

**Sandra Soto**

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**From:** Sandra Soto on behalf of Records Clerk  
**Sent:** Thursday, June 14, 2018 9:49 AM  
**To:** 'Ted Cobaugh'  
**Cc:** Consumer Contact  
**Subject:** RE: Water rate increase Docket 20170219-WS  
**Attachments:** LHPOA WESTGATE WATER INCREASE.pdf

Good morning Mr. Cobaugh,

We will be placing your comments below in consumer correspondence in Docket No. 20170219-WS and forwarding your comments to the Office of Consumer Assistance and Outreach.

Sincerely,

*Sandra Soto*

Commission Deputy Clerk I  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399  
[ssoto@psc.state.fl.us](mailto:ssoto@psc.state.fl.us)  
(850) 413-6010

**From:** Ted Cobaugh [<mailto:tedac42@icloud.com>]  
**Sent:** Thursday, June 14, 2018 9:16 AM  
**To:** Records Clerk  
**Subject:** Water rate increase Docket 20170219-WS

# LONG HAMMOCK PROPERTY OWNERS ASSOCIATION

Bill Duimstra, President  
John Shuffstall, V. President,  
Ted Cobaugh, Secretary, Treasurer

Karl Peterson, Director  
Robin Mohrland, Director

Director, Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

Subject: River Ranch Water  
Management, LLC  
Application for Staff  
Assisted Rate Case (SARC)  
In Polk County - Docket  
No. 20170219-WS

Attention: Director, Office of  
Commission Clerk

To Whom It May Concern:

We are in receipt of recent correspondence regarding the above noted request by River Ranch Water Management, LLC.

As a long time resident of River Ranch RV Association, serving on the Board of Directors in the position of Secretary for many years as well as a long time resident of Long Hammock POA, serving as Secretary/Treasurer on the Board of Directors, I am desirous in calling upon my knowledge and experiences in order to present it for your consideration on our behalf in this matter.

Upon examination of the requested sixty one per cent (61%) increase in the water and sewer rate for Long Hammock POA, (119 Units) we call to your attention the following:

Residents reside in only 11 units year round. The balance of the units residents reside there only three to seven months of the year. It is important to note that only 40 of the entire 119 dwellings have landscaping water-sprinkling systems.

Since the last water rate increase, Westgate River Ranch has included within their property areas, the addition of ten (10) Teepee Installations with complete water and sewer provisions.

The existing available Westgate Condominiums (192) with water and sewer provisions are fully rented on most weekends.

Numerous "time share" units with multiple resident lodging availability with adequate water and sewer provisions have been constructed.

An area containing twenty (20) "Glamping" Units with accessibility to shower and restroom facilities presently exists and there are plans for the development of more "Glamping" Units onsite. The current popularity of this "glamorous" tenting experience provides non-stop usage.

A fully functional kitchen facility has been added within the Lodge requiring water and sewer provisions.

The Smokehouse Grill Restaurant, with huge demand on water and sewer facilities, operates seven (7) days per week.

As is reflected in the information above, the proposed expectation of the residents of Long Hammock POA consisting of 119 Units being impacted by a water and sewer rate increase of sixty one (61%) is truly unjustified. Existing as well as proposed demands by Westgate Properties does not coincide with their minimal rate increase.

While the need for an increase in water and sewer utility rates may be necessary, we respectfully request that attention to the details of actual demand and usage be more fairly scrutinized and that the "recommended" increases be reflected accordingly.

Thanking you in advance for your consideration on behalf of the residents of Long Hammock POA. Please do not hesitate to contact me should any additional information be required.

Sincerely,

Ted Cobaugh, Secretary, Treasurer  
Phone 513-594-3422 Email: tedac42@icloud.com  
Long Hammock POA