

Tristan Davis

From: Tristan Davis on behalf of Records Clerk
Sent: Monday, May 18, 2026 8:21 AM
To: 'Chuck Minyard'
Cc: Consumer Contact
Subject: RE: Docket Number 20250108-WS Input

Good Morning,

We will be placing your comments below in consumer correspondence in Docket No. 20250108, and forwarding them to the Office of Consumer Assistance.

Thank you!

Tristan Davis
Commission Deputy Clerk I
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399
Phone: (850) 413-6121

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your email message may be subject to public disclosure.

From: Chuck Minyard <chuck.minyard@gmail.com>
Sent: Sunday, May 17, 2026 2:14 PM
To: Records Clerk <CLERK@PSC.STATE.FL.US>
Subject: Re: Docket Number 20250108-WS Input

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi,

I just found your site with all the documents pertaining to this Docket. There is a major error in the utility's response to your 4th request for information. They state that the fire hydrants are flushed 4 times a year. That is incorrect. Lake County only requires them to be flushed once a year.

I have lived in Sunlake for 8 years. The hydrants have been flushed at best once a year and realistically probably every two to three years. The flushing also does not discharge anywhere near the amount of water listed in this document.

Sincerely,

Chuck Minyard

On Mon, May 11, 2026 at 1:31 PM Records Clerk <CLERK@psc.state.fl.us> wrote:

Good Afternoon,

We will be placing your additional comments below in consumer correspondence in Docket No. 20250108, and forwarding them to the Office of Consumer Assistance.

Thank you!

Tristan Davis

Commission Deputy Clerk I

Florida Public Service Commission

2540 Shumard Oak Boulevard

Tallahassee, FL 32399

Phone: (850) 413-6121

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From: Chuck Minyard <chuck.minyard@gmail.com>

Sent: Monday, May 11, 2026 2:40 PM

To: Records Clerk <CLERK@PSC.STATE.FL.US>

Subject: Re: Docket Number 20250108-WS Input

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi,

Could you attach this to my earlier email?



Daniel J. McGinn
Special Counsel
D: 850.214.5105
dmcginn@joneswalker.com

May 1, 2026

VIA ELECTRONIC FILING

Adam Teitzman, Commission Clerk
Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

Re: Docket No. 20250108-WS – Application for staff-assisted rate case in Lake County by Sunlake Estates Utilities, L.L.C.

Dear Mr. Teitzman:

On behalf of Sunlake Estates Utilities, L.L.C. (“Utility”), this letter is the response to Staff’s Fourth Data Request dated April 16, 2026.

1. Water System: In response to staff’s first data request, Sunlake Estates Utilities, L.L.C. (Utility) indicated it does not have an as-built map for the water system, and therefore, the pipe size and length are unknown. Please provide the estimated water system piping diameter, material, and length values. Please do not use acronyms i.e. poly or PVC when listing the material(s).

Response: Polyvinyl Chloride 2’’ - 3,102 feet; Polyvinyl Chloride 6’’ – 8,389 feet

2. Utility Water Uses: Please provide the estimated amount of water used for Utility purposes for main line flushing, backwashing of the filters, and fire hydrant testing during the test year. As part of your response, please provide the methodology used to make those estimates.

Response: Water Quality flushing is calculated as follows:

(40) Fire Hydrants are flushed every 3 months (4 x year); Approximately 500 gallons/minute x 5 minutes = 2,500 gallons each time; 40 (fire hydrants) x 4 (times/year) x 2,500 gallons = 400,000 gallons or 0.400 MG

3. Water Losses: On February 26, 2026, the Utility provided staff with an estimate of the water lost due to known water leaks. However, the estimated water lost exceeded the amount produced in all months with identified losses and during the test year as a whole when compared to the Utility’s monthly operating

reports filed with the Department of Environmental Protection. Please explain this discrepancy. If available, provide a revised estimate of water lost due to leaks, including the methodology used.

Response: For the test year the utility had the following usage which contributed to the estimate of water loss:

3,141,641 Gallons were due to common area water consumption;

2,637,600 Gallons were due to leaks;

2,508,572 Gallons were due to hydrant flushing;

Total for the test year is estimated at:

8,287,813 Gallons

Supporting documentation is for this estimate is provided with this response.

4. Excluded Pro Forma Project: In staff's second data request, invoice 15247 was excluded from the list of pro forma projects. It was also excluded from the *SLE Sunlake Capex Project - 2025 Full Package* in response to staff's first data request.

a. Why was it excluded?

Response: The invoice 15247 related to the emergency water main break was inadvertently excluded from the CAPEX project list due to the nature and timing of the event. The break required immediate response to prevent service disruption and property damage, and the work was initiated and completed under emergency operating procedures before a formal CAPEX project number was established.

b. Please provide more detail for the pro forma project with invoice 15247, specifically explain why the project should be listed as an emergency.

Response: The invoice is attached. As outlined by the description on the invoice, this project stemmed from an after-hours service call on a holiday in reference to a water main break underneath the road at 1165 St Lawrence Dr., Grand Island.

When the technicians arrived onsite, they were able to locate the water leak bubbling under asphalt. They cut out the section of asphalt, excavated to the line break, cut out the broken section and replaced with necessary fittings, and backfilled and cleaned the site. This was an emergency as it impacted residents/guests and needed immediate resolution.

If there are any questions, please do not hesitate to contact me.

Sincerely,
/s/ Daniel J. McGinn

DJM:

cc: Brian Lenberg (via email -BLenberg@psc.state.fl.us)
Garret Kelley (via email - GKelley@psc.state.fl.us)
L. Connor Willis (via email – CWillis@psc.state.fl.us)
discovery-gcl@psc.state.fl.us (via email)

Some other points:

My recommendation that the first 2000 gallons be free was to help the lower end of the income spectrum but it also helps those that use sprinklers.

The 8.5% profit should only be on our water meters. If they are paying for the park's other water (landscaping, pools, and golf course) they are getting a 8.5% return on residents again since we pay for that in our amenities fees and rent. The utility is part of Sun Communities so these profits go to the Corporation.

If you drive through the community you can tell who waters. If the park enforces the sprinkler rule you could actually see an increase in usage (yet Sun would still get their money).

Chuck

On Mon, May 11, 2026 at 9:50 AM Records Clerk <CLERK@psc.state.fl.us> wrote:

Good Morning,

We will be placing your comments below in consumer correspondence in Docket No. 20250108, and forwarding them to the Office of Consumer Assistance.

Thank you!

Tristan Davis

Commission Deputy Clerk I

Florida Public Service Commission

2540 Shumard Oak Boulevard

Tallahassee, FL 32399

Phone: (850) 413-6121

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From: Chuck Minyard <chuck.minyard@gmail.com>

Sent: Monday, May 11, 2026 11:38 AM

To: Records Clerk <CLERK@PSC.STATE.FL.US>

Subject: Docket Number 20250108-WS Input

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Office of the Commission Clerk

2540 Shumard Oak Boulevard

Tallahassee, Florida 32399-0850

Docket Number: 20250108-WS

May 11, 2026

Hello,

My name is Charles Minyard and I reside at 2350 Wabash Ct, Grand Island, FL 32735 (Sunlake Estates).

I have three Master Degrees (Administration, History, and Education). I've worked in DC for five years, two of them in the bowels of the Pentagon. Your Notice of Customer Meeting ranks very high on the list of documents I've dealt with that contains little or no context.

I've looked at the financial reports for Sunlake Estates, L.L.C. and the usage reports filed. There is no correlation between these reports and your data. I realize your staff has a means of determining an equitable rate increase; one that reduces water consumption. But there are no underlying formulas or rationale provided in your document. Also, there is no explanation of the different charges and what they are used for; for example Base facility Charge and General Service. (Our HOA posed the document and I just read it, see the last paragraph.)

Your proposed rates represent an increase of 100% at the low end and 250% at the high end of water usage. There are no supporting numbers that support this increase. Also, changing the Charge for the first amount from 0 to 5,000 to 0 to 4,000 confuses things. Finally, the General Service Charge is not on our current water bills; therefore, it is either a new charge or more likely an existing charge to the utility that is being increased and passed on to residents.

Your agency and the utility have an obligation to the residents of this community. You have agreed to provide water (first free and later with charges) at a reasonable rate. The Park requires residents to have and use a sprinkler system to maintain the grass on their lots. When the negotiations were held to start charging for water an opportunity was missed. The negotiations ended with residents being charged for their water and given a modest reduction in their rent. A more equitable solution would have been to grant residents free water up to a certain amount, then charge a reasonable rate for the next amount and finally charge much more for any water used above that.

The data being provided by the utility is skewed. Due to fixed incomes many of our residents don't use their sprinklers and conserve water. We also have many residents that live alone. Any attempt to raise water rates for the first 5,000 gallons will put many of these residents in financial hardship. These residents are not the problem. If you seek to reduce water consumption the rates at the higher usage rates should be calculated with this in mind but still at a reasonable rate. Also, a tremendous amount of water is being consumed by the Park for the Pools, landscaping, and the golf course. These costs are being borne by the residents in their amenity fees and rent.

Your document indicates the Utility withdrew the Sewer Water request. I believe this is for one of two reasons. First, the sewer water part probably indicates a surplus thus would weaken their request for new rates or second, they plan on submitting this later instead of hitting the residents with an even larger rate increase.

My recommendation:

Base Facility Charge

0 – 2,000 gallons	Free (Singles)
2,000 – 5,000 gallons	Reasonable Rate (Families)
5,000 -15,000 gallons	Reasonable Rate Plus (Residents that use sprinklers)
15,000 plus	Sock it to them

By the way, we use 15,000 gallons a month because we use our sprinklers according to the allowed days and duration. If we reduce watering we will lose hundreds of dollars of plants, bushes, and trees.)

Finally, our HOA posted a copy of the rationale behind the increase (first I've seen this document). Apparently, the utility is a business, and the rates are to help guarantee an 8.5% profit PLUS recouping past losses. A business that has lost money loses profits. Past losses should not

be a factor in this rate increase. Losses are also taken off taxes. Your projections of reduced water will probably be less than anticipated. Those that can't afford water will continue to use as little as possible. Those that use sprinklers (as required) will eat the cost.

Respectfully,

Charles Minyard

23350 Wabsh Ct.

Grand Island, Florida 32735