

March 11<sup>th</sup>, 2010



**VENTURE OUT AT CUDJOE CAY, INC.**

Office of Commission Clerk  
c/o Ms. Ann Cole, Commission Clerk  
2540 Shumard Oak Blvd.  
Tallahassee, FL. 332399-0850

Re: **Docket No. 100065-SU**

Dear Ms. Bennett:

Please allow this communication to serve as the Venture Out at Cudjoe Cay, Inc. official response to your letter of inquiry, dated 3/5/10. The Association hereby offers its responses to the questions in the order in which they were originally presented.

1. **CORRECT** - Chapter VI of the Venture Out at Cudjoe Cay, Inc., Declaration of Condominium, states that the expenses for the operation and maintenance of the Condominium parcels and all common use elements is paid by the amount of 1/659 of the total amount thereof. The Associations specific powers of assessment are further defined within Article V, Section 4, Determination of Assessments, of the Corporation By-Laws.
2. **CORRECT** - Corporate member voting rights and provisions are more specifically defined within Article II, Section 3, Voting, of the Corporation By-Laws.
3. **CORRECT** - Venture Out at Cudjoe Cay, Inc. was originally established, and continues to be maintained, as a not-for-profit Corporation as designated by the Florida Department of State, Document #733544.
4. **NO** - Other than the members of the Association, Venture Out at Cudjoe Cay, Inc. does not provide wastewater service to any other entity.

Venture Out at Cudjoe Cay, Inc. feels it is imperative to note that it does not seek nor wish to continue to operate under the stated exemption of F.S. section 367.022(7). In fact, it respectfully requests a Certificate of Authorization, in accordance with F.S. section 367.045(5)(a), because it believes it to be in the public's best interest.

The Florida Keys Aqueduct Authority, which is the applicable governing independent special district, has proven itself to be an inadequate autonomous body not capable of providing centralized wastewater service to our community and the surrounding area, thus not accomplishing the original stated requirements of L.O.F. 99-395.

Please do not hesitate to contact me should you have any further questions.

Sincerely,

Kevin S. Grube, General Manager

VENTURE OUT AT CUDJOE CAY, INC.

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