

ORIGINAL

January 3, 2006

Laura and Ken Snyder
2920 Lakeside Drive
Highland Village, TX 75077-6445
FL address: 412 Orchid Drive – Island Club West
Davenport, FL 33897

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06 JAN 10 AM 8:46

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06 JAN 10 AM 11:07
COMMISSION
CLERK

Blanca Bayó
Director, Division of the commission Clerk and Administrative Services
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

Re: Docket No. 050595-WS Application for certificates to provide water and wastewater service in Polk County by Island Club West Development, Inc.

Dear Mrs. Bayó,

Due to time and distance constraints, I cannot pursue a formal objection, nor appear at any hearings that may be scheduled concerning this application. I wish for this letter to be placed in the correspondence side of the docket for informational purposes and be considered when a decision is made to approve or disapprove this application.

Object to this applicant being granted this application for the following reasons:

- CMP _____
- COM _____
- CTR _____
- ECR _____
- GCL _____
- OPC _____
- RCA _____
- SCR _____
- SGA _____
- SEC _____

1) The Island Club West Homeowners association (ICWHOA) assumed control of all common areas within this development in January 2005. I am one of the elected HOA Board members, and know more information than many owners. This HOA is involved in an ongoing dispute with the applicant for several individual matters. The applicant failed to keep accurate and complete financial records for the HOA, during the time when the complex was under development. The developer had the right to act on behalf of the HOA, and as such had the legal obligation to keep accurate and complete financial records, as well as to keep in compliance with state statues. There was an extensive delay in the applicant providing documents specified at Turn-over, when the new elected HOA Board members took over control of the HOA. For the entire time that the applicant maintained control of the HOA, there was NEVER an audit or financial review performed. As such, the applicant has a proven record for non-compliance.

OTH *kimp* There are many other issues for which the current Board members of the HOA have consulted legal counsel against David Meadows, and the various legal entities he uses. The HOA has contracted an attorney for legal action against the applicant.

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2) The applicant (David Meadows) is an expert at incorporating. He incorporates legal entities to be profitable, while other legal entities are established to be non-profitable. As one of the sales promotions to lure investors to purchase at Island Club West, he offered a guaranteed rental program, that was to be managed by one of his many legal entities. No doubt, this legal entity ceased to make guaranteed payments once all units at the complex had been sold. Many owners have entered into legal arbitration to seek their money back. During these arbitration meetings, it seems that many critical documents (i.e., purchase agreements, initial deposits, signed guaranteed rental agreements, etc., etc., etc.) were "lost" and unavailable for use in arbitration.

Arbitrations for claimed losses and wrongdoing are ongoing. Several homeowners have reported prevailing in their arbitration, and yet have not received awards. For these reasons, I feel that this applicant may not be of appropriate character to administer water and wastewater service.

The applicant has even incorporated and created the Title Company which is used when a buyer closes/purchases one of his units, "Assured Title". Many fees are charged at closing, which perhaps are not legitimate.

3) To date, the applicant has been operating as if an approved application was already in place, even though none has yet been approved. This would indicate a degree of contempt for the proper application and approval process.

4) While this application is for water/wastewater service and does not specifically deal with electric service, the applicant presently also delivers electricity to this development. I do not know if any permit has been issued for this service. For your consideration, it has been reported to me that this applicant routinely falls far behind in payments to Progress Energy for electricity. One of your representatives, a Mr. Bernie Windham, could provide more verifiable details for you concerning this. If proven true, this could be an indication that the applicant has insufficient financial reserves to operate this service. Within the last month, David Meadows has instructed his workers to replace many of the individual electric meters on the units..... one could say he is disposing of evidence once again. Many of the owners feel that the usage amounts and rates for electric is excessive.

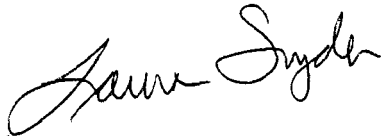
5) The applicant (David Meadows) as well as the history/actions of his many legal corporations prove time and time again that the activities are not performed on the up-and-up. The legal entity name which separately owns the clubhouse/pool/recreational amenities on the Island Club West site, is delinquent in property taxes, for which a lien by the county has been placed. It is rumored, and probably true, that the Internal Revenue Service has seized accounting records from Hunter Development, the entity named used for construction. The legal entity name (Orlando Vacation, Inc.) is the entity used for "guaranteed" rental management, yet during the time when our units were all used/abused, there never was at one time a certificate hanging inside the unit stating

that the unit had been inspected and approved by the Florida State revenue department for use for short-term rentals. It has been told to me that the legal entity name (Bimini Bay Resort and Spa) which is the next rental/townhouse complex that the applicant is building and selling has been reviewed by the Florida Labor Association, for incorrect payment and compliance. It has been told to me that Polk County Building Inspection department frequently stops by at Bimini Bay for illegal operations performed. While over 20 units were able to be sold/closed at Bimini Bay Resort and Spa, these units do not have a Certificate of Occupancy.

6) **Outright, I honestly have nothing positive to say about David Meadows, or any of the legal entities he uses for his businesses.** Frankly, any aspect touched by David Meadows is tainted, and a scheme to make money. The workmanship and quality of construction is the lowest. His design obligated the owner to use his electric services, his water services, his phone services, and his cable services. All these services are over-priced and should be more properly regulated as the service and quality provided for the cost is abusive. Many owners are out-of-state, as well as out-of the country owners. The timing of David's request was so well orchestrated.... over a critical holiday week.

Thank you for your consideration of my concerns.

Sincerely,

A handwritten signature in cursive script that reads "Laura Snyder". The signature is written in black ink and is positioned to the right of the typed name.

Laura Snyder

LEGAL NOTICE FOR AN
APPLICATION FOR ORIGINAL CERTIFICATE
(FOR A UTILITY IN EXISTENCE AND CHARGING RATES)

(Section 367.045, Florida Statutes)

LEGAL NOTICE

Notice is hereby given on 12/20/05, pursuant to Section 367.045, Florida Statutes, of the application of Four Points Utility Corporation to operate a water and wastewater utility to provide service to the following described territory in Polk County, Florida as follows:

Serving Island Club West Phases One and Two

Township 25 South, Range 26 East, Section 14

The Southwest 1/4 of the Northeast 1/4, The West 1/2 of the Northwest 1/4 of the Southeast 1/4, and The Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4.

Any objection to the said application must be made in writing and filed with the Director, Division of Records and Reporting, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within thirty (30) days from the date of this notice. At the same time, a copy of said objection should be mailed to the applicant whose address is set forth below. The objection must state the grounds for the objection with particularity.

Four Points Utility Corporation
3100 Sand Mine Road
Davenport, FL 33897