

RECEIVED-FPSC

2018 FEB 20 AM 8:05

February 5<sup>th</sup> 2018  
COMMISSION  
CLERK

A UTILITY INC.  
Po Box 669  
Zephyrhills Florida 33539-0669

To: Office of Commission Clerk (DN 170114-WU)  
Division of Engineering (Mr. Robert Graves)  
Office of the General Counsel (M. DuVal)

Re: Docket No. 170114-WU

As to Deficiencies in FPSC Letter Dated June 22 2017

**#1 Contract:** There was no pre closing contract both partners Allen LaFortune and Otis Fonder have Passed away "A Utility Inc." bought the system "as is" and have bought out all the different heirs to both of the two different estates and "A Utility Inc." now holds title to the Land and Water System by "bill of sale" and "deed"

**#2 Customer Deposits:** Neither the past owners or "A Utility Inc." have any customer deposits on deposit of any kind

**#3 Commitments, Obligations, and Representations.** "A utility Inc." has the same management team and Operator as the previous owners. "A utility Inc." will take full responsibility for all the sellers Commitments, Obligations, and Representations and intends to stay in full compliance with all governing authorities to the best of its ability.

**#4 Accounting Practices.** We currently use Quick Books 2017 and report 100% of all transactions.

**#5 Books and Records Location:** Records are located at 36645 Sunshine Rd Zephyrhills Fl. 33541 and backed up on external hard drives stored in several other locations to assure against loss of records

**#6 Financial Ability:** all of the purchase proceeds are in the form of a mortgage by "Dwelling Services Inc."

**#7 Net Book Value:** A profit & loss, Balance sheet, General Ledger and tariffs were previously provided to the auditor ( Mr Tomer)

**#8 Tariffs:** Nothing that I am aware of

**#9 Permits:** nothing is under construction therefor there are no pending permits

**#10 Regulatory Inspection Results:** See DEP Letter Dated October 19<sup>th</sup> 2017 Exhibit A

**#11 Correspondence with DEP:** See Attached Exhibit B-1 through B-11

**#12 Land:** Warranty Deed to Trustee under Land Trust and Bill of Sale and Trust Agreement See Attached Exhibit C-1 through C-3

**Other Information**

**System Maps:** None available this system was constructed aprox. 1969

Thank You Troy Fonder Pres.

Exhibit "A"



## Florida Department of Environmental Protection

Southwest District Office  
13051 North Telecom Parkway, Suite 101  
Temple Terrace, Florida 33637-0926

Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Noah Valenstein  
Secretary

October 19, 2017

Mr. Troy Fonder  
Tropical Trailer Park  
37407 Ray Drive  
Zephyrhills, FL 33541  
[housingmanagementinc@yahoo.com](mailto:housingmanagementinc@yahoo.com)

Re: In-Compliance Letter  
Tropical Trailer Park  
PWS ID Number: 6511859  
Pasco County

Dear Mr. Fonder:

Department personnel conducted a Sanitary Survey of the above-referenced potable water system on October 17, 2017. Based on observations made and the information provided during the inspection, the system was determined to be in compliance. A copy of the inspection report is attached for your records.

The Department appreciates your efforts to maintain this potable water system in compliance with state and federal rules. Should you have any questions or comments, please contact Kira Soroka at (813) 470-5964, or via e-mail at: [kira.soroka@dep.state.fl.us](mailto:kira.soroka@dep.state.fl.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "JSB".

James S. Brock  
Environmental Manager  
Compliance Assurance Program  
SWD District

Enclosures: Inspection Report

cc: Frank Hinchman, Operator, [fhinchman.83@gmail.com](mailto:fhinchman.83@gmail.com)





**SANITARY SURVEY REPORT – Small Systems – Chlorine/Aeration / <350 population – 1 Well Systems Only** Page 1

SURVEY	Water system: <u>TROPICAL TRAILER PARK</u>	System PWS #: <u>6511859</u>	Date of survey: <u>10/17/2017</u>
	Inspector name: <u>KIRA SOROKA</u>	Person(s) contacted: <u>FRANK HINCHMAN</u>	
SYSTEM	System type: <u>C</u>	Population: <u>250</u>	Connections: <u>117</u>
	Design capacity: <u>N/A</u>	Storage capacity: <u>220</u>	
OWNER	System address: <u>37407 RAY DRIVE</u>	City: <u>ZEPHYRHILLS</u>	State: <u>FL</u> Zip: <u>33541</u>
	System phone: <u>(813) 788-0665</u>	Cell: _____	
OPERATOR	Fax number: _____	Email: <u>housingmanagementinc@yahoo.com</u>	
	Owner name: <u>TROY &amp; BEVERLY FONDER</u>	Owner title: <u>FACILITY OWNER</u>	
OWNER	Owner address: <u>36645 SUNSHINE ROAD</u>	City: <u>ZEPHYRHILLS</u>	State: <u>FL</u> Zip: <u>33541</u>
	Owner phone: <u>(813) 788-0665</u>	Cell: _____	
OPERATOR	Fax number: _____	Email: <u>housingmanagementinc@yahoo.com</u>	
	Operator required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if "No", Operator sections not applicable)	Operator class & cert. number: <u>C 21612</u>	
OPERATOR	Operator name: <u>FRANK HINCHMAN</u>	Phone: <u>(813) 928-5006</u>	
	Fax number: _____	Email: <u>fhinchman.83@gmail.com</u>	

SOURCE - WELL INFORMATION	Well Name and/or FL Unique Well ID	#1 (AAC0182)	#2 (AAC0183)	STORAGE FACILITIES	Storage type used: <input type="checkbox"/> Hydro <input type="checkbox"/> Ground <input type="checkbox"/> Elevated <input checked="" type="checkbox"/> Bladder <input type="checkbox"/> N/A	
	Well head sealed? (Pad/conduit/openings)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA		Inspections compliant? (annual/5yr)	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> NA No Hatch
	Well casing 12" above grade?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NA	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NA		Washouts compliant? (every 5 yrs)	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> NA
	Casing vent compliant? (installed, screened)	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> NA		Storage capacity compliant? (% max)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA
	Check valve compliant (installed/no leak)?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA		HYDRO APPURTENANCES: "X" box below if Nt compliant, NA	
	Tap Compliant? (Smooth/1/2" high/precheck)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA		<input type="checkbox"/> PRV <input type="checkbox"/> Gauge <input type="checkbox"/> Sight glass <input type="checkbox"/> Bypass <input type="checkbox"/> Drain <input type="checkbox"/> Compliant	
	Flow measurable? (if applicable, GPM@psi)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA		GROUND/ELEVATED APPURTENANCES: "X" box below if Nt compliant, NA	
	Flow meter accuracy checked?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA		<input type="checkbox"/> Hatch <input type="checkbox"/> Vent <input type="checkbox"/> Overflow <input type="checkbox"/> Drain <input type="checkbox"/> Bypass <input type="checkbox"/> Compliant	
	Well capacity > maximum day?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA		PUMPS/CONTROLS	
	Setbacks compliant? (hazard type and distance)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA		Manual or automatic controls? <u>Automatic</u>	
TREATMENT	Name of plant & type of chlorination	Main - Hypo	Hypo	MONITORING	On/Off pressure of pumps? <u>30/50</u>	
	O & M log compliant?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA		HSP High Service Pumps functional?	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> NA
	O & M manual compliant?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA		HSP capacity compliant?	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> NA
	Cl storage compliant? (no organics/acid/sun)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA		Chlorine test kit compliant?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA
	Chlorinator flow proportionate?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA		Chlorine grab sampling compliant?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA
	Treated sample tap provided?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA		Bacti sampling compliant?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA
	Cl solution strength?	Unknown	Unknown		Chemical sampling compliant?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA
	Solution tank compliant? (covered/etc)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA		Lead/copper sampling compliant? (C,P)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA
	Antisiphon protection compliant?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA		DBP monitoring compliant? (C,P)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA
	Safety: (Gloves/Apron/Eyewash/etc)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA		MONITORING PLANS: "X" box below if Nt compliant	
DISTRIBUTION	Cl room compliant? (separate/ventilation)	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> NA	MANAGERIAL	<input type="checkbox"/> Bacteriological <input type="checkbox"/> Disinfection By-Products (C,P) <input type="checkbox"/> Lead & Copper (C,P)	
	Scales compliant? (installed/functional)	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> NA		NSF: "X" box below if Nt compliant	
	Safety: (SCBA/Gloves/Ammonia)	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> NA		<input type="checkbox"/> Treatment Chemicals/Components <input type="checkbox"/> Storage <input type="checkbox"/> Pipe <input type="checkbox"/> New Meters	
	Choose type: "X" box below if Nt compliant N/A				CCC / Plan(C) implemented?	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> NA
	<input type="checkbox"/> Screen <input type="checkbox"/> Tray <input type="checkbox"/> Lid <input type="checkbox"/> Bypass <input type="checkbox"/> Drain <input type="checkbox"/> Algae Free <input type="checkbox"/> Compliant				Record keeping compliant?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA
	Flushing of dead ends compliant?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NA			Security measures compliant?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA
	Valve maintenance compliant?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	<u>6/23/2017</u>		Plant category and type?	<u>Cat V / Class D</u>
	Distribution PSI compliant? (> 20 PSI)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA			Operator visits compliant?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA
	Chlorine residual above minimum?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA			Plant checked 5 days/week? (owner/rep)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NA <u>2X/Week</u>
					MORs submittal compliant?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA

FIELD SAMPLING RESULTS	Plant Cl (mg/L) / pH	<u>1.62/1.82</u>	Distribution Cl (mg/L) / pH	<u>0.72 mg/L (residence)</u>
TECHNICAL ASSISTANCE PROVIDERS (TAP) RECOMMENDED? <input checked="" type="checkbox"/> Yes (see enclosed TAP information) <input checked="" type="checkbox"/> No TAP recommended at this time				
COMMENTS:				





**DEFICIENCIES**

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No deficiencies were identified at the time of inspection. See Remarks and Recommendations.

**REMARKS AND RECOMMENDATIONS**

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**DEAD-END WATER MAINS/WRITTEN FLUSHING PROGRAM.**

Currently, this system does not have fire hydrants or blow-offs installed for system flushing. FAC Rule 62-555.350 (2) states that dead-end water mains conveying finished drinking water shall be flushed quarterly or in accordance with a written flushing program established by the supplier of water; additionally, dead-end or other water mains conveying finished water shall be flushed as necessary whenever legitimate water quality complaints are received. The Department recommends that blow-offs or hydrants be installed so that water quality can be maintained throughout the system. At minimum, please develop a written flushing program and flush dead-end mains in accordance with the above referenced rule and have available for review during your next inspection/survey.

**TECHNICAL ASSISTANCE PROVIDERS**

---

FLORIDA RURAL WATER ASSOCIATION  
2970 Wellington Circle W, Suite 101  
Tallahassee FL 32309-6885  
E-Mail: [FRWA@frwa.net](mailto:FRWA@frwa.net)  
Home Page: <http://www.frwa.net>  
850.668.2746

INSPECTOR'S SIGNATURE  TITLE ES DATE: 10/18/2017

REVIEWED BY  TITLE ENVIRONMENTAL MANAGER DATE: 10/19/2017



**MCL Environmental Services, LLC**

7810 Gall Blvd #327  
Zephyrhills, FL 33541  
813-928-5006  
[mclenviro@gmail.com](mailto:mclenviro@gmail.com)

RE: Flow meter accuracy test for:

Tropical Mobile Home Park (East and West well)  
PWS #6511859  
37407 Ray Drive  
Zephyrhills, FL 33542

Method used: 55-gallon barrel/5-gallon bucket (bucket test)

Date of test: October 11, 2017

Person performing test: Frank Hinchman #DWC0021612

Procedure: Isolated the meter/line. Filled a one-gallon jug with water to proper weight to figure one-gallon mark. Then filled a 5-gallon bucket with the one-gallon jug 5 times. Then filled a 55-gallon barrel with 11 loads of water from the 5-gallon bucket. Then filled the 55-gallon barrel 5 times.

Outcome west well: Meter should have recorded 275 gallons of water usage, but instead recorded 270 gallons of water usage.  
 $270\text{gal}/275\text{gal} = 98.18\%$  accuracy

Outcome east well: Meter should have recorded 275 gallons of water usage, but instead recorded 267 gallons of water usage.  
 $267\text{gal}/275\text{gal} = 97.09\%$  accuracy

---

Frank Hinchman, DWC0021612

Exhibit B-2

Rick Scott  
Governor

# Florida Department of Environmental Protection

Carlos Lopez-Cantera  
Lt. Governor

Southwest District Office  
13051 North Telecom Parkway  
Temple Terrace, Florida 33637-0926

Ryan E. Matthews  
Interim Secretary



March 27, 2017

Ms. Beverly Fonder  
Tropical Trailer Park  
36645 Sunshine Road  
Zephyrhills, FL 33541  
[housingmanagementinc@yahoo.com](mailto:housingmanagementinc@yahoo.com)

Re: 2017 Chemical Monitoring for Community Systems  
Tropical Trailer Park  
PWS-ID No. 651-1859  
Pasco County

Dear Ms. Fonder:

This letter is to advise you of chemical monitoring due in 2017 for the above-referenced drinking water system. This excludes any other chemical monitoring as a result of previous Department directive. The following page is a list of contaminant analyses with corresponding due dates.

**It is important for you to provide this information to your operator and/or sampler:**

- **It is strongly recommended that testing be conducted early in the monitoring period to allow time for retests due to possible sampling or lab errors. Annual and triennial sampling should be completed by 9/30/2017 to provide time for revisions, re-tests, and/or corrections.**
- **Test results must be submitted to DEP within the first ten days following the end of the required monitoring period, or the first ten days following the month in which the sample results were received, whichever time is the shortest. Failure to comply may result in enforcement action.**

If you have any questions, please contact me at, (813) 470-5964, or at: [kira.soroka@dep.state.fl.us](mailto:kira.soroka@dep.state.fl.us).

Sincerely,

A handwritten signature in black ink, appearing to be "Kira Soroka", written over a horizontal line.

Compliance Assurance Program  
Southwest District  
Florida Department of Environmental Protection

Cc: Frank Hinchman, Operator, [fhinchman.83@gmail.com](mailto:fhinchman.83@gmail.com)



PWS Name: Tropical Trailer Park – East Well

PWS ID #: 651-1859

MONITORING & REPORTS		DUE	COMMENTS
Raw Water Microbiological ("Bacteriological")		Monthly	1 Raw Water Sample per well.
Distribution Microbiological ("Bacteriological")		Monthly	1 Distribution Samples per month. Disinfectant residuals must be reported.
Nitrate and Nitrite		2017	Sample at each POE every year. *
Primary Inorganics		2018	Sample at each POE every three years.
Secondaries		2018	Sample at each POE every three years.
Radiologicals	Gross Alpha	2024	Sample at each POE every three, six or nine years.
	Uranium	2024	Sample at each POE every three, six or nine years.
	Radium-226	2021	Sample at each POE every three, six or nine years.
	Radium-228	2021	Sample at each POE every three, six or nine years.
Volatile Organic Contaminants (VOCs)		2018	Sample at each POE every three years.
Synthetic Organic Contaminants (SOCs)		2018	Sample at each POE every three years, or submit SOC reduced monitoring waiver, if applicable. Use Form 62-560.545(2), F.A.C.
Stage II Disinfection Byproducts (DBPs) <i>Total Trihalomethanes &amp; Haloacetic Acids (5)</i>		July-Sept 2018	Sample according to approved Stage 2 D/DBPR Monitoring Plan.
Asbestos		2020	Certification or results due every nine years. Use Form 62-555.900(10), F.A.C.
Lead & Copper		June-Sept 2018	Sample from sites approved on the Lead and Copper Sampling Plan every three years.
Consumer Confidence Report (CCR) & CCR Certification of Delivery		July 1, 2017	CCR must be delivered by July 1, 2017. The CCR Certification of Delivery must be submitted to the Department by August 10, 2017. Use Form 62-555.900(alternate 19), F.A.C.

MONITORING & REPORTS		DUE	COMMENTS
Raw Water Microbiological ("Bacteriological")		Monthly	1 Raw Water Sample per well.
Distribution Microbiological ("Bacteriological")		Monthly	1 Distribution Samples per month. Disinfectant residuals must be reported.
Nitrate and Nitrite		2017	Sample at each POE every year. *
Primary Inorganics		2018	Sample at each POE every three years.
Secondaries		2018	Sample at each POE every three years.
Radiologicals	Gross Alpha	2024	Sample at each POE every three, six or nine years.
	Uranium	2024	Sample at each POE every three, six or nine years.
	Radium-226	2024	Sample at each POE every three, six or nine years.
	Radium-228	2024	Sample at each POE every three, six or nine years.
Volatile Organic Contaminants (VOCs)		2018	Sample at each POE every three years.
Synthetic Organic Contaminants (SOCs)		2018	Sample at each POE every three years, or submit SOC reduced monitoring waiver, if applicable. Use Form 62-560.545(2), F.A.C.
Stage II Disinfection Byproducts (DBPs) <i>Total Trihalomethanes &amp; Haloacetic Acids (5)</i>		July-Sept 2018	Sample according to approved Stage 2 D/DBPR Monitoring Plan.
Asbestos		2020	Certification or results due every nine years. Use Form 62-555.900(10), F.A.C.
Lead & Copper		June-Sept 2018	Sample from sites approved on the Lead and Copper Sampling Plan every three years.
Consumer Confidence Report (CCR) & CCR Certification of Delivery		July 1, 2017	CCR must be delivered by July 1, 2017. The CCR Certification of Delivery must be submitted to the Department by August 10, 2017. Use Form 62-555.900(alternate 19), F.A.C.

\*POE = Point of entry to the distribution system. Sample at each POE that is representative of each source after treatment.

If your system has a storage tank, excluding a bladder or diaphragm type hydropneumatic tank without a manhole, this tank must be checked annually to ensure that hatchways are closed and screens are in place; shall be cleaned on the inside at least once every five years; and shall be inspected for structural and coating integrity at least once every five years by personnel under the responsible charge of a professional engineer registered in the state of Florida. If the tank is due for a cleaning and inspection this year, please complete the work and forward the report to your inspector within 30 days of completion of the cleaning and inspection.

This is a good faith assessment of monitoring requirements for the above-referenced public water system for calendar year 2017 and may not include additional sampling required during the year due to special circumstances. If you have questions or disagree with the assessment, please contact the appropriate personnel at (813) 470-5700. Monitoring schedules are subject to change, at any time, based on results of analyses or other factors. This chart shall not relieve any person from any requirement of Florida law.

Drinking water forms can be found at the following link: <http://www.dep.state.fl.us/water/drinkingwater/forms.htm>.



Exhibit B-3



## Florida Department of Environmental Protection

Southwest District Office  
13051 North Telecom Parkway  
Temple Terrace, FL 33637-0926

Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Jonathan P. Steverson  
Secretary

January 5, 2016

Mr. Troy Fonder, Owner  
Tropical Trailer Park  
36645 Sunshine Road  
Zephyrhills, FL 33541  
[housingmanagementinc@yahoo.com](mailto:housingmanagementinc@yahoo.com)

Re: CAO Closure Letter  
Tropical Trailer Park  
PWS-ID No.: 651-1859  
Pasco County

Dear Mr. Fonder:

Department personnel conducted a file review of the above-referenced facility on December 30, 2015. Based on the information, the facility was determined to be in compliance.

The Department appreciates your efforts to maintain this facility in compliance with state and federal rules. Should you have any questions or comments, please contact Kira Soroka at (813) 470-5964, or via e-mail at [kira.soroka@dep.state.fl.us](mailto:kira.soroka@dep.state.fl.us).

Sincerely,

A handwritten signature in black ink, appearing to read "J S Brock".

James S Brock  
Government Operations Consultant  
Compliance Assurance Program  
Southwest District  
Florida Department of Environmental Protection

cc: Tom Carman and Glenn Fagan, Carman Environmental, [carmanh2o@yahoo.com](mailto:carmanh2o@yahoo.com)



**Subject:** Tropical Trailor - Fac. # PWS 651-1859 - CAO Letter - Pasco County  
**From:** Lemonius, Catherine (Catherine.Lemonius@dep.state.fl.us)  
**To:** housingmanagementinc@yahoo.com;  
**Cc:** SWD\_Clerical@dep.state.fl.us; Kira.Soroka@dep.state.fl.us; carmanh2o@yahoo.com;  
**Date:** Tuesday, January 5, 2016 11:31 AM

Sent on behalf of Kira Soroka

Dear Mr. Fonder:

Attached, please find the above subject document. In an effort to reduce costs and waste, our agency is moving to electronic rather than paper correspondence. This is the only copy that you will receive, unless you request otherwise.

Acrobat Reader 6.0 or greater is required to read this document. It is available for downloading at <http://www.adobe.com/products/acrobat/readstep.html>

If you have any question concerning the contents of the attached document, please contact the FDEP Environmental Specialist, Kira Soroka at (813) 470-5964 or via email [kira.soroka@dep.state.fl.us](mailto:kira.soroka@dep.state.fl.us).

Sincerely,

Catherine Lemonius  
Administrative Secretary  
Department of Environmental Protection  
13051 North Telecom Parkway  
Temple Terrace, FL 33637-0926



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**Attachments**

- Tropical Trailor - Fac. # PWS 651-1859 - CAO Letter - Pasco County.pdf (235.76KB)

**Subject:** RE: Tropical MHP PWS#6511859  
**From:** Soroka, Kira (Kira.Soroka@dep.state.fl.us)  
**To:** fhinchman.83@gmail.com;  
**Cc:** housingmanagementinc@yahoo.com; Gerald.Foster@dep.state.fl.us;  
**Date:** Tuesday, December 8, 2015 1:15 PM

Troy and Frank,

Thank you for addressing the deficiencies identified during the inspection at Tropical Trailer Park. According to Department records, the following deficiencies still need to be address (Troy indicated that Tom Carman would address the paperwork items):

1. Operation and Maintenance Manual (O&M Manual) developed for system
2. Operator visitations need to be properly logged
3. Monthly Operation Reports (MORs) need to be submitted for August, October and November, 2015
4. Flow meter accuracy check required
5. Construction or alteration was performed without a permit/notification and failure to collect clearance samples

I understand that the check valve at Well #1 will be replaced next week and that the well has been placed out of service. Please remember to disinfect the new equipment and to collect two consecutive days of bacteriological samples downstream of the well prior to placing Well #1 back into service.

I have attached a guidance document (Best Management Practices For Water Main Breaks and Repairs) and Guideline for the Issuance of Precautionary Boil Water Notices to help minimize the potential for bacteriological contamination in your system.

Thank you,



**Kira Soroka**  
**Environmental Specialist III**  
Compliance Assurance Program  
Florida Department of Environmental Protection  
Southwest District  
Office: 813.470.5964  
Fax: 813.470.5995  
kira.soroka@dep.state.fl.us

**From:** Frank Hinchman [mailto:fhinchman.83@gmail.com]  
**Sent:** Tuesday, December 08, 2015 11:44 AM  
**To:** Soroka, Kira <Kira.Soroka@dep.state.fl.us>  
**Cc:** Bev Fonder <housingmanagementinc@yahoo.com>  
**Subject:** Tropical MHP PWS#6511859

This e-mail is to confirm the correction of the following deficiencies at Tropical MHP #6511859:



## Florida Department of Environmental Protection

Southwest District Office  
13051 North Telecom Parkway  
Temple Terrace, FL 33637-0926

Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Jonathan P. Steverson  
Secretary

November 4, 2015

Mr. Troy Fonder, Owner  
Tropical Trailer Park  
36645 Sunshine Road  
Zephyrhills, FL 33541

Re: Compliance Assistance Offer  
Tropical Trailer Park  
PWS# 651-1859  
Pasco County

Dear Mr. Fonder:

A Sanitary Survey of your potable water system was conducted on October 6, 2015, under the authority of Section 403.061, Florida Statutes (F.S.). During this inspection, possible violations of Chapter 403 F.S, Chapter 62-555 Florida Administrative Code (F.A.C.) were observed. The purpose of this letter is to offer you compliance assistance as a means of resolving these matters.

Please see the attached inspection report for a full account of Department observations and be advised this Compliance Assistance Offer is part of an agency investigation preliminary to agency action in accordance with Section 120.57(5), F.S. We request you review the items of concern noted in the attached inspection report and respond in writing within **15 days** of receipt of this Compliance Assistance Offer. Your written response should either:

1. Describe what you have done to resolve the issue (see "Recommendations for Corrective Action" section of the report),
2. Provide information that either mitigates the concerns or demonstrates them to be invalid, or
3. Arrange for one of our inspectors to visit your potable water system to offer suggested actions to return to compliance without enforcement.

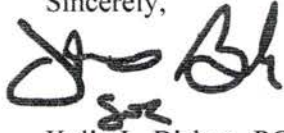
It is the Department's desire that you are able to document compliance or corrective actions concerning the possible violations identified in the attached inspection report so that this matter can be closed without enforcement. Your failure to respond promptly in writing (or by e-mail) may result in the initiation of formal enforcement proceedings.



Tropical Trailer Park  
PWS# 651-1859  
Compliance Assistance Offer  
Page 2 of 2

Please address your response and any questions to Kira Soroka of the Southwest District Office at (813) 470-5964 or via e-mail at [kira.soroka@dep.state.fl.us](mailto:kira.soroka@dep.state.fl.us). We look forward to your cooperation with this matter.

Sincerely,



Kelly L. Bishop, PG  
Assistant Director  
Southwest District  
Florida Department of Environmental Protection

KLB/jb/ks/lb

Enclosures: Inspection Report

cc: Mr. Thomas Carman, Operator, [carmanh2o@yahoo.com](mailto:carmanh2o@yahoo.com)

**SANITARY SURVEY REPORT – Small Systems – Chlorine/Aeration / <350 population**

<b>SURVEY</b>	Water system: <u>TROPICAL TRAILER PARK</u>	System PWS #: <u>651-1859</u>	Date of survey: <u>10/06/2015</u>
	Inspector name: <u>KIRA SOROKA</u>	Person(s) contacted: _____	
<b>SYSTEM</b>	System type: <u>C</u> Population: <u>250</u>	Connections: <u>117</u>	Design capacity: <u>N/A</u> Storage capacity: <u>2,220</u>
	System address: <u>37407 RAY DRIVE</u>	City: <u>ZEPHYRHILLS</u>	State: <u>FL</u> Zip: <u>33541</u>
	System phone: <u>(813) 788-0665</u>	Cell: _____	
<b>OWNER</b>	Fax number: _____	Email: _____	
	Owner name: <u>TROY FONDER</u>	Owner title: <u>OWNER</u>	
	Owner address: <u>36645 SUNSHINE ROAD</u>	City: <u>ZEPHYRHILLS</u>	State: <u>FL</u> Zip: <u>33541</u>
<b>OPERATOR</b>	Owner phone: <u>(813) 788-0665</u>	Cell: _____	
	Fax number: _____	Email: _____	
	Operator required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If "No", Operator sections not applicable)	Operator class & cert. number: <u>C 6613</u>	
Operator name: <u>THOMAS CARMAN</u>	Phone: <u>(727) 243-8998</u>		
Fax number: _____	Email: <u>carmanh2o@yahoo.com</u>		

	Well #1 East	Well #2 West	
Well Name and/or FL Unique Well ID			Storage type used: <input checked="" type="checkbox"/> Hydro <input type="checkbox"/> Ground <input type="checkbox"/> Elevated <input type="checkbox"/> Bladder <input type="checkbox"/> N/A
Well head sealed? (Pad/conduit/openings)	Yes	Yes	Inspections compliant? (annual/5yr) East Tank - NA See Deficiencies
Well casing 12" above grade?	No	No	Washouts compliant? (every 5 yrs) East Tank - NA See Deficiencies
Casing vent compliant?(installed, screened)	No	No	Storage capacity compliant?(1/4 max) No West Tank - NA
Check valve compliant? (installed/no leak)	No	Yes	HYDRO APPURTENANCES: "X" box below if not compliant, NA
Tap Compliant? (Smooth/12" high/precheck)	No	Yes	<input type="checkbox"/> PRV <input type="checkbox"/> Gauge <input type="checkbox"/> Sight glass <input type="checkbox"/> Bypass <input type="checkbox"/> Drain <input type="checkbox"/> Compliant
Flow measurable? (if applicable, GPM@psi)	Yes	Yes	ELEVATED APPURTENANCES: "X" box below if not compliant, NA
Flow meter accuracy checked?	Unknown	Unknown	<input type="checkbox"/> Hatch <input type="checkbox"/> Vent <input type="checkbox"/> Overflow <input type="checkbox"/> Drain <input type="checkbox"/> Bypass <input type="checkbox"/> Compliant
Well capacity > maximum day?	Unknown	Unknown	Manual or automatic controls? Automatic
Setbacks compliant?(hazard type and distance)	Yes	Yes	On/Off pressure of pumps? / /
Name of plant & type of chlorination	Hypo	Hypo	HSP High Service Pumps functional? N/A
O & M log compliant?	No	No	HSP capacity compliant? N/A
O & M manual compliant?	See Deficiencies	See Deficiencies	Chlorine test kit compliant? Yes
Cl storage compliant? (no organics/acid/sun)	Yes	Yes	Chlorine grab sampling compliant? Yes
Chlorinator flow proportionate?	Yes	Yes	Bacti sampling compliant? Yes
Treated sample tap provided?	Yes	Yes	Chemical sampling compliant? See Monitoring Due
Cl solution strength?	unknown	unknown	Lead/copper sampling compliant?(c,p) No
Solution tank compliant?(covered/etc)	Yes	Yes	DBP monitoring compliant? (c,p) No
Antisiphon protection compliant?	Yes	Yes	MONITORING PLANS: "X" box below if not compliant
Safety: (Gloves/Apron/Eyewash/etc)	Yes	Yes	<input checked="" type="checkbox"/> Bacteriological <input type="checkbox"/> Disinfection By-Products (c,p) <input type="checkbox"/> Lead & Copper (c,p)
Cl room compliant?(separate/ventilation)	N/A		NSF: "X" box below if not compliant
Scales compliant? (installed/functional)	N/A		<input type="checkbox"/> Treatment Chemicals/Components <input type="checkbox"/> Storage <input type="checkbox"/> Pipe <input type="checkbox"/> New Meters
Safety: (SCBA/Gloves/Ammonia)	N/A		CCC / Plan(C) implemented? No
Choose type: "X" box below if not compliant N/A			Record keeping compliant? No
<input type="checkbox"/> Screen <input type="checkbox"/> Tray <input type="checkbox"/> Lid <input type="checkbox"/> Bypass <input type="checkbox"/> Drain <input type="checkbox"/> Algae Free <input type="checkbox"/> Compliant			Security measures compliant? Yes
Flushing of dead ends compliant?	Yes		Plant category and type? Cat V / Class D
Valve maintenance compliant?	Yes		Plant checked 5 days/week? (owner/rep) No
Distribution PSI compliant? (> 20 PSI)	Yes		Operator visits compliant? Yes
Chlorine residual above minimum?	Yes		MORs submittal compliant? No

<b>FIELD SAMPLING RESULTS</b>	Plant Cl (mg/L) <u>2.19 ppm</u>	<u>0.35 ppm</u>	Distribution Cl (mg/L) <u>0.69 ppm</u>
<b>TECHNICAL ASSISTANCE PROVIDERS (TAP) RECOMMENDED?</b> <input checked="" type="checkbox"/> Yes (see enclosed TAP information) <input type="checkbox"/> No TAP recommended at this time			



**DEFICIENCIES****DEFICIENCY: CONSTRUCTION OR ALTERATION WAS PERFORMED WITHOUT A PERMIT/NOTIFICATION AND FAILURE TO COLLECT CLEARANCE SAMPLES.**

REGULATION REFERENCE: FAC 62-555.520 (1)

**CORRECTIVE ACTION:**

The 2,000 gallon Hydro tank was placed off line and two bladder tanks were placed in service at Well #2. Submit the specifications and details of all new construction to the Department within 30 days.

**DEFICIENCY: NO OPERATION AND MAINTNANCE MANUAL ONSITE.**

REGULATION REFERENCE: FAC 62-555.350 (13)

**CORRECTIVE ACTION:**

All public water systems are required to provide an Operation and Maintenance (O&M) Manual. The manual shall contain operation and control procedures, preventative maintenance, and repair procedures for all plant equipment. The manual shall be made available for reference at the plant or at a convenient location near the plant. Complete the O&M Manual within 30 days and forward a copy to the Department.

**DEFICIENCY: NO FINISHED DRINKING WATER SAMPLING TAP (POINT OF ENTRY TAP) – East plant (Well #1).**

REGULATION REFERENCE: FAC 62-555.320 (17)

**CORRECTIVE ACTION:**

Install a point of entry tap on the treated water distribution line after the hydropneumatic tank before going out into the distribution system. The sampling tap will need to be installed within 30 days.

**DEFICIENCY: HYDRO TANK PRESSURE GAUGE WAS NOT PROPERLY FUNCTIONING.**

REGULATION REFERENCE: FAC 62-555.350 (2)

**CORRECTIVE ACTION:**

A leak was noted at the pressure gauge of the 200 gallon Hydro tank at Well #1. Repair the leak within 30 days of this notice.

**DEFICIENCY: RAW WATER TAP HAS THREADS.**

REGULATION REFERENCE: FAC 62-555.320(8) b. 2.

**CORRECTIVE ACTION:**

Remove the threads from the raw tap at Well #1 within 30 days.

**DEFICIENCY: CROSS CONNECTION AT CHLORINE BARREL (WELL #2).**

REGULATION REFERENCE: FAC 62-555.360

**CORRECTIVE ACTION:**

At Well #2, garden hose connected to spigot and submerged in chlorine barrel. Immediately eliminate cross connection. Also, please remove excess water from top of bleach container at Well #1.

**DEFICIENCY: CHECK VALVE NOT FUNCTIONING PROPERLY.**

REGULATION REFERENCE: FAC 62-555.350 (2)

**CORRECTIVE ACTION:**

Repair or replace the check valve at Well #1.

→ Replace - Add Air



**DEFICIENCY: OPERATOR VISITATIONS NOT BEING PROPERLY LOGGED.**

REGULATION REFERENCE: FAC 62-602.650 (4)

*Tom*

**CORRECTIVE ACTION:**

Ensure the operator is signing and logging date (Day, Month, and Year) and time in and out in the operation and maintenance logbook.

**DEFICIENCY: PRESSURE RELIEF VALVE NOT SCREENED**

REGULATION REFERENCE: FAC 62-555.350 (2)

*114*

**CORRECTIVE ACTION:**

The pressure relief valve at Well #2 needs to be screened within 30 days.

**DEFICIENCY: MONTHLY OPERATING REPORTS (MORs) ARE NOT COMPLIANT**

REGULATION REFERENCE: FAC 62-555.350(12)b

*20 Sep  
Tom 30 11/2*

**CORRECTIVE ACTION:**

Please submit MORs for August, September and October 2015.

**DEFICIENCY: FLOW METER ACCURACY CHECK REQUIRED.**

REGULATION REFERENCE: FAC 62-555.350 (2)

**CORRECTIVE ACTION:**

All flow meters are required to be checked for accuracy based on manufacturer recommendations within 30 days. Please provide flow meter accuracy check records to the department within 30 days and maintain records onsite.

**REMARKS AND RECOMMENDATIONS**

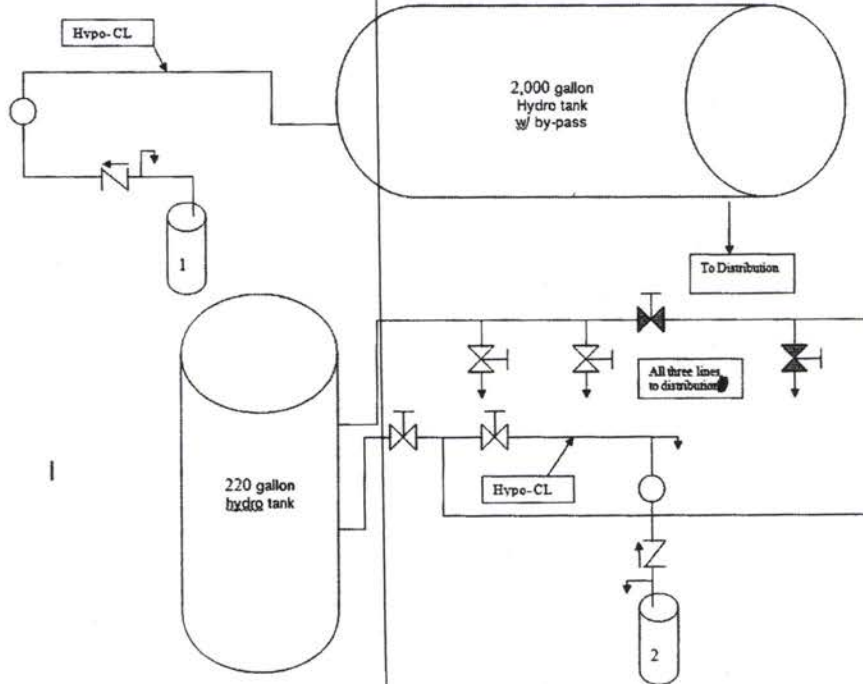
Missing Chemicals 2015:

- Nitrate & Nitrite
  - Primary Inorganics
  - Secondaries
  - Volatile Organic Contaminants (VOCs)
  - Toluene (2991)
  - Total Xylene (2955)
  - Synthetic Organic Contaminants (SOCs).
- See attached monitoring schedule for additional information.

Previous inspection response was provided concerning flushing and valve exercising. When the O and M manual has been developed, please ensure to incorporate flushing and valve exercising information.

The System Schematic needs to be updated to reflect current system conditions.

PUBLIC DRINKING WATER SYSTEM SCHEMATIC  
TROPICAL TRAILER PARK  
PWS ID # 651-1859  
PASCO COUNTY



TECHNICAL ASSISTANCE PROVIDERS

FLORIDA RURAL WATER ASSOCIATION  
2970 Wellington Circle W, Suite 101  
Tallahassee FL 32309-6885  
E-Mail: [FRWA@frwa.net](mailto:FRWA@frwa.net)  
Home Page: <http://www.frwa.net>  
850.668.2746

DIGITAL PHOTOS



Bladder Tanks Well #2 (West)



Chlorinator Pump (Well #2)



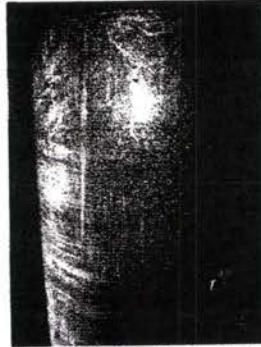
Cross Connection at Chlorine Barrel Well #2 (West)



Cross Connection at Barrel Well #2 (West)



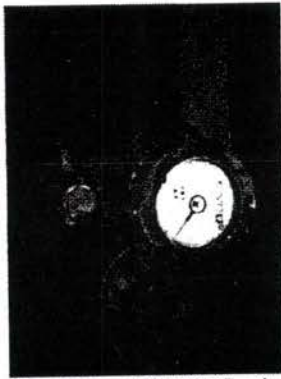
Chlorinator Pump (Well #1) East



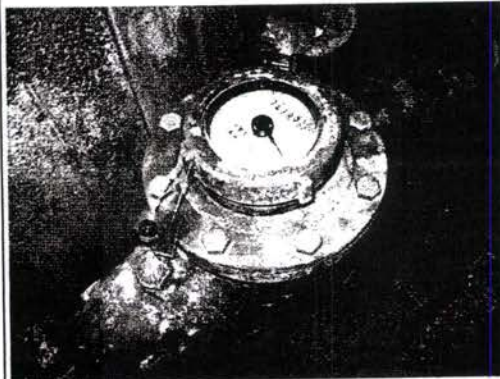
220 Gallon Hydro Tank at Well #1



Well #1 (East)



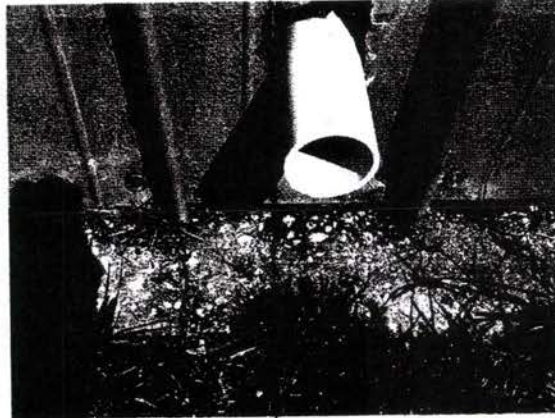
Flow Meter at Well #1 (East)



Flow Meter at Well #2 (West)



Leak at East Tank Gauge



Unscreened Pressure Relief at Well #2



Well #2 (West)



INSPECTOR'S SIGNATURE  TITLE ENV. SPECIALIST DATE: November 3, 2015

REVIEWED BY  TITLE ENV. MGR DATE: NOVEMBER 3, 2015

PWS Name: Tropical Trailer Park

PWS ID #: 651-1859

MONITORING & REPORTS		DUE	COMMENTS
Microbiological ("Bacteriological")		Monthly	Disinfectant residuals must be reported individually on bacteriological reports.
Nitrate and Nitrite		2015	Sample at each POE every year.*
Primary Inorganics		2015	Sample at each POE every three years.
Secondaries		2015	Sample at each POE every three years.
Radiologicals	Gross Alpha	2018	Sample at each POE every three, six or nine years.
	Uranium	2015	Sample at each POE every three, six or nine years.
	Radium-226	2018	Sample at each POE every three, six or nine years.
	Radium-228	2018	Sample at each POE every three, six or nine years.
Volatile Organic Contaminants (VOCs)		2015	Sample at each POE every three years.
TOTAL XYLENES (2955)		Annually 2015	Sample at each POE.
TOLUENE (2991)		Annually 2015	Sample at each POE.
Synthetic Organic Contaminants (SOCs)		2015	Sample at each POE every three years or submit a Reduced Monitoring Application to waive 2015 testing if approved.
Stage II Disinfection Byproducts (DBPs) <i>Total Trihalomethanes &amp; Haloacetic Acids (5)</i>		July-Sept. 2015	Sample according to approved IDSE plan or DEP Monitoring Plan.
Asbestos		2020	Certification or results due every nine years. Use Form 62-555.900(10), F.A.C.
Lead & Copper		June-Sept. 2015	Sample from sites approved on the Lead and Copper Sampling Plan every three years.
Consumer Confidence Report (CCR) & CCR Certification of Delivery		July 1, 2016	CCR must be delivered by July 1, 2013. The CCR Certification of Delivery must be submitted to the Department by August 10, 2013. Use Form 62-555.900(19) Alternate, F.A.C.

POE = Point of Entry (Samples shall be taken at each entry point to the distribution system that is representative of each source after treatment.)

Pump house/well #2

- \*Screen installed on pressure relief valve
- \*Cross connection with chlorine mix barrel corrected by 1) removing the hose and 2) installing backflow preventer on faucet
- \*Top of barrel has been cleaned and dried
- \*(Extra) A POE tap was installed at this well along with a back flow preventer on the faucet
- \*(Extra) All galvanized pipes were repainted

Pump house/well #1

- \*A POE tap was installed along with a back flow preventer on the faucet
- \*Top of barrel has been cleaned and dried
- \*Leak at tank pressure gauge repaired
- \*Threads cut off raw water tap
- \*Back flow preventer installed on tap used to feed water to chlorine barrel
- \*(Extra) All galvanized pipes were repainted
- \*(Extra) Pump house was cleaned up
- \*(Extra) Screen installed on tank drain line

The check valve for well #1 has been ordered and will be replaced as soon as I receive it. At this point I will take pictures of both wells to be submitted to you.

Until then, this well has been placed out of service.

Thanks,

Frank Hinchman

C/O Tropical MHP



**Attachments**

- image001.png (18.63KB)
- GUIDELINES\_FOR\_THE\_ISSUANCE\_OF\_PBWN.DOC (69.50KB)
- attachc.pdf (394.28KB)

**Subject:** Tropical Trailer Park  
**From:** Soroka, Kira (Kira.Soroka@dep.state.fl.us)  
**To:** housingmanagementinc@yahoo.com;  
**Cc:** Gerald.Foster@dep.state.fl.us;  
**Date:** Tuesday, December 8, 2015 2:17 PM

Troy,

During our conversation this morning you had indicated that you were thinking about placing the 2,200 gallon hydro tank back in service. Please remember that this tank is overdue for inspection and must be repaired and inspected in accordance with rule 62.555.350(2). The inspection needs to be conducted by personnel under the responsible charge of a professional engineer licensed in Florida and/or submit the signed and sealed inspection report to the Department.

Also, bacteriological samples (clearance samples) will need to be collected prior to placing the repaired and inspected tank into service.

Please let me know if you have any questions.

Thank you,



**Kira Soroka**  
**Environmental Specialist III**  
Compliance Assurance Program  
Florida Department of Environmental Protection  
Southwest District  
Office: 813.470.5964  
Fax: 813.470.5995  
kira.soroka@dep.state.fl.us



**Attachments**

- image001.png (18.63KB)



**Subject:** Tropical Trailer Park - PWS#6511859  
**From:** Soroka, Kira (Kira.Soroka@dep.state.fl.us)  
**To:** housingmanagementinc@yahoo.com;  
**Date:** Tuesday, December 8, 2015 11:52 AM

Troy,

The O&M Manual Template and Environmental School information are attached. You can access templates and information for all on-site documentation requirements at the following site:

[http://www.dep.state.fl.us/central/Home/DrinkingWater/FieldCompliance/Onsite\\_Documentation/Onsite\\_Documentation.htm](http://www.dep.state.fl.us/central/Home/DrinkingWater/FieldCompliance/Onsite_Documentation/Onsite_Documentation.htm)

If the environmental school option is approved by the Department, you will need to be the one taking the course or you could take the course together.

Please let me know if you have any questions.

Thank you,



**Kira Soroka**  
**Environmental Specialist III**  
 Compliance Assurance Program  
 Florida Department of Environmental Protection  
 Southwest District  
 Office: 813.470.5964  
 Fax: 813.470.5995  
[kira.soroka@dep.state.fl.us](mailto:kira.soroka@dep.state.fl.us)



**Attachments**

- image001.png (18.63KB)

**Subject:** Tropical Trailer Park - PWS#6511859  
**From:** Soroka, Kira (Kira.Soroka@dep.state.fl.us)  
**To:** housingmanagementinc@yahoo.com;  
**Date:** Monday, December 7, 2015 2:16 PM

Mr. Fonder,

I wanted to follow up with you regarding the deficiencies identified during the inspection of your potable water system. Please let me know which deficiencies have been corrected and if you need my assistance with any items. I received the September 2015 MOR but still need August, October and November.

Thank you,



**Kira Soroka**  
**Environmental Specialist III**  
 Compliance Assurance Program  
 Florida Department of Environmental Protection  
 Southwest District  
 Office: 813.470.5964  
 Fax: 813.470.5995  
[kira.soroka@dep.state.fl.us](mailto:kira.soroka@dep.state.fl.us)



**Attachments**

- image001.png (18.63KB)

*Handwritten notes:*  
 DAM  
 Even though we  
 can't see  
 the order

**Subject:** Tropical Trailer - 6511859  
**From:** Soroka, Kira (Kira.Soroka@dep.state.fl.us)  
**To:** carmanh2o@yahoo.com;  
**Cc:** housingmanagementinc@yahoo.com;  
**Date:** Friday, December 4, 2015 7:41 AM

Tom and Glenn,

Thank you for sending the September, 2015 MOR for this system. The August, October and November MORs have not been received. Please forward as soon as possible.

Thank you,



**Kira Soroka**  
**Environmental Specialist III**  
Compliance Assurance Program  
Florida Department of Environmental Protection  
Southwest District  
Office: 813.470.5964  
Fax: 813.470.5995  
[kira\\_soroka@dep.state.fl.us](mailto:kira_soroka@dep.state.fl.us)



**Attachments**

- image001.png (18.63KB)



Subject: Tropical Trailer Park - PWS# 6511859  
From: Soroka, Kira (Kira.Soroka@dep.state.fl.us)  
To: housingmanagementinc@yahoo.com;  
Date: Thursday, December 3, 2015 12:36 PM

Mr. Fonder,

I spoke with Cindy Zhang-Torres in our permitting department regarding the two new bladder tanks at Well #2. She indicated that you can give her a call if you have any questions regarding the following information:

Submit a permit application (attached) and an engineering design report for the two new bladder tanks. The application and engineering report must be signed and sealed by a professional engineer licensed in the state of Florida. The engineering report must contain information that demonstrates the two bladder tanks meet the design requirements in Rule 62-555.320(19) and (20), F.A.C.

If the engineer has any questions, he or she may contact me directly. If the facility is a member of the Florida Rural Water Association (FRWA), they should contact the FRWA first because FRWA's engineers will be able to provide the P.E. service at a much cheaper rate than other P.E.s.

Cindy Zhang-Torres, P.E.  
Manager (Industrial Wastewater, Potable Water and UIC)  
Permitting & Waste Cleanup Program  
Florida Department of Environmental Protection  
Southwest District  
13051 N. Telecom Parkway  
Temple Terrace, FL 33637  
(813) 470-5736

**Kira Soroka**  
**Environmental Specialist III**  
Compliance Assurance Program  
Florida Department of Environmental Protection  
Southwest District  
Office: 813.470.5964  
Fax: 813.470.5995  
[kira\\_soroka@dep.state.fl.us](mailto:kira_soroka@dep.state.fl.us)



**Subject:** SOC Waivers  
**From:** Carman Environmental (carmanh2o@yahoo.com)  
**To:** housingmanagementinc@yahoo.com  
**Date:** Wednesday, October 14, 2015 8:12 AM

Hello Troy,

Can you please sign and return the two SOC waivers for Tropical Trailer.

Thanks,  
Glenn Fagan  
Certified Operator #20391  
**Carman Environmental, Inc.**  
P.O. Box 2055  
Land O' Lakes, FL 34639  
Phone: (727) 243-8998  
Fax: (727) 942-7833  
Email: carmanh2o@yahoo.com

---

**Attachments**

- TT SOC Waiver-Well #1.doc (291.00KB)
- TT SOC Waiver-Well #2.doc (291.00KB)

**Soroka, Kira**

---

**From:** Soroka, Kira  
**Sent:** Wednesday, February 24, 2016 3:06 PM  
**To:** Bev Fonder  
**Cc:** 'Carman Environmental'  
**Subject:** 2016 Sampling Reminder Letter - Tropical Trailer Park 651-1859  
**Attachments:** 6511859\_2016 Chem Reminder Ltr\_Tropical Trailer Park.pdf

Dear Ms. Fonder,

Attached, please find the above subject 2016 Sampling Reminder Letter. In an effort to reduce costs and waste, our agency is moving to electronic rather than paper correspondence. This is the only copy that you will receive, unless you request otherwise.

Acrobat Reader 6.0 or greater is required to read this document. It is available for downloading at <http://www.adobe.com/products/acrobat/readstep.html>

If you have any questions concerning the contents of the attached document, please contact me at (813) 470-5964 or via email [kira.soroka@dep.state.fl.us](mailto:kira.soroka@dep.state.fl.us).

Sincerely,



**Kira Soroka**  
**Environmental Specialist III**  
Compliance Assurance Program  
Florida Department of Environmental Protection  
Southwest District  
Office: 813.470.5964  
Fax: 813.470.5995  
[kira.soroka@dep.state.fl.us](mailto:kira.soroka@dep.state.fl.us)



Exhibit B-5



**FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION**

13051 North Telecom Parkway  
Temple Terrace, Florida 33637-0926

RICK SCOTT  
GOVERNOR

CARLOS LOPEZ-CANTERA  
LT. GOVERNOR

JONATHAN P. STEVERSON  
SECRETARY

February 24, 2016

Ms. Beverly Fonder  
Tropical Trailer Park  
36645 Sunshine Road  
Zephyrhills, FL 33541  
[housingmanagementinc@yahoo.com](mailto:housingmanagementinc@yahoo.com)

Re: 2016 Chemical Monitoring for Community Systems  
Tropical Trailer Park  
PWS-ID No. 651-1859  
Pasco County

Dear Ms. Fonder:

This letter is to advise you of chemical monitoring due in 2016 for the above-referenced drinking water system. This excludes any other chemical monitoring as a result of previous Department directive. The following page is a list of contaminant analyses with corresponding due dates.

**It is important for you to provide this information to your operator and/or sampler:**

- **It is strongly recommended that testing be conducted early in the monitoring period to allow time for retests due to possible sampling or lab errors. Annual and triennial sampling should be completed by 9/30/2016 to provide time for revisions, re-tests, and/or corrections.**
- **Test results must be submitted to DEP within the first ten days following the end of the required monitoring period, or the first ten days following the month in which the sample results were received, whichever time is the shortest. Failure to comply may result in enforcement action.**

If you have any questions, please contact me at, (813) 470-5964, or at: [kira.soroka@dep.state.fl.us](mailto:kira.soroka@dep.state.fl.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Kira Soroka".

Kira Soroka  
Compliance Assurance Program  
Southwest District  
Florida Department of Environmental Protection

MONITORING & REPORTS		DUE	COMMENTS
Raw Water Microbiological ("Bacteriological")		Monthly	1 Raw Water Sample per well.
Distribution Microbiological ("Bacteriological")		Monthly	2 Distribution Samples per month. Disinfectant residuals must be reported.
<b>Beginning April 2016</b> Distribution Microbiological ("Bacteriological")		Monthly	1 Distribution Sample Monthly, Raw Water Sampling <b>does not</b> change.
Nitrate and Nitrite		2016	Sample at each POE every year.*
Primary Inorganics		2018	Sample at each POE every three years.
Secondaries		2018	Sample at each POE every three years.
Radiologicals	Gross Alpha	2024	Sample at each POE every three, six or nine years.
	Uranium	2024	Sample at each POE every three, six or nine years.
	Radium-226	2024	Sample at each POE every three, six or nine years.
	Radium-228	2024	Sample at each POE every three, six or nine years.
Volatile Organic Contaminants (VOCs)		2018	Sample at each POE every three years.
Toluene (2991)		2016	Sample at each POE every year.*
Total Xylene (2955)		2016	Sample at each POE every year.*
Synthetic Organic Contaminants (SOCs)		2018	Sample at each POE every three years, or submit SOC reduced monitoring waiver, if applicable. Use Form 62-560.545(2), F.A.C.
Stage II Disinfection Byproducts (DBPs) <i>Total Trihalomethanes &amp; Haloacetic Acids (5)</i>		July-Sept. 2018	Sample according to approved Stage 2 D/DBPR Monitoring Plan.
Asbestos		2020	Certification or results due every nine years. Use Form 62-555.900(10), F.A.C.
Lead & Copper		June-Sept. 2018	Sample from sites approved on the Lead and Copper Sampling Plan every three years.
Consumer Confidence Report (CCR) & CCR Certification of Delivery		July 1, 2016	CCR must be delivered by July 1, 2016. The CCR Certification of Delivery must be submitted to the Department by August 10, 2016. Use Form 62-555.900(alternate 19), F.A.C.

\*POE = Point of entry to the distribution system. Sample at each POE that is representative of each source after treatment.

This is a good faith assessment of monitoring requirements for the above-referenced public water system for calendar year 2016 and may not include additional sampling required during the year due to special circumstances. If you have questions or disagree with the assessment, please contact the appropriate personnel at (813) 470-5700. Monitoring schedules are subject to change, at any time, based on results of analyses or other factors. This chart shall not relieve any person from any requirement of Florida law.

If your system has a storage tank, excluding a bladder or diaphragm type hydropneumatic tank without a manhole, this tank must be checked annually to ensure that hatchways are closed and screens are in place; shall be cleaned on the inside at least once every five years; and shall be inspected for structural and coating integrity at least once every five years by personnel under the responsible charge of a professional engineer registered in the state of Florida. If the tank is due for a cleaning and inspection this year, please complete the work and forward the report to your inspector within 30 days of completion of the cleaning and inspection.

Drinking water forms can be found at the following link: <http://www.dep.state.fl.us/water/drinkingwater/forms.htm>.



MONITORING & REPORTS		DUE	COMMENTS
Raw Water Microbiological ("Bacteriological")		Monthly	1 Raw Water Sample per well.
Distribution Microbiological ("Bacteriological")		Monthly	2 Distribution Samples per month. Disinfectant residuals must be reported.
<b>Beginning April 2016</b> Distribution Microbiological ("Bacteriological")		Monthly	1 Distribution Sample Monthly, Raw Water Sampling <b>does not</b> change.
Nitrate and Nitrite		2016	Sample at each POE every year.*
Primary Inorganics		2018	Sample at each POE every three years.
Secondaries		2018	Sample at each POE every three years.
Radiologicals	Gross Alpha	2024	Sample at each POE every three, six or nine years.
	Uranium	2024	Sample at each POE every three, six or nine years.
	Radium-226	2021	Sample at each POE every three, six or nine years.
	Radium-228	2021	Sample at each POE every three, six or nine years.
Volatile Organic Contaminants (VOCs)		2018	Sample at each POE every three years.
Toluene (2991)		2016	Sample at each POE every year.*
Total Xylene (2955)		2016	Sample at each POE every year.*
Synthetic Organic Contaminants (SOCs)		2018	Sample at each POE every three years, or submit SOC reduced monitoring waiver, if applicable. Use Form 62-560.545(2), F.A.C.
Stage II Disinfection Byproducts (DBPs) <i>Total Trihalomethanes &amp; Haloacetic Acids (5)</i>		July-Sept. 2018	Sample according to approved Stage 2 D/DBPR Monitoring Plan.
Asbestos		2020	Certification or results due every nine years. Use Form 62-555.900(10), F.A.C.
Lead & Copper		June-Sept. 2018	Sample from sites approved on the Lead and Copper Sampling Plan every three years.
Consumer Confidence Report (CCR) & CCR Certification of Delivery		July 1, 2016	CCR must be delivered by July 1, 2016. The CCR Certification of Delivery must be submitted to the Department by August 10, 2016. Use Form 62-555.900(alternate 19), F.A.C.





### Certification of Delivery of Consumer Confidence Report

**GENERAL INSTRUCTIONS:** This form shall be completed by all community water systems (CWSs) that have prepared a Consumer Confidence Report (CCR) in accordance with Rule 62-550.824, F.A.C., Consumer Confidence Reports. At the end of this form is a certification in which a system's authorized representative shall certify that the reported information is accurate and is in conformance with Rule 62-550.824, F.A.C. **COMPLETE THIS FORM AND SUBMIT IT BY AUGUST 10**, together with a copy of your system's CCR, sample email or water bill (with URL notification of CCR, if applicable), and any newspaper notice(s) and posted notice(s) of your CCR, to the appropriate DEP district office or Approved County Health Department (ACHD). Systems serving 100,000 or more persons posting their CCRs on publicly accessible Internet sites shall provide the information on the appropriate Internet link(s). All information provided on this form must be typed or printed in ink.

**I. General Water System Information. (To be completed by all community water systems.)**

System name: Tropical Trailer Park Contact person: Troy Fonder  
PWS Identification number (PWS ID): 651-1859 Contact phone number: 813-780-8503  
Mailing address: P.O. Box 669 City: Zephyrhills  
State: FL Zip: 33539 Population served (not the number of "service connections"): Approx. 240

**II. CCR Distribution Method. (To be completed by all community water systems. Choose A or B as appropriate.)**

A. We mailed, emailed, or otherwise directly delivered a copy of our CCR to each customer on \_\_\_\_\_ (enter date(s) of mailing or delivery) using the method(s) checked below:  
 a. Mailed CCR  
 b. Mailed notice (e.g. water bill) with direct URL to the CCR  
 c. Emailed CCR as an embedded image or as an attachment  
 d. Emailed notice with a direct URL to the CCR  
 e. Otherwise directly delivered CCR to every customer. Explain: \_\_\_\_\_  
Posted the CCR on the bulletin boards throughout the park, along with a notice for them to contact if they wanted their own copy.

B. We were eligible to use a mailing waiver and used a mailing waiver. (Systems are eligible to use a mailing waiver only if they serve fewer than 10,000 persons, have not had any MCL or monitoring and reporting (M/R) violations, nor have been issued any formal Notices of Violations (NOVs), Consent Orders, Administrative Orders, or court-ordered civil actions during the calendar year before the year the CCR is due to the customers).

Answer a, b, and c below.)  
 a. Date of newspaper: \_\_\_\_\_  
 b. Name of newspaper/newsletter that published our CCR: \_\_\_\_\_  
 c. A copy of our notice to customers, informing them that our CCR will not be mailed to them, is attached.  
This notice was:  mailed with bill;  published in newspaper/newsletter; or  other (describe)

**III. Posting of CCR on the Internet. (To be completed by all CWSs serving 100,000 or more persons.)**

We posted our CCR on this publicly accessible internet site: \_\_\_\_\_

**IV. Report on Your Effort to Distribute Your CCR to Your Water Consumers. (To be completed by all CWSs. Check all items that apply - at least one item must be checked.)**

In addition to the methods selected in Part II,  
 A. We posted our CCR on this publicly accessible internet site: \_\_\_\_\_  
 B. We published our CCR in the local newspaper(s). The name(s) and date(s) of the newspaper(s) are: \_\_\_\_\_

- C. We advertised the availability of our CCR as a press release, radio announcement, or TV announcement.  
The type(s) and date(s) of the advertisement(s) are: \_\_\_\_\_
- D. We delivered multiple copies of our CCR to single bill addresses serving several persons.
- E. We delivered multiple copies of our CCR to the following community organizations:  
\_\_\_\_\_
- F. Our CCR was posted in the following public locations: \_\_\_\_\_
- G. Our CCR was distributed by other methods (e.g., additional copies placed in entrance hall to facility). Describe.  
Copies were posted on bulletin boards throughout the park.  
\_\_\_\_\_

**V. Use of Non-English Language in CCR. (To be completed by all community water systems.)**


- Information in a non-English language was included in our CCR because 20% or more of our customers do not speak English but speak \_\_\_\_\_. The method we used to determine the proportion of non-English speaking customers is \_\_\_\_\_
- This requirement does not apply to our system, because we have no non-English speaking group among our customers equal to or exceeding 20% of our total number of customers.

**VI. Other Delivery Requirements. (To be completed by all community water systems.)**

- (A) Was a copy of your CCR sent to your county health department, as required by rule?  Yes  No
- (B) Is your system regulated by the Public Service Commission (PSC)?  Yes  No  
If Yes, was a copy of your CCR sent to the PSC, as required by rule?  Yes  No
- (C) If your system sells water to other systems, have you provided them with either a copy of your CCR or the required consumer confidence information?  Yes  No  Not Applicable

**VII. Certification of Delivery of CCR and Compliance with Regulations. (To be completed by all CWSs.)**

This statement certifies that the above named community public water system has distributed its CCR for the time period starting **January 1, 2016**, and ending **December 31, 2016**, to its customers on 4/6/2017 (mm/dd/yy) and provided the appropriate notices of availability according to the requirements listed in this form, which are also found in Rule 62-550.824, F.A.C. This statement also certifies that the reported information is correct and consistent with the compliance monitoring data for the same period previously submitted to the Department, and that the report has been delivered to the agencies identified in Rules 62-550.824(3)(e)3., and 4., F.A.C.

SIGNATURE OF AUTHORIZED REPRESENTATIVE:   
 NAME (please print): Frank Hinchman  
 TITLE: Lead Operator DATE: 4/6/17

- A copy of our CCR is attached, and
- If using electronic delivery, a copy of our sample email or notice (e.g. water bill), with URL leading directly to the CCR and not a general information website, is attached. For example, if you are using the FRWA website to post your CCR, your URL would be:  
[www.frwa.net/2012-Your PWSID Number.pdf](http://www.frwa.net/2012-Your PWSID Number.pdf) ([www.frwa.net/2012-0000000.pdf](http://www.frwa.net/2012-0000000.pdf)).



## 2016 Annual Drinking Water Quality Report

### Tropical Trailer Park Water System PWS# 6511859

This report will be mailed to customers only upon request and is also available at the water system office, club house, and bulletin boards throughout the park.

If you should have any questions about this report or concerning your water utility, please contact **Troy Fonder at 813-780-8503**. We encourage our valued customers to be informed about their water quality.

We're pleased to present you this 2016 Annual Drinking Water Report for Tropical Trailer Park Water System. This report is designed to inform you about the quality of water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water.

Our water source is ground water from two separate wells, one of which is located behind the club house and the other which is located on Tropical Drive. Once our water is pumped from the ground it is chlorinated for disinfection purposes.

In 2015, the Department of Environmental Protection performed a Source Water Assessment on our system and a search of data sources indicated no potential sources of contamination near our wells. The assessment results are available on the FDEP Source Water Assessment and Protection Program website at <https://fldep.state.fl.us/swapp/>.

This being said, we are pleased to inform you that our drinking water meets all federal and state requirements.

During 2016, Tropical Trailer Park Water System recorded 3,143,492 gallons of water used.

Tropical Trailer Park Water System routinely monitors for contaminants in your drinking water according to federal and state laws, rules, and regulations. Except where indicated otherwise, this report is based on the results of our monitoring for the period of January 1, 2016 to December 31, 2016. Data obtained before January 1, 2016, and presented in this report are from the most recent testing done in accordance with the laws, rules, and regulations.

In the table below, you may find unfamiliar terms and abbreviations. To help you better understand these terms we've provided the following definitions:

**Maximum Contaminant Level or MCL:** The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

**Maximum Contaminant Level Goal or MCLG:** The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety

**ND:** Not detected.



**Parts per million (ppm) or Milligrams per liter (mg/l):** one part by weight of analyte to 1 million parts by weight of the water sample.

### Stage 2 Disinfectant and Disinfection By-Products

For the following contaminants and disinfection residuals monitored under Stage 1 D/DBP regulations, the level detected is the highest annual average of the quarterly averages: Bromate, Chloramines, Chlorine, Haloacetic Acids, and/or TTHM (MCL 80 ppb). Range of Results is the range of results (lowest to highest) at the individual sampling sites. We are required to report individual sample results for the ISDE conducted under the Stage 2 D/DBP Rule, when determining the range for TTHM and HAA5 results.

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG or MRDLG	MCL or MRDL	Likely Source of Contamination
Chlorine (ppm)	01/15-12/15	N	0.73	0.57-0.73	MRDLG = 4	MRDL = 4.0	Water additive used to control microbes
Haloacetic Acids (five) (HAA5) (ppm)	09/15	N	15.44	N/A	N/A	MCL = 60	By-product of drinking water disinfection
TTHM [Total trihalomethanes] (ppm)	09/15	N	4.27	N/A	N/A	MCL = 80	By-product of drinking water disinfection

### Lead and Copper (Tap Water)

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	AL Violation Y/N	90 <sup>th</sup> Percentile Result	No. of sampling sites exceeding the AL	MCLG	AL (Action Level)	Likely Source of Contamination
Copper ( tap water) (ppm)	09/15	N	0.0073	0	1.3	1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives

Contaminant and Unit of Measurement	Dates of sampling (mo/yr)	MCL Violation Y/N	Level Detected	Range of Results	MC LG	MC L	Likely Source of Contamination
<b>Inorganic Contaminants</b>							
Arsenic (ppb)	12/15	N	1.5	1.3-1.5	0	10	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
Barium (ppm)	12/15	N	0.0021	.0021-.0022	2	2	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Beryllium (ppb)	12/15	N	0.2	ND-0.2	4	4	Discharge from metal refineries and coal-burning factories; discharge from electrical, aerospace, and defense industries
Cadmium (ppb)	12/15	N	0.3	N/A	5	5	Corrosion of galvanized pipes; erosion of natural deposits; discharge from metal refineries; runoff from waste batteries and paints
Chromium (ppb)	12/15	N	11.0	10-11	100	100	Discharge from steel and pulp mills; erosion of natural deposits

Contaminant and Unit of Measurement	Dates of sampling (mo/yr)	MCL Violation Y/N	Level Detected	Range of Results	MC LG	MC L	Likely Source of Contamination
Fluoride (ppm)	12/15	N	0.10	0.037-0.10	4	4.0	Erosion of natural deposits; discharge from fertilizer and aluminum factories. Water additive which promotes strong teeth when at the optimum level of 0.7 ppm
Nickel (ppb)	12/15	N	3.7	3.4-3.7	N/A	100	Pollution from mining and refining operations. Natural occurrence in soil
Nitrate (as Nitrogen) (ppm)	12/15	N	4.0	2.6-4.0	10	10	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Selenium (ppb)	12/15	N	1.4	1.3-1.4	50	50	Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines
Sodium (ppm)	12/15	N	9.9	9.7-9.9	N/A	160	Salt water intrusion, leaching from soil

Along with these tests in 2016, samples are collected monthly from the raw water and the treated (chlorinated) water to test for bacteria (total coliform). We are pleased to inform you that during 2016 we had no positive test results for total coliform.

Total Coliform: The Total Coliform Rule requires water systems to meet a stricter limit for coliform bacteria. Coliform bacteria are usually harmless, but their presence in water can be an indication of disease-causing bacteria. When coliform bacteria are found, special follow-up tests are done to determine if harmful bacteria are present in the water supply. If this limit is exceeded, the water supplier must notify the public by newspaper, television or radio. To comply with the stricter regulation, we have increased the average amount of chlorine in the distribution system.

As a general rule, please DO NOT FLUSH your unused/unwanted medications down toilets or sink drains. More information is available at <http://www.dep.state.fl.us/waste/categories/medications/pages/disposal.htm>.

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Tropical Trailer Park Water System is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.



The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- (A) Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- (B) Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- (C) Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- (D) Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.
- (E) Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, the EPA prescribes regulations, which limit the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

Nitrates: As a precaution, we always notify physicians and health care providers in this area if there is ever a higher than normal level of nitrates in the water supply.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbiological contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

In our continuing efforts to maintain a safe and dependable water supply, it may be necessary to make improvements in your water system. The costs of these improvements may be reflected in the rate structure. Rate adjustments may be necessary in order to address these improvements.



We at Tropical Trailer Park Water System would like you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to insuring the quality of your water. If you have any questions or concerns about the information provided, please feel free to call any of the numbers listed.

Exhibit B-7

**Subject:** RE: Tropical Trailer Park  
**From:** Soroka, Kira (Kira.Soroka@dep.state.fl.us)  
**To:** housingmanagementinc@yahoo.com;  
**Date:** Tuesday, December 8, 2015 3:50 PM

Terry,

Thank you for the Flow Meter Accuracy records. Please be advised that this test is good for 5 years and another flow meter accuracy check is due December, 2016.



**Kira Soroka**  
**Environmental Specialist III**  
Compliance Assurance Program  
Florida Department of Environmental Protection  
Southwest District  
Office: 813.470.5964  
Fax: 813.470.5995  
[kira.soroka@dep.state.fl.us](mailto:kira.soroka@dep.state.fl.us)

**From:** Bev Fonder [mailto:housingmanagementinc@yahoo.com]  
**Sent:** Tuesday, December 08, 2015 3:21 PM  
**To:** Soroka, Kira <Kira.Soroka@dep.state.fl.us>  
**Subject:** Re: Tropical Trailer Park

Hi Kira.

Troy wanted me to email you this regarding meter accuracy. Thank you!

-Terry

On Tuesday, December 8, 2015 2:17 PM, "Soroka, Kira" <Kira.Soroka@dep.state.fl.us> wrote:

Troy,

During our conversation this morning you had indicated that you were thinking about placing the 2,200 gallon hydro tank back in service. Please remember that this tank is overdue for inspection and must be repaired and inspected in accordance with rule 62.555.350(2). The inspection needs to be conducted by personnel under the responsible charge of a professional engineer licensed in Florida and/or submit the signed and sealed

Exhibit B-8



FLORIDA DEPARTMENT OF  
ENVIRONMENT  
AL PROTECTION

13051 North Telecom Parkway  
Temple Terrace, Florida 33637-0926

RICK SCOTT  
GOVERNOR

CARLOS LOPEZ-CANTERA  
LL GOVERNOR

HERSCHEL E. VINYARD JR.  
SECRETARY

February 20, 2014

Mr. Troy Fonder  
36645 Sunshine Road  
Zephyrhills, FL 33541

Re: 2014 Chemical Monitoring for Small Community Systems  
Tropical Trailer Park  
PWS-ID No. 651-1859  
Pasco County

Dear Mr. Fonder:

This letter is to advise you of chemical monitoring due in 2014 for the above-referenced drinking water system. This excludes any other chemical monitoring as a result of previous Department directive. The following page is a list of contaminant analyses with corresponding due dates.

**It is important for you to provide this information to your operator and/or sampler:**

- It is strongly recommended that testing be conducted early in the monitoring period to allow time for retests due to possible sampling or lab errors. Annual and triennial sampling should be completed by 9/30/2014 to provide time for revisions, re-tests, and/or corrections.
- Test results must be submitted to DEP within the first ten days following the end of the required monitoring period, or the first ten days following the month in which the sample results were received, whichever time is the shortest. Failure to comply may result in enforcement action.

If you have any questions, please contact me at, (813) 470-5785, or at: [Alison.Meetze@dep.state.fl.us](mailto:Alison.Meetze@dep.state.fl.us).

Sincerely,

Alison Meetze  
Environmental Specialist  
Compliance Assurance Program  
Southwest District  
Florida Department of Environmental Protection

cc: Tom Carman, [carmanh2o@yahoo.com](mailto:carmanh2o@yahoo.com)



MONITORING & REPORTS		DUE	COMMENTS
Microbiological ("Bacteriological")		Monthly	Disinfectant residuals must be reported.
Nitrate and Nitrite		2014	Sample at each POE every year.*
Primary Inorganics		2015	Sample at each POE every three years.
Secondaries		2015	Sample at each POE every three years.
Radiologicals	Gross Alpha	2018	Sample at each POE every three, six or nine years.
	Uranium	2015	Sample at each POE every three, six or nine years.
	Radium-226	2018	Sample at each POE every three, six or nine years.
	Radium-228	2018	Sample at each POE every three, six or nine years.
Volatile Organic Contaminants (VOCs)		2015	Sample at each POE every three years.
Toluene (2991)		Jan.-Mar. 2014	Sample at each POE.
Total Xylene (2955)		Jan.-Mar. 2014	Sample at each POE.
Synthetic Organic Contaminants (SOCs)		2015	Sample at each POE every three years, or submit SOC reduced monitoring waiver, if applicable. Use Form 62-560.545(2), F.A.C.
Stage II Disinfection Byproducts (DBPs) <i>Total Trihalomethanes &amp; Haloacetic Acids (5)</i>		July-Sept. 2014	Sample according to approved Stage 2 D/DBPR Monitoring Plan. The Stage 2 D/DBPR Monitoring Plan must be completed and available for Department review no later than 30 days before the date of initial Stage 2 monitoring. The monitoring plan format is available at: <a href="http://www.dep.state.fl.us/water/drinkingwater/forms.htm">http://www.dep.state.fl.us/water/drinkingwater/forms.htm</a> .
Asbestos		2020	Certification or results due every nine years. Use Form 62-555.900(10), F.A.C.
Lead & Copper		June-Sept. 2015	Sample from sites approved on the Lead and Copper Sampling Plan every three years.
Consumer Confidence Report (CCR) & CCR Certification of Delivery		July 1, 2014	CCR must be delivered by July 1, 2014. The CCR Certification of Delivery must be submitted to the Department by August 10, 2014. Use Form 62-555.900(alternate 19), F.A.C.

\*POE = Point of entry to the distribution system. Sample at each POE that is representative of each source after treatment.

This is a good faith assessment of monitoring requirements for the above-referenced public water system for calendar year 2014 and may not include additional sampling required during the year due to special circumstances. If you have questions or disagree with the assessment, please contact the appropriate personnel at (813) 470-5700. Monitoring schedules are subject to change, at any time, based on results of analyses or other factors. This chart shall not relieve any person from any requirement of Florida law.

If your system has a storage tank, excluding a bladder or diaphragm type hydropneumatic tank without a manhole, this tank must be checked annually to ensure that hatchways are closed and screens are in place; shall be cleaned on the inside at least once every five years; and shall be inspected for structural and coating integrity at least once every five years by personnel under the responsible charge of a professional engineer registered in the state of Florida. If the tank is due for a cleaning and inspection this year, please complete the work and forward the report to your inspector within 30 days of completion of the cleaning and inspection.

Drinking water forms can be found at the following link: <http://www.dep.state.fl.us/water/drinkingwater/forms.htm>.

Exhibit B-9



**FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION**

13051 North Telecom Parkway  
Temple Terrace, Florida 33637-0926

RICK SCOTT  
GOVERNOR

CARLOS LOPEZ-CANTEN  
L.T. GOVERNOR

JONATHAN P. STEVERSON  
SECRETARY

March 16, 2015

Mr. Troy Fonder  
36645 Sunshine Road  
Zephyrhills, FL 33541

Re: 2015 Chemical Monitoring for Small Community Systems  
Tropical Trailer Park  
PWS-ID No. 651-1859  
Pasco County

Dear Mr. Fonder:

This letter is to advise you of chemical monitoring due in 2015 for the above-referenced drinking water system. This excludes any other chemical monitoring as a result of previous Department directive. The following page is a list of contaminant analyses with corresponding due dates.

**It is important for you to provide this information to your operator and/or sampler:**

- > It is strongly recommended that testing be conducted early in the monitoring period to allow time for retests due to possible sampling or lab errors. Annual and triennial sampling should be completed by 9/30/2015 to provide time for revisions, re-tests, and/or corrections.
- > Test results must be submitted to DEP within the first ten days following the end of the required monitoring period, or the first ten days following the month in which the sample results were received, whichever time is the shortest. Failure to comply may result in enforcement action.

If you have any questions, please contact me at, (813) 470-5906, or at: [Erica.Cooper@dep.state.fl.us](mailto:Erica.Cooper@dep.state.fl.us).

Sincerely,

Erica Cooper  
Environmental Specialist I  
Compliance Assurance Program  
Southwest District  
Florida Department of Environmental Protection



PWS Name: Tropical Trailer Park

PWS ID: 6511859

MONITORING & REPORTS		DUE	COMMENTS
Microbiological ("Bacteriological")		Monthly	Disinfectant residuals must be reported.
Nitrate and Nitrite		2015	Sample at each POE every year.*
Primary Inorganics		2015	Sample at each POE every three years.
Secondaries		2015	Sample at each POE every three years.
Radiologicals	Gross Alpha	2018	Sample at each POE every three, six or nine years.
	Uranium	2015	Sample at each POE every three, six or nine years.
	Radium-226	2018	Sample at each POE every three, six or nine years.
	Radium-228	2018	Sample at each POE every three, six or nine years.
Volatile Organic Contaminants (VOCs)		2015	Sample at each POE every three years.
Toluene (2991)		Annually 2015	Sample at each POE.
Total Xylene (2955)		Annually 2015	Sample at each POE.
Synthetic Organic Contaminants (SOCs)		2015	Sample at each POE every three years, or submit SOC reduced monitoring waiver, if applicable. Use Form 62-560.545(2), F.A.C.
Stage II Disinfection Byproducts (DBPs) <i>Total Trihalomethanes &amp; Haloacetic Acids</i> (5)		July-Sept. 2015	Sample according to approved Stage 2 D/DBPR Monitoring Plan. The Stage 2 D/DBPR Monitoring Plan must be completed and available for Department review no later than 30 days before the date of initial Stage 2 monitoring. The monitoring plan format is available at: <a href="http://www.dep.state.fl.us/water/drinkingwater/forms.htm">http://www.dep.state.fl.us/water/drinkingwater/forms.htm</a> .
Asbestos		2020	Certification or results due every nine years. Use Form 62-555.900(10), F.A.C.
Lead & Copper		June-Sept. 2015	Sample from sites approved on the Lead and Copper Sampling Plan every three years.
Consumer Confidence Report (CCR) & CCR Certification of Delivery		July 1, 2015	CCR must be delivered by July 1, 2015. The CCR Certification of Delivery must be submitted to the Department by August 10, 2015. Use Form 62-555.900(alternate 19), F.A.C.

\*POE = Point of entry to the distribution system. Sample at each POE that is representative of each source after treatment.

This is a good faith assessment of monitoring requirements for the above-referenced public water system for calendar year 2015 and may not include additional sampling required during the year due to special circumstances. If you have questions or disagree with the assessment, please contact the appropriate personnel at (813) 470-5700. Monitoring schedules are subject to change, at any time, based on results of analyses or other factors. This chart shall not relieve any person from any requirement of Florida law.

If your system has a storage tank, excluding a bladder or diaphragm type hydropneumatic tank without a manhole, this tank must be checked annually to ensure that hatchways are closed and screens are in place; shall be cleaned on the inside at least once every five years; and shall be inspected for structural and coating integrity at least once every five years by personnel under the responsible charge of a professional engineer registered in the state of Florida. If the tank is due for a cleaning and inspection this year, please complete the work and forward the report to your inspector within 30 days of completion of the cleaning and inspection.

Drinking water forms can be found at the following link: <http://www.dep.state.fl.us/water/drinkingwater/forms.htm>.



Faxed To Glen 4-18-13  
1-727-942-7833

6136 P. 4



## Florida Department of Environmental Protection

Southwest District Office  
13051 North Telecom Parkway  
Temple Terrace, Florida 33637-0926

Rick Scott  
Governor

Herschel T. Vinyard Jr.  
Secretary

April 9, 2013

Exhibit B-10

Mr. Troy Fonder  
36645 Sunshine Road  
Zephyrhills, FL 33541-1182

Re: 2013 Chemical Monitoring for Community Systems  
Tropical Trailer Park  
PWS-ID No. 651-1859  
Pasco County

Dear Mr. Fonder:

This letter is to advise you of chemical monitoring due in 2013 for the above-referenced drinking water system. This excludes any other chemical monitoring as a result of previous Department directive. The following page is a list of contaminant analyses with corresponding due dates.

**It is important for you to provide this information to your operator and/or sampler:**

- It is strongly recommended that testing be conducted early in the monitoring period to allow time for retests due to possible sampling or lab errors. Annual and triennial sampling should be completed by 9/30/2013 to provide time for revisions, re-tests, and/or corrections.
- Test results must be submitted to DEP within the first ten days following the end of the required monitoring period, or the first ten days following the month in which the sample results were received, whichever time is the shortest. Failure to comply may result in enforcement action.

If you have any questions, please contact me at (813) 632-7600, extension 443, or at: [Gerald.Foster@DEP.state.fl.us](mailto:Gerald.Foster@DEP.state.fl.us)

Sincerely,

A handwritten signature in black ink that reads "Gerald B. Foster". The signature is written in a cursive style.

Gerald B. Foster  
Environmental Consultant  
Compliance Section

cc: Tom Carman, [carmanh2o@yahoo.com](mailto:carmanh2o@yahoo.com)

PWS Name: Tropical Trailer Park

PWS ID #: 651-1859

MONITORING & REPORTS		DUE	COMMENTS
Microbiological ("Bacteriological")		Monthly	Disinfectant residuals must be reported individually on bacteriological reports.
Nitrate and Nitrite		2013	Sample at each POE every year.*
Primary Inorganics		2015	Sample at each POE every three years.
Secondaries		2015	Sample at each POE every three years.
Radiologicals	Gross Alpha	2018	Sample at each POE every three, six or nine years.
	Uranium	2015	Sample at each POE every three, six or nine years.
	Radium-226	2018	Sample at each POE every three, six or nine years.
	Radium-228	2018	Sample at each POE every three, six or nine years.
Volatile Organic Contaminants (VOCs)		2015	Sample at each POE every three years.
DICHLOROMETHANE (2964)		2013	Annual
TOTAL XYLENES (2955)		Quarterly 2013	Quarterly during 2013.
TOLUENE (2991)		Quarterly 2013	Quarterly during 2013.
Synthetic Organic Contaminants (SOCs)		2015	Sample at each POE every three years or submit a Reduced Monitoring Application to waive 2015 testing if approved.
Stage II Disinfection Byproducts (DBPs) <i>Total Trihalomethanes &amp; Haloacetic Acids (5)</i>		July-Sept. 2014	Sample according to approved IDSE plan or DEP Monitoring Plan.
Asbestos		2020	Certification or results due every nine years. Use Form 62-555.900(10), F.A.C.
Lead & Copper		June-Sept. 2015	Sample from sites approved on the Lead and Copper Sampling Plan every three years.
Consumer Confidence Report (CCR) & CCR Certification of Delivery		July 1, 2013	CCR must be delivered by July 1, 2013. The CCR Certification of Delivery must be submitted to the Department by August 10, 2013. Use Form 62-555.900(19) Alternate, F.A.C.

\*POE = Point of entry to the distribution system. treatment.

Sample at each POE that is representative of each source after

This is a good faith assessment of monitoring requirements for the above-referenced public water system for calendar year 2013 and may not include additional sampling required during the year due to special circumstances. If you have questions or disagree with the assessment, please contact the appropriate personnel at (813) 632-7600. Monitoring schedules are subject to change, at any time, based on results of analyses or other factors. This chart shall not relieve any person from any requirement of Florida law.

Drinking water forms can be found at the following link:  
<http://www.dep.state.fl.us/water/drinkingwater/forms.htm>.

**If your system has a storage tank**, excluding a bladder or diaphragm type hydropneumatic tank without a manhole, this tank must be checked annually to ensure that hatchways are closed and screens are in place; shall be cleaned on the inside at least once every five years; and shall be inspected for structural and coating integrity at least once every five years by personnel under the responsible charge of a professional engineer registered in the state of Florida. If the tank is due for a cleaning and inspection this year, please complete the work and forward the report to your inspector within 30 days of completion of the cleaning and inspection.



Exhibit B - 11



**FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION**

13051 North Telecom Parkway  
Temple Terrace, Florida 33637-0926

RICK SCOTT  
GOVERNOR

HERSCHEL F. VINYARD JR.  
SECRETARY

November 1, 2013

Mr. Troy Fonder  
Tropical Trailer Park  
36645 Sunshine Rd.  
Zephyrhills, FL 33541

Re: Compliance Assistance Offer  
Tropical Trailer Park Water Treat Plant  
Facility ID No. 651-1859  
Pasco County

Dear Mr. Fonder:

A sanitary survey inspection was conducted at your water system on August 26, 2013, under the authority of Section 403.061, Florida Statutes (F.S.). During this inspection, possible violations of Chapter 62-555, Florida Administrative Code (F.A.C.) were observed. The purpose of this letter is to offer you compliance assistance as a means of resolving these matters.

Please see the attached inspection report for a full account of Department observations and be advised this Compliance Assistance Offer is part of an agency investigation preliminary to agency action in accordance with Section 120.57(5), F.S. We request you review the items of concern noted in the attached inspection report and respond in writing within **15 days** of receipt of this Compliance Assistance Offer. Your written response should either:

1. Describe what you have done to resolve the issues (see "Deficiencies" section of the report),
2. Provide information that either mitigates the concerns or demonstrates them to be invalid, or
3. Arrange for one of our inspectors to visit your water system to offer suggested actions to return to compliance without enforcement.

It is the Department's desire that you are able to document compliance or corrective actions concerning the possible violations identified in the attached inspection report so that this matter can be closed without enforcement. Your failure to respond promptly in writing (or by e-mail) may result in the initiation of formal enforcement proceedings.

Tropical Trailer Park  
Facility ID No.: 651-1859  
Compliance Assistance Offer  
Page 2 of 2

Please address your response and any questions to Danielle D. Henry of the Southwest District Office at (813) 470-5788, or via e-mail at [Danielle.D.Henry@dep.state.fl.us](mailto:Danielle.D.Henry@dep.state.fl.us). We look forward to your cooperation with this matter.

Sincerely,



Brian J. Armstrong, PG  
Assistant Director  
Southwest District  
Florida Department of Environmental Protection

BJA/dh/gf

Enclosures: Inspection Report

ec: Tom Carman, [carmanh2o@yahoo.com](mailto:carmanh2o@yahoo.com)

813-470-5722  
Ext 45001

813-470-5722



**SANITARY SURVEY REPORT – Small Systems – Chlorine/Aeration / <350 population**

<b>SURVEY</b>	Water system: <u>TROPICAL TRAILER PARK</u>	System PWS #: <u>651-1859</u>	Date of survey: <u>06/21/2013</u>
	Inspector name: <u>GERALD FOSTER</u>	Person(s) contacted: _____	
	System type: <u>C</u> Population: <u>250</u>	Connections: <u>117</u> Design capacity: <u>N/A</u>	Storage capacity: <u>2,220</u>
<b>SYSTEM</b>	System address: <u>37407 RAY DRIVE</u>	City: <u>ZEPHYRHILLS</u>	State: <u>FL</u> Zip: <u>33541</u>
	System phone: <u>(813) 788-0665</u>		Cell: _____
	Fax number: _____	Email: _____	
<b>OWNER</b>	Owner name: <u>TROY FONDER</u>	Owner title: <u>OWNER</u>	
	Owner address: <u>36645 SUNSHINE ROAD</u>	City: <u>ZEPHYRHILLS</u>	State: <u>FL</u> Zip: <u>33541</u>
	Owner phone: <u>(813) 788-0665</u>		Cell: _____
	Fax number: _____	Email: _____	
<b>OPERATOR</b>	Operator required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If "No", Operator sections not applicable)	Operator class & cert. number: <u>C 6613</u>	
	Operator name: <u>THOMAS CARMAN</u>	Phone: <u>(727) 243-8998</u>	
	Fax number: _____	Email: <u>carmanh2o@yahoo.com</u>	

SOURCE - WELL INFORMATION	Well Name and/or FL Unique Well ID	Well #1 East	Well #2 West	STORAGE FACILITIES	Storage type used: <input checked="" type="checkbox"/> Hydro <input type="checkbox"/> Ground <input type="checkbox"/> Elevated <input type="checkbox"/> Bladder <input type="checkbox"/> N/A			
	Well head sealed? (Pad/conduit/openings)	Yes	Yes		Yes	Inspections compliant? (annual/5yr)	NA-no hatch at Well #1	See Deficiencies
Well casing 12" above grade?	No	No	No	Washouts compliant? (every 5yrs)				
Casing vent compliant?(installed, screened)	No	Yes	Yes	Storage capacity compliant?(% max)	Yes	Yes		
Check valve compliant? (installed/no leak)	Yes	Yes	Yes	HYDRO APPURTENANCES: "X" box below if not compliant, <input type="checkbox"/> PRV <input type="checkbox"/> Gauge <input type="checkbox"/> Sight glass <input type="checkbox"/> Bypass <input type="checkbox"/> Drain <input checked="" type="checkbox"/> Compliant				
Tap Compliant? (Smooth/12" high/precheck)	Yes	Yes	Yes	GROUND/ELEVATED APPURTENANCES: "X" box below if not compliant. NA <input type="checkbox"/> Hatch <input type="checkbox"/> Vent <input type="checkbox"/> Overflow <input type="checkbox"/> Drain <input type="checkbox"/> Bypass <input type="checkbox"/> Compliant				
Flow measurable? (if applicable, GPM@psi)	Yes	Yes	Yes	Manual or automatic controls?	Automatic			
Flow meter accuracy checked?	Yes	Yes	Yes	On/Off pressure of pumps?	/	/		
Well capacity > maximum day?	Yes	Yes	Yes	HSP	High Service Pumps functional?	N/A		
Setbacks compliant?(hazard type and distance)	Yes	Yes	Yes		HSP capacity compliant?	N/A		
Name of plant & type of chlorination	/	/	/	MONITORING	Chlorine test kit compliant?	Yes		
O & M log compliant?	Yes	See comments	See Deficiencies		Chlorine grab sampling compliant?	Yes		
O & M manual compliant?	See Deficiencies	See Deficiencies	See Deficiencies		Bacti sampling compliant?	Yes		
Cl storage compliant? (no organics/acid/sun)	Yes	Yes	Yes		Chemical sampling compliant?	Yes		
Chlorinator flow proportionate?	Yes	Yes	Yes		Lead/copper sampling compliant?(C,P)	Yes		
Treated sample tap provided?	Yes	Yes	Yes		DBP monitoring compliant? (C,P)	Yes		
TREATMENT	HYPO CL	Cl solution strength?	unknown		unknown	MONITORING PLANS: "X" box below if not compliant <input type="checkbox"/> Bacteriological <input type="checkbox"/> Disinfection By-Products (C,P) <input type="checkbox"/> Lead & Copper (C,P)		
		Solution tank compliant?(covered/etc)	Yes		Yes	NSF: "X" box below if not compliant <input type="checkbox"/> Treatment Chemicals/Components <input type="checkbox"/> Storage <input type="checkbox"/> Pipe <input type="checkbox"/> New Meters		
		Antisiphon protection compliant?	Yes		Yes	CCC / Plan(C) implemented?	Yes	
GAS CL	AERATE	Safety: (Gloves/Apron/Eyewash/etc)	Yes		Yes	Record keeping compliant?	Yes	
		Cl room compliant?(separate/ventilation)	N/A	N/A	Security measures compliant?	Yes		
		Scales compliant? (installed/functional)	N/A	N/A	Plant category and type?	Cat V / Class D		
DISTRIBUTION	OPERATOR	Safety: (SCBA/Gloves/Ammonia)	N/A	N/A	Plant checked 5 days/week? (owner/rep)	No		
		Choose type: "X" box below if not compliant N/A <input type="checkbox"/> Screen <input type="checkbox"/> Tray <input type="checkbox"/> Lid <input type="checkbox"/> Bypass <input type="checkbox"/> Drain <input type="checkbox"/> Algae Free <input type="checkbox"/> Compliant			Operator visits compliant?	Yes		
Flushing of dead ends compliant?	See Recommendations			MORs submittal compliant?	Yes			
Valve maintenance compliant?	See Recommendations							
Distribution PSI compliant? (> 20 PSI)	Yes 35 psi							
Chlorine residual above minimum?	Yes							

<b>FIELD SAMPLING RESULTS</b>	Plant Cl (mg/L)	1.6ppm	2.09ppm	Distribution Cl (mg/L)	1.04ppm
<b>TECHNICAL ASSISTANCE PROVIDERS (TAP) RECOMMENDED?</b> <input checked="" type="checkbox"/> Yes (see enclosed TAP information) <input type="checkbox"/> No TAP recommended at this time					



COMMENTS: Note at Plant #2 stating that log book to be replaced.

**DEFICIENCIES**

**DEFICIENCY: STORAGE TANK DUE FOR INSPECTION.**

REGULATION REFERENCE: FAC Rule 62-555.350 (2)

**RECOMMENDED ACTION:**

Finished-drinking-water storage tanks, including conventional hydropneumatic tanks with an access manhole but excluding bladder- or diaphragm-type hydropneumatic tanks without an access manhole, shall be checked at least annually to ensure that hatches are closed and screens are in place; shall be cleaned at least once every five years to remove biogrowths, calcium or iron/manganese deposits, and sludge from inside the tanks; and shall be inspected for structural and coating integrity at least once every five years by personnel under the responsible charge of a professional engineer licensed in Florida. Please ensure that the storage tank is inspected as soon as possible. Provide date scheduled to DEP.

*As per 2/2/1*

**DEFICIENCY: NO OPERATION AND MAINTENANCE MANUAL ONSITE**

REGULATION REFERENCE: FAC 62-555.350 (13)

**CORRECTIVE ACTION:**

All public water systems are required to provide an **Operation and Maintenance Manual**. The manual shall contain operation and control procedures, preventive maintenance, and repair procedures for all plant equipment. The manual shall be made available for reference at the plant or at a convenient location near the plant. Complete the Operation and Maintenance manual within 30 days.

**DEFICIENCY: NO FINISHED DRINKING WATER SAMPLING TAP (POINT OF ENTRY TAP) – East plant**

REGULATION REFERENCE: FAC 62-555.320 (17)

**CORRECTIVE ACTION:**

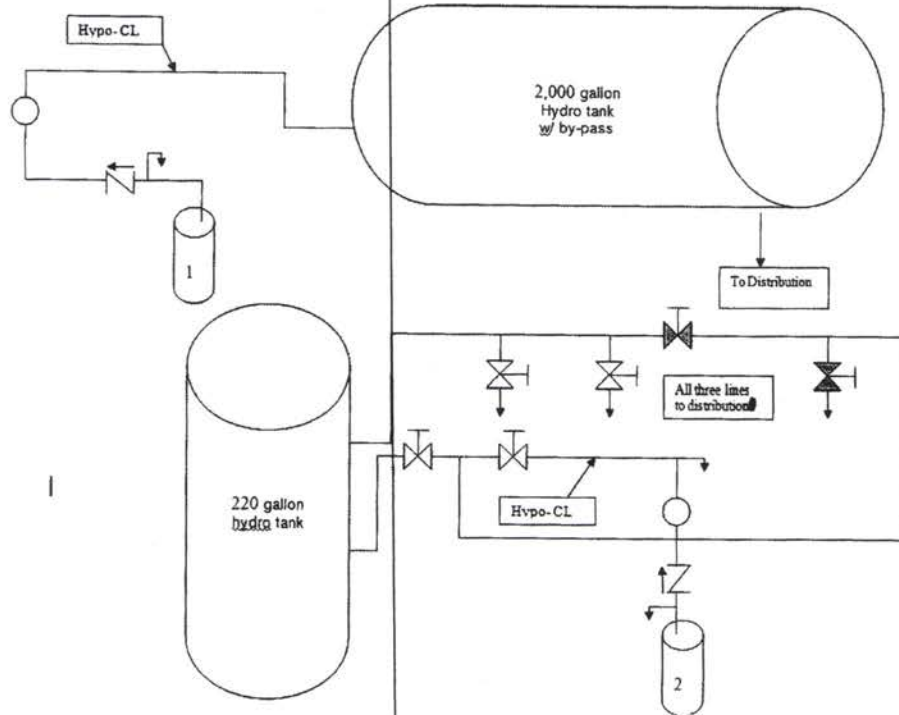
Install a point of entry tap on the treated water distribution line after the hydropneumatic tank before going out into the distribution system. The sampling tap will need to be installed within 30 days.

**REMARKS AND RECOMMENDATIONS**

**Previous inspection response was provided concerning flushing and valve exercising. When the O and M manual has been developed, please ensure to incorporate flushing and valve exercising information.**

SYSTEM SCHEMATIC

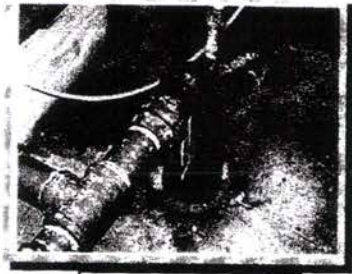
PUBLIC DRINKING WATER SYSTEM SCHEMATIC  
TROPICAL TRAILER PARK  
PWS ID # 651-1859  
PASCO COUNTY



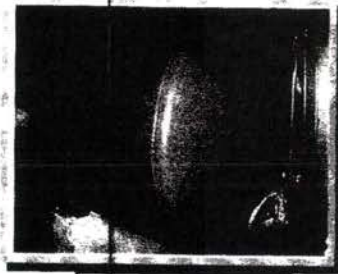
TECHNICAL ASSISTANCE PROVIDERS

FLORIDA RURAL WATER ASSOCIATION  
2970 Wellington Circle W, Suite 101  
Tallahassee FL 32309-6885  
E-Mail: [FRWA@frwa.net](mailto:FRWA@frwa.net)  
Home Page: <http://www.frwa.net>  
850.668.2746

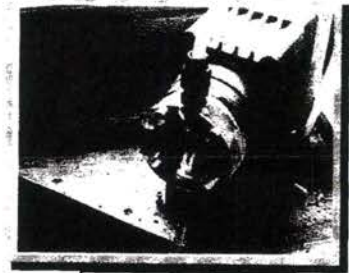
DIGITAL PHOTOS



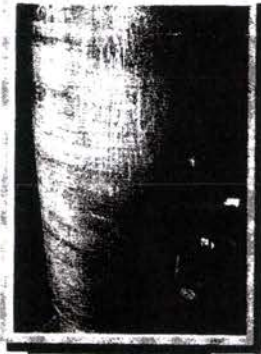
Well AAC-0183



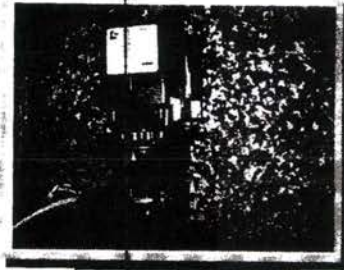
Hydro storage tank



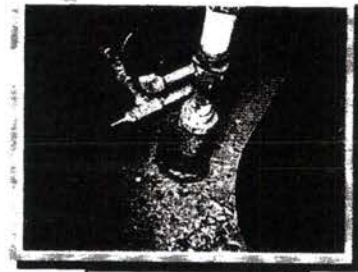
Chlorinator



Hydro Tank at Rec Room



Chlorinator at Rec Room



Well at Rec Room

INSPECTOR'S SIGNATURE *Garah B. Foster* TITLE ENV. CONSULTANT DATE: October 25, 2013

REVIEWED BY *Danielle D'Henry* TITLE ENV. MGR DATE: October 30, 2013



PWS Name: Tropical Trailer Park

PWS ID #: 651-1859

MONITORING & REPORTS		DUE	COMMENTS
Microbiological ("Bacteriological")		Monthly	Disinfectant residuals must be reported individually on bacteriological reports.
Nitrate and Nitrite		2013	Sample at each POE every year.*
Primary Inorganics		2015	Sample at each POE every three years.
Secondaries		2015	Sample at each POE every three years.
Radiologicals	Gross Alpha	2018	Sample at each POE every three, six or nine years.
	Uranium	2015	Sample at each POE every three, six or nine years.
	Radium-226	2018	Sample at each POE every three, six or nine years.
	Radium-228	2018	Sample at each POE every three, six or nine years.
Volatile Organic Contaminants (VOCs)		2015	Sample at each POE every three years.
DICHLOROMETHANE (2964)		2013	Annual
TOTAL XYLENES (2955)		Quarterly 2013	Quarterly during 2013.
TOLUENE (2991)		Quarterly 2013	Quarterly during 2013.
Synthetic Organic Contaminants (SOCs)		2015	Sample at each POE every three years or submit a Reduced Monitoring Application to waive 2015 testing if approved.
Stage II Disinfection Byproducts (DBPs) <i>Total Trihalomethanes &amp; Haloacetic Acids (5)</i>		July-Sept. 2014	Sample according to approved IDSE plan or DEP Monitoring Plan.
Asbestos		2020	Certification or results due every nine years. Use Form 62-555.900(10), F.A.C.
Lead & Copper		June-Sept. 2015	Sample from sites approved on the Lead and Copper Sampling Plan every three years.
Consumer Confidence Report (CCR) & CCR Certification of Delivery		July 1, 2013	CCR must be delivered by July 1, 2013. The CCR Certification of Delivery must be submitted to the Department by August 10, 2013. Use Form 62-555.900(19) Alternate, F.A.C.

POE = Point of Entry (Samples shall be taken at each entry point to the distribution system that is representative of each source after treatment.)

Exhibit C-1



Rcpt: 1857758 Rec: 44.00  
DS: 135.10 IT: 0.00  
04/25/2017 D. B., Dpty Clerk

This Instrument Prepared by and Return to:  
Housing Management, Inc.  
P.O. Box 669  
Zephyrhills, Fl. 33539-0669

\$19,300.<sup>30</sup>

**WARRANTY DEED TO TRUSTEE UNDER LAND TRUST**

**THIS WARRANTY DEED** made the 1<sup>st</sup> day of January, 2017, by Scott Jackman as TRUSTEE UNDER LAND TRUST # 54394041, and whose Post Office address is PO. BOX 669 ZEPHYRHILLS FL. 33539-0669, hereinafter called "Grantor", to JOHN P. JONES as TRUSTEE UNDER LAND TRUST # 28845489462, dated the 1<sup>st</sup>. day of January, 2017 (hereinafter referred to a Trustee) with full power and authority to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described and whose Post Office address is PO. BOX 1784 ZEPHYRHILLS FL. 33539-1784

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Trustee, all that certain land situate in Pasco County, Florida, to-wit:

Legal Description see "EXHIBIT A"

PAULA S. O'NEIL, PH.D. PASCO CLERK & COMPTROLLER  
04/25/2017 01:06pm 1 of 5  
OR BK 9531 PG 249

This conveyance is subject to:

1. Taxes and assessments for the year 2017 and subsequent years.
2. Zoning and other governmental regulations.

**TO HAVE AND TO HOLD** the above-described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this deed and in the Land Trust # 28845489462 dated the 1<sup>st</sup> day of January, 2017 (Trust Agreement). Full power and authority is hereby granted to said Trustee to improve, to subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and or subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, to option, to pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the



manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property or any part thereof to condominium, to place restrictions on the property or any part thereof, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof and to deal with said property and every part thereof in all other ways, and for such other considerations as it would be lawful or any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of said Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustee may be accountable; and every deed, trust deed, mortgage, lease or other instrument executed by Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance lease or other instrument (a) that at the time of its delivery that Trust created by this Deed and by the Trust Agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed and in the Trust Agreement and is binding upon all beneficiaries under those instruments, (c) that Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust. If there are Co-trustees, it is specifically understood that the signature of only one of the Co-trustee shall be required to accomplish the foregoing.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustee's shall have no obligations whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof ; and it shall be expressly understood that any representations, warranties, covenants, undertaking and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as a personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee or for the purpose or with the intention of binding said trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the trustee of any



representation warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations, limited liability Company, partnerships, Limited Partnership or other entity whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of the beneficiary under this Deed and under the Trust Agreement referred to previously and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and that interest is declared to be personal property, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to the real estate as such but only as interest in the earnings, avails and proceeds from that real estate as aforesaid.

In the event of the death of the trustee or an executed "resignation of trustee", notarized and witnessed, acceptable for recording in public records of Pasco County Florida or the firing of the trustee by the Beneficiary(s), the Beneficiary(s) may at any time appoint the new successor trustee. The Beneficiary(s)' appointed successor trustee shall execute an "acceptance of trustee" notarized and witnessed, acceptable for recording in public records of Pasco County Florida. Upon a recording in the public records of Pasco County, Florida, of a death certificate of the trustee and/or any "acceptance of trustee", title to the land described herein shall be deemed to be held by the successor trustee and to pass to the successor trustee.

This Deed is given and accepted in accordance with Section 689.071 and Section 689.073 Florida Statutes. The Trustee shall have no personal liability whatsoever for action as trustee under the trust agreement referred to above or by virtue of taking title to the land described above and the sole liability of Trustee hereunder shall be limited to the property which the Trustee holds under the Trust Agreement referred to above.

And the Grantor by this Deed fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whomsoever. "Grantor", "Grantee", "Trustee" and "Beneficiary" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantors aforesaid have set their hand and seal  
this 27<sup>th</sup> day of March, 2017.

Signed, sealed and witnessed  
in our presence:

Renea L. Kania  
WITNESS Signature

Renea L. Kania  
WITNESS Print Name

Scott Jackman  
Scott Jackman as Trustee  
under Land Trust #54394041

Elizabeth Prochnow  
WITNESS Signature

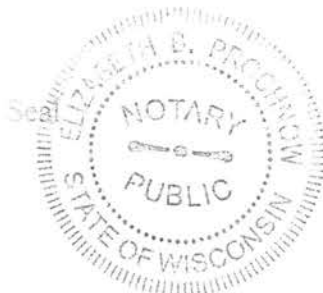
Elizabeth Prochnow  
WITNESS Print Name

**STATE OF WISCONSIN  
COUNTY OF MARATHON**

**I HEREBY CERTIFY** that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared SCOTT JACKMAN AS TRUSTEE UNDER LAND TRUST # 54394041, who is personally known to me, or who has produced a Driver's License, known to be the person'(s) described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

**WITNESS** my hand and official seal in the County and State last aforesaid this  
27<sup>th</sup> day of March, 2017.

Elizabeth Prochnow  
NOTARY PUBLIC  
STATE OF WISCONSIN AT LARGE  
MY COMMISSION NUMBER: expires 10-24-17



## EXHIBIT "A"

Beginning at a R. R. Spike at the NW corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 15, Township 26 South, Range 21 East, thence South 331.38 feet; thence South 89 47' 0" East, 605.0 feet to an iron rod for a Point of Beginning; thence South 89 47' 0" East, 63.37 feet to a concrete monument; thence South 0 05' 21" East, 92.5 feet; thence North 89 47' 0" West, 63.51 feet; thence North 92.5 feet to the Point of Beginning, LESS the South 17.5 feet thereof for road right of way purposes, being a part of Tract 11, ZEPHYRHILLS COLONY COMPANY LANDS, recorded in Plat Book 1, Page 55, Public Records of Pasco County, Florida. (Lot 39) (Value \$6,433.44)

AND

Beginning at a R. R. Spike at the NW corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 15, Township 26 South, Range 21 East, thence South 331.38 feet; thence South 89 47' 0" East, 545.0 feet to an iron rod for a Point of Beginning; thence South 89 47' 0" East, 60.0 feet to an iron rod, NW corner of Lot 39 and with, South 92.5 feet, thence North 89 47' 0" West, 60.0 feet; thence North 92.5 feet to the Point of Beginning, LESS the South 17.5 feet for road right of way purposes, being a part of Tract 11, ZEPHYRHILLS COLONY COMPANY LANDS, recorded in Plat Book 1, Page 55, Public Records of Pasco County, Florida. (Lot 40) (Value \$6,433.44)

AND

Beginning at a R. R. Spike at the NW corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 15, Township 26 South, Range 21 East, thence South 331.38 feet; thence South 89 47' 0" East, 485.0 feet to an iron rod for a Point of Beginning; thence South 89 47' 0" East, 60.0 feet to an iron rod, NW corner of Lot 40 and with, South 92.5 feet, thence North 89 47' 0" West, 60.0 feet, thence North 92.5 feet to the Point of Beginning, LESS the South 17.5 feet for the road right of way purposes, being a part of Tract 11, ZEPHYRHILLS COLONY CAMPANY LANDS, recorded in Plat Book 1, Page 55, Public Records of Pasco County, Florida. (Lot 41) (Value \$6,433.42)

TOGETHER with right of way reserved and together with access across property owned by Tropical Mobile Home Association, Inc., as described in Official Record Book 1168, Page 236, Public Records of Pasco County, Florida.



Exhibit C-2

**BILL OF SALE, ABSOLUTE**

**KNOW ALL MEN BY THESE PRESENTS**, that **SCOTT JACKMAN, TRUSTEE UNDER AMENDED PERSONAL PROPERTY TRUST # 54394041W**, in the County of PASCO and the State of FLORIDA party of the first part, for and in consideration, to **JOHN P. JONES, TRUSTEE UNDER PERSONAL PROPERTY TRUST # 28845489462W**, party of the second part the receipt whereof is hereby acknowledged, has granted, bargained, sold transfer and deliver unto the said parties of the second part, their executors, administrators and assigns, the following goods and chattels:

WATER SUPPLY SYSTEM SEE EXHIBIT "A"

**TO HAVE AND TO HOLD** the same unto the said party of the second part, their executors, administrators and assigns forever.

And **SCOTT JACKMAN, TRUSTEE UNDER PERSONAL PROPERTY TRUST # 54394041W**, does for **JOHN P. JONES, TRUSTEE UNDER PERSONAL PROPERTY TRUST # 28845489462W**, and their heirs, executors and administrators, covenant to and with the said party of the second part, their executors, administrators and assigns, that **SCOTT JACKMAN, TRUSTEE UNDER PERSONAL PROPERTY TRUST # 54394041W**, is the lawful owner(s) of the said goods and chattels; that it is free from all encumbrances; that **JOHN P. JONES, TRUSTEE UNDER PERSONAL PROPERTY TRUST # 28845489462W**, has good right to sell the same aforesaid.

**IN WITNESS WHEREOF**, **SCOTT JACKMAN, TRUSTEE UNDER PERSONAL PROPERTY TRUST # 54394041W**, has hereunto set HIS hand and seal this 31st Day of December 2016

  
\_\_\_\_\_  
**SCOTT JACKMAN, TRUSTEE  
UNDER PERSONAL PROPERTY TRUST  
# 54394041W,**

STATE OF WISCONSIN  
COUNTY OF Marathon

**I HEREBY CERTIFY** that on this day before me an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments appeared, **SCOTT JACKMAN, TRUSTEE UNDER PERSONAL PROPERTY TRUST # 54394041W**, who is personally known to me or has produced a driver's license, and is known to be the person described in and who executed the foregoing instrument and HE acknowledged before me that HE executed the same.

**WITNESS** my hand and official seal in the County and State last aforesaid this 27<sup>th</sup> day of March, A.D, 2017.

  
\_\_\_\_\_  
**NOTARY PUBLIC**

**IDENTIFICATION:** expires:  
10-24-17



Documentary Tax Pd. \$ 1083.90  
\$ 0 Intangible Tax Pd.  
Paula S. O'Neil Clerk & Comptroller, Pasco County  
By ki Deputy Clerk

EXHIBIT "A"

Structures and Improvements	\$11,039.78
Wells and Springs	\$35,291.37
Supply Mains	\$19,143.80
Pumping Equipment	\$8,901.45
Water Treatment Equipment	\$6,264.51
Distribution Reservoirs and Standpipes	\$16,288.80
Meter and Meter Installation	\$769.99
TOTAL	\$97,699.70

**FLORIDA LAND TRUST AGREEMENT**

THIS TRUST AGREEMENT, dated as of the 1<sup>st</sup> day of January, 2017 entered into by and between "A UTILITY INC." and John Paul Jones as Trustee, under Land Trust Number 28845489462 hereafter called the "Trustee" which designation shall include all successor trustees, and "A UTILITY INC." hereinafter called the "Beneficiary", whether one or more, which designation shall include all successors in interest to any beneficiary or beneficiaries:

**WITNESSETH**

WHEREAS, certain real property is about to be conveyed to the Trustee, as Trustee under this Agreement, title to the property in Pasco County, Florida described on EXHIBIT "A" attached hereto (herein called the "Property"): and,

WHEREAS, when the Trustee has taken title to that Property, or to any other property conveyed to him as Trustee under this Agreement, he will hold the title, in Trust, for the uses and purposes and subject to the terms and conditions as hereinafter set forth; and,

WHEREAS, it is further the intent of Trustee to take title to the property in accordance with the provisions of Section 689.071, and Section 689.073 Florida Statutes; and,

WHEREAS, the Trust created by this instrument shall be known for all purposes as Trust Number 28845489462 Dated the 1<sup>st</sup> day of January, 2017 and

WHEREAS, the parties wish the beneficial interest to be characterized as a personal property interest.

NOW, THEREFORE, in consideration of the mutual premises herein contained the parties hereto agree as follows:

1. RECITALS The recitals above are true and correct and are incorporated herein by reference.

2. PROPERTY. Title to the Property shall be conveyed to the Trustee in accordance with and the rights of the parties shall be governed, to the extent applicable, by the provisions of Section 689.071 and Section 689.073 of the Florida Statutes. The Trustee agrees to accept the deed to the Property and to cause said deed to be recorded in the Public Records of Pasco County, Florida, and to hold title to the Property for the uses and purposes herein stated. The Beneficiary shall advance to the Trustee all monies required by the Trustee to record said deed including, but not limited to, all appropriate documentary stamp taxes. The Beneficiary may not dedicate or cause any other property to be conveyed to the Trustee under this Trust Agreement unless the Trustee consents thereto in writing. Should other property subsequently be conveyed and held by the Trustee pursuant to this Trust Agreement, the term "Property" as used herein shall mean and refer to all property, the title to which is held by the Trustee pursuant to this Trust Agreement. This Trust Agreement is identified as Trust Agreement Number 28845489462, dated the 31<sup>st</sup> day of December, 2016

3. NAME, ADDRESS AND INTEREST OF BENEFICIARY:

(a) The following is the Beneficiary of this Trust, and as such shall be entitled to all of the earnings, avails and proceeds of the Trust property according to the percentage interest set forth opposite its name:



NAME OF BENEFICIARY  
A UTILITY INC.

INTEREST IN TRUST  
100%

(b) The interest of the Beneficiary shall consist solely of the following rights respecting the trust property:

- 1.) Power to direct the Trustee to deal with title to the property, which power shall include, but is not limited to, directions to the Trustee to execute deeds, leases, mortgages, promissory notes and all other instruments relating to the Property, provided, however, as set forth in paragraphs 13, 23, and 26, of this Trust Agreement, the Trustee shall have no individual liability whatsoever nor shall the Trustee be required to furnish any warranties that would result in any individual liability in regard to the execution of any such instruments.
- 2.) Power to manage, possess, use and control the Property.
- 3.) Right to receive the earnings, avails and proceeds from leases and other uses and from mortgages, sales and other dispositions of the Property.
- 4.) Enjoyment of all rights and privileges regarding the Property as if the Beneficiary was the legal and equitable owner of the Property.

Such rights and powers, as well as the interest of the Beneficiary under this Trust Agreement, shall be personal property. The Beneficiary shall not have any right, title or interest in or to any portion of the legal or equitable title to the Property. If the Beneficiary is a human being, the death of the Beneficiary (or any of the persons contained in the term Beneficiary if more than one person signs this Trust Agreement as the Beneficiary) shall not terminate this Trust Agreement or the Trust created hereby or affect the rights or powers of the Trustee or of the Beneficiary except as provided by law and the interest of the Beneficiary of this Trust Agreement, pass to his personal representative and not to his devisees or heirs at law.

4. OBLIGATION OF TRUSTEE WITH RESPECT TO PROPERTY. The Trustee shall have no obligation to file any income, profit or other tax reports or returns or pay such or any other taxes relating to the Property, provided, however, that the Trustee shall have the right but not the obligation to file any tax return or pay taxes relating to the Property which it, in its absolute discretion, deems should be filed by it, and in such event the Beneficiary will cooperate with the Trustee in providing such information as is necessary to the proper and correct preparation of such return and the Beneficiary shall promptly pay to the Trustee the amount of said taxes as set forth in paragraph 13 hereof. The Beneficiary shall make all returns and reports and pay all real estate and all other taxes or charges payable with respect to the Property and to the earnings, avails, and proceeds of the property or based on his interest under this Trust Agreement.

The powers of the Trustee shall be limited to the following:

- (a) The duty to convey, sell, lease, mortgage, or deal with the Trust

IN WITNESS WHEREOF, the Trustee and Beneficiary have executed this Agreement the day and year first written above.

Beryl Jones  
First Witness Signature

Beryl Jones  
Printed Name of Witness

John P. Jones Trustee  
Trustee Signature  
John P. Jones Trustee under Land Trustee  
# 28845489462 Dated 1-1-2017  
P. O. Box 669 Zephyrhills FL 33539

Shannon Gonzalez  
Second Witness Signature

Shannon Gonzalez  
Printed Name of Witness

COUNTY OF PASCO  
STATE OF FLORIDA

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, appeared John P. Jones as trustee under land trust number 28845489462 dated 1-1-2017 who is personally known to me or has produced a Driver's License, and is known to be the person' described in and who executed the foregoing Florida Land Trust Agreement and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1<sup>st</sup> day of Jan, 2017

Deborah G. Cydlo  
Notary Public  
State of FLORIDA at Large

I.D. \_\_\_\_\_



Beng Fonder

First Witness Signature

Beverly Fonder

Printed Name of Witness

Troy Fonder

Beneficiary Signature

Troy Fonder President of A UTILITY INC.  
P. O. Box 669 Zephyrhills FL. 33539-0669

Shannon Gonzalez

Second Witness Signature

Shannon Gonzalez

Printed Name of Witness

COUNTY OF PASCO  
STATE OF FLORIDA

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, appeared Beneficiary Signature Troy Fonder President of A UTILITY INC. as Beneficiary under land trust number 28845489462 dated 1-1-2017 who is personally known to me or has produced a Driver's License, and is known to be the person' described in and who executed the foregoing Florida Land Trust Agreement and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1<sup>ST</sup>  
day of January, 2017

Deborah G. Cydylo

Notary Public  
State of FLORIDA at Large

I.D. \_\_\_\_\_



DEBORAH G. CYDYLO  
MY COMMISSION # FC  
EXPIRES: March  
Bonded Thru Budget Notary Services



EXHIBIT "A"

Beginning at a R. R. Spike at the NW corner of the NE ¼ of the NW ¼ of Section 15, Township 26 South, Range 21 East, thence South 331.38 feet; thence South 89 47' 0" East, 605.0 feet to an iron rod for a Point of Beginning; thence South 89 47' 0" East, 63.37 feet to a concrete monument; thence South 0 05' 21" East, 92.5 feet; thence North 89 47' 0" West, 63.51 feet; thence North 92.5 feet to the Point of Beginning, LESS the South 17.5 feet thereof for road right of way purposes, being a part of Tract 11, ZEPHYRHILLS COLONY COMPANY LANDS, recorded in Plat Book 1, Page 55, Public Records of Pasco County, Florida. (Lot 39)

AND

Beginning at a R. R. Spike at the NW corner of the NE ¼ of the NW ¼ of Section 15, Township 26 South, Range 21 East, thence South 331.38 feet; thence South 89 47' 0" East, 545.0 feet to an iron rod for a Point of Beginning; thence South 89 47' 0" East, 60.0 feet to an iron rod, NW corner of Lot 39 and with, South 92.5 feet, thence North 89 47' 0" West, 60.0 feet; thence North 92.5 feet to the Point of Beginning, LESS the South 17.5 feet for road right of way purposes, being a part of Tract 11, ZEPHYRHILLS COLONY COMPANY LANDS, recorded in Plat Book 1, Page 55, Public Records of Pasco County, Florida. (Lot 40)

AND

Beginning at a R. R. Spike at the NW corner of the NE ¼ of the NW ¼ of Section 15, Township 26 South, Range 21 East, thence South 331.38 feet; thence South 89 47' 0" East, 485.0 feet to an iron rod for a Point of Beginning; thence South 89 47' 0" East, 60.0 feet to an iron rod, NW corner of Lot 40 and with, South 92.5 feet, thence North 89 47' 0" West, 60.0 feet, thence North 92.5 feet to the Point of Beginning, LESS the South 17.5 feet for the road right of way purposes, being a part of Tract 11, ZEPHYRHILLS COLONY CAMPANY LANDS, recorded in Plat Book 1, Page 55, Public Records of Pasco County, Florida. (Lot 41)

TOGETHER with right of way reserved and together with access across property owned by Tropical Mobile Home Association, Inc., as described in Official Record Book 1168, Page 236, Public Records of Pasco County, Florida.

# Nation can't afford not to upgrade ailing infrastructure

BY HENRY CISNEROS

Special to The Tampa Tribune

As our leaders in Washington and in state houses across the nation look ahead to the New Year, they will be engaged once again in the critical process of laying out their budget priorities.

One area of continuing and vital importance to our economy and to the safety and security of our citizens is public infrastructure.

America faces a worsening crisis of crumbling roads, aging bridges, thriving airports at or exceeding capacity, ports that are falling behind the rest of the world and electricity grids straining under ever-increasing demand.

In fact, according to the Bipartisan Policy Center, our nation now faces a \$1 trillion

infrastructure funding gap. That represents unmet needs for roads, airports, water facilities, ports and more. It does not even take into account the future investment required to keep up with growing urban populations and pay for the essential modernization needed to sustain a competitive economy well into this century.

In its recent quadrennial report card, the American Society of Civil Engineers (ASCE) gave a "D" grade to our roadways, transit systems, drinking water and aviation infrastructure, defining them as "Poor-at Risk."

Our bridges, railways and energy systems did not fare much better.

According to estimates, if present trends continue, the deterioration of our surface transportation infrastructure will cost the economy \$2.9 tril-

lion and 400,000 jobs by 2040.

In Florida, there is over \$20 billion worth of infrastructure needs for wastewater over the next 20 years and \$9 billion in school funding needs. The ASCE also found that it cost Florida drivers \$2.5 billion a year to drive on roads in need of repair — or about \$181 per year per motorist.

Stagnation is not the way to grow the economy and create the quality, middle class jobs of today and the near future.

As U.S. secretary for Housing and Urban Development in the 1990s — managing a \$30 billion budget — I saw first-hand how smart investment could help transform communities and improve the quality of life for people on all rungs of the economic ladder.

We built state-of-the-art housing, and repaired and de-

veloped former industrial areas to revitalize cities.

As mayor of San Antonio — now our nation's seventh-largest city — I prioritized funding for roads, water systems, parks, power generation and schools, which in turn supported an economic boom and provided the opportunity for our citizens to realize their full potential.

Quality infrastructure is not a Republican or a Democratic issue. This is about investing in America, in our economy, in jobs and in our children's future. Every dollar we commit to public infrastructure has a positive multiplying effect.

By improving transit systems like roads, airports and railways, we can move products to market more efficiently.

When we invest in our power grids and fiber optic lines, we can increase the capacity and

speed of data transmission, which is becoming the backbone of our modern economy.

Increasing infrastructure investment on a national level by 1 percent of GDP over three years will result in an additional \$270 billion in economic output. Think about what that could mean for the countless families who will benefit from new jobs and new opportunities for growth.

For those who argue that we can't afford to do what it takes to shore up and improve our infrastructure — the solid frame on which our economy rests — I say we can't afford not to.

Henry Cisneros is a partner at Siebert Brandford Shank & Co., LLC, the largest Latino-, black- and woman-owned municipal finance firm in the United States. He is the former U.S. secretary of Housing and Urban Development and former mayor of San Antonio.