

ORIGINAL

Application for Authority to Transfer Certificate Nos. 620-W and 533-S in Highlands County from the Woodlands of Lake Placid, L. P. to L. P. Utilities Corporation

Docket No. 030102-WS

Sara S. Keller  
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&  
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Port Deposit, MD 21904

RECEIVED-PPSC  
AUG 26 AM 10:17  
COMMISSION CLERK

Dear Sirs:

Repeating my objection to the application before you, if the Commission approves this application, I feel they will be setting a precedent that will come back to haunt them many times over.

- **FDLE Criminal Investigation of Cozier/Lovelettes:** I have been working with the FDLE for several months providing copies of documents which indicate potential criminal acts/business practices. Included in these are the documents pertaining to water plant #1. John Lovelette transferred this to Cozier-owned/Lovelette managed Woodlands of Lake Placid despite a court ruling that identified this property as common property belonging to the property owners.

Special Agent Supervisor (SAS) King has stated that he would be willing to confirm that an active criminal investigation is in process. His telephone number is 863-386-6085.

- **Neither Cozier nor Lovelette are worthy of trust** – certainly not a trust that involves my personal finances. True, as members of the POA we are subject to the majority rule. There are documents, as it has been noted, that we can fall back on when Lovelette does not meet his fiduciary responsibilities. We went this route with Teresa Lovelette and Cozier. It was quite costly to us. We proved our case. The court awarded us our legal fees but to date Cozier has successfully avoided paying them by manipulating his corporations. When I say costly I am referring to legal fees in excess of \$100,000.00. As senior citizens on fixed retirement income, this presents a hardship so no matter what more we are subjected to, we cannot afford to go to court.

- **More recently and after the infamous court trial**, Cozier continued to ignore the dictates of the court and did not pay his maintenance fees. Please note, I did not say that he didn't pay his maintenance bills, he wasn't billed for them by the Cozier controlled board.

Through a weird sequence of events, the individual property owners were on the POA board in 2001 for a brief period. This board filed liens on Cozier-managed properties for delinquent fees. Cozier voted the board out-of-office and replaced

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FPSC-COMMISSION CLERK

them with those of his choosing (relatives and employees). The liens were ignored by his board. The individual owners then filed an intervention motion with the court. The day before the official hearing (Feb 02), John Lovelette, the President of the board (and Cozier's employee) released the lien and accepted payment in an amount more than \$40,000.00 less than that owed.

This is clear evidence that John Lovelette is the puppet and Cozier is the ventriloquist. This is the situation which exists under the L. P. Utility and the situation which exists within the POA. Cozier voted Teresa Lovelette back on the board in complete disregard to the court finding that she, along with Cozier, violated their fiduciary obligations to the property owners. There is no conscience here, John Lovelette will violate his fiduciary obligations as directed by Cozier. The Lovelettes are indentured to Cozier.

- **No authority in the governing documents for the purchase or lease of property beyond the confines of the resort.** The documents are designed for a non-profit organization to be managed by a board consisting of property owners. Cozier's board consists of two persons who are not owners/members and have no rightful say in matters pertaining to the resort. When questioned in regard to an investment such as proposed, John Lovelette stated that "there is nothing in the documents that says we can't". With an interpretation such as that, Cozier could conceivably sell us Camper Corral or a Burger King if he owned one. The 90% rule in the Declaration and Covenants was ignored in favor of the by-laws which require only a majority vote.
- **Cozier has not changed.** He is still suspect, underhanded, unethical and self-serving.
- **Direct customer relationship to L. P. Utilities.** We, who are filing objections to the proposed actions before the Commission, are customers dealing directly with a public utility. The CFR POA does not interface in this relationship in any way. We are billed directly and pay directly to the public utility. Our objection should be viewed from this point only. As customers, we are aware of the hazards we would face if this application should be approved. We are aware that the original intent was to remove both the water/wastewater from the PSC regulatory control while still retaining operational control through the Cozier/Lovelette team. The removal of the wastewater will permit Cozier/Lovelette to pass along the cost of the rental lot usage to the individual property owners. We are also aware that there are plans to form a coop so that those who do not belong to the POA could join to own/operate the water system. This leads to the removal of the entire utility system from the PSC regulatory control. In short, Cozier/Lovelette have no intention of giving in to your regulatory controls and we, the customer, will have no protection.

  
Sara S. Keller  
8/19/04

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Name \_\_\_\_\_

Address \_\_\_\_\_

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If you want to let the Public Service Commission know how you feel about this case, please fill out this comment form and return it by mail. It will be placed in a correspondence file.

CONSUMER COMMENTS	
	<i>- Please see attached -</i>
	<i>Sam B. Miller</i>

Fold and tape -- see back for address