. The Water Commission is responsible for the Administration Maintenance and the continuing improvement of the Community Water System.
 - D. Each year the Water Commission shall elect one of its members to serve as Chairman. The Chairman will preside over all Meetings of the Commission and will preside over the annual General Meeting.
 - E. The Water Commission shall meet one day each month to transact official business. These meetings shall be open to any member of the CO-OP, Who may present any suggestion or problems to the Commission. Special meetings may be called by the Chairman as required.
 - F. Business may be transacted at any meeting where a quorum is present. A quorum for the Water Commission shall be at least three (3) members present. At the Annual General Meeting a Majority of those present are required, voting on any issue.
 - G. The Annual General Meeting of the CO-OP shall be held on the second Saturday of January of each year. The exact date shall be set by the Water Commissioners.
- III. A Secretary/Treasure shall be appointed by the Water Commission and approved by the membership at the next general meeting.
 - A. The Secretary/Treasure Shall:
 1. Keep and file accurate minutes of all Commission meetings.
 2. Keep an up-to-date list of the names and addresses of all members and payments.
 3. Shall be responsible for the depositing and disbursement of all CO-OP funds at the direction of the Water Commission.
 4. Disburse all monies by check and shall have a bill or voucher for the corresponding amount approved by the Commissioners.
 5. Maintain account books showing receipts, disbursements and general balance. Records shall be maintained to show status of each members account.

6. Checks must carry the authorized signature of the Treasure and one other Water Commissioner.
7. Secretary/Treasure will receive a fee for office expense and maintaining status of all books.

ADDENDUM TO RULES AND REGULATIONS:

As of June 1, 1994, a motion was made and approved by a majority of all members present, that all members would be assessed \$500.00 per hook-up, plus one (1) year payment in advance. There will be a \$100.00 transfer fee for property sold.

Rules and Regulations:

- A. That all lines be 3/4 inch schedule 40 PVC pipe, to your home
- B. That before any work is started, the Commissioners will consult with the new member as to the best place to make the hook-up to the main line.
- C. That no one except authorized representatives of the CO-OP. will cut or change any water line belonging to the CO-OP.

Meeting held March 4, 1981--Rules and Regulations/

1. That no member shall hook-up a heat pump for their home using water for heat exchange to the Community Water CO-OP system. If any heat pump of this type has been installed to the system, prior to the regulations, it must be disconnected. Failure to comply will be cause for member to be disconnected. No private pools to be installed to use CO-OP water.
2. That as the CO-OP water lines are updated on the streets, members shall update the lines from the street to the home using 3/4 schedule 40PVC pipe. This update shall be with in 60 days from the time the new CO-OP lines are installed in front of your home.
3. There shall be no privately owned wells connected to the Community Water CO-OP system. Those homes having connections with a shut-off valve to provide alternate water use are a possible source of contamination to the public system They shall be totally and permanently disconnected.
4. That all payments shall be sent to Community Water CO-OP., P. O. Box 1107, Silver Springs, Fl. 34489.

ADDENDUM AND AMENDMENTS TO RULES AND REGULATIONS--June 1, 1994.

- A. If property is sold, there is to be a \$100.00 Transfer fee for the buyer.
- B. The water payment shall be \$144.00 for one year, \$72.00 for six months, and \$36.00 quartely. May pay each month.

- C. Non-payment, cut-off or request, and sold new owner shall pay \$500.00 for hook-up and one year water.
- D. Community Water CO-OP does not send out bills, to keep the cost down for members of the system. Keep records of all payments and dates due and mailed.
- E. There shall be a late charge of \$10.00 over thirty days of due date of payment. If not received with-in five days member is subject to cut-off.
- F. There shall be installed a anti-siphon connection to all outside fixtures using water. Rule requested by the Department of Environmental Regulations. If not installed by members the Community Water will install and charge members for cost of the fixture.
- G. Members shall turn valve off at main line when leaving for the summer or call for commissioners to take care of turn off.
- H. Members shall not install solid enclosers in place of flex at valve belonging to the CO-OP.
- I. Commissioners shall have the right to check or inspect water lines on property if a member.
- J. No hose shall be allowed to be connected from one property to another property, subject to cut-off.
- K. If request for water to be cut-off, Must be in writting, if request for re-hook-up, will cost \$100.00 with in six months. After six months, the cost is \$500.00.
- L. Water lawns no more then three times a week before 9:00 and after 5:00PM in the evening.
- M. Commissioners or Directors shall have the authority to borrow or spend money, when necessary for the up-dating, maintence and improvement of the system.
- N. Commissioners shall have the authority to regulate or lower the cost and changes when necessary to up-date and maintain for the good of the system during the year.
- O. The Community Water CO-OP shall not be responsible for hot water heaters in the home of owners of property and members.