

**Shamrock Shores**  **Property Owners Association, Inc.**

PETITION

FLORIDA PUBLIC SERVICE COMMISSION

Docket No. 150102 – SU

Utilities, Inc. of Sandalhaven

I am a resident of Shamrock Shores, a neighborhood of approximately 80 homes located off Placida Road in Englewood. This community is served by Utilities, Inc. of Sandalhaven (UIS).

As you are aware, UIS drastically changed its mode of operation and significantly overbuilt its facilities in 2006 and 2007 in anticipation of growth that did not occur. Now UIS wants our very small customer base to pay for oversized facilities that are not being used.

Whether UIS made good or bad decisions ten years ago is irrelevant. What is relevant is that UIS should be responsible for those decisions, good or bad. What is relevant is that we customers should not be expected to pay for facilities that we are not using.

In a free market, UIS alone would bear the consequences for its decisions. In a regulated environment, the regulator substitutes for free market forces that do not allow a company to punish its customers for mistakes made by the company.

If UIS is granted the increase it has requested, our rates would be more than three times what they were in 2011 and 2012.

We should pay a fair price for our sewer services, but tripling our rates is not fair. We experienced a 40% increase in 2012, and an 18% interim increase this year. The combined effect is that our rates are now two-thirds higher than they were in 2011 and 2012. Enough is enough!

Please make UIS responsible for its decisions. Our rates are higher than they would be in a competitive environment, and they should not be raised again.

Thank you for your consideration.

*JANICE M. McHENRY*  
Name DR. JERRY AGAMAITE Signature *Janice M. McHenry*  
Address 9065 EVELYN RD  
Date: 11/8/15

## SHAMROCK SHORES HOMEOWNERS ASSOCIATION

Utility Inc. expanded its sewer lines to accommodate what they saw as a big housing boom off Placida Rd. This did not happen as quickly as they anticipated but several developments did build. Hascienda, Cape Haze Resort and Hammocks added a very large number of customers to Utility Inc. books. Another development, Coral Cay, of 95 homes is starting now. Almost all of Utility Inc. customers are in large multiple unit developments with little or none of Utility Inc. own infrastructure. Utility Inc. made a calculated investment and the return is a little slower than they would like. They are asking for a 11% return on their investment. We elderly are getting .5% at best on ours for the last few years. With the 120% increase in their base rate, they are trying to get the present customers to finance their business mistake. Whatever increase they get you can be assured will not decrease as they get more revenue in future years. They are asking for an increase from \$7.92/1000gal for treatment of sewage, to \$18.93/1000gal, an increase of 150%. As of October 1, 2015 they are not going to even be treating sewage, as it will all be going to EWD. What is EWD going to charge them, nothing even close to \$18.93. EWD is presently charging Sandalhaven \$7.28/1000gal. That's \$11.65/1000gal. over their cost. Utility Inc. will only be maintaining the present infrastructure. No personnel will be needed to keep up the treatment plant. This would be a windfall for them as present debt is reduced.

The really practical answer is the incorporation of this tiny utility into the surrounding utilities. They do not have the resources to expand and serve a wider area. They will be surrounded by other utilities that can deliver better and much cheaper services. They already are relying on EWD to treat their waste. With these outrageous requests, maybe now is the time to force some agreement. We all know it will have to happen at some time. Giving them a large increase now is only going to encourage them to ask even more for a future buyout. This is at the expense of the present customers.



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