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000545-WS RECORDS AND REPORTING

ORIGINAL

Director, Division of Records and Reporting  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

Mr. Director,

Sir, I have received a notice from Labrador Services, Inc., (a Henri Viau owned company). This notice informs me that, Mr. Viau has made application to the Public Service Commission, to operate a water and/or wastewater utility, as to provide services to Forest Lake Estates Mobile Home Park and Forest Lakes R.V. Resort.

Just to go back a year ago; Mr. Viau owned Forest Lake Estates Mobile Home Park and Forest Lakes R.V. Resort for many years. On June 10, 1999, Mr. Viau sold the community to the, then present Homeowners Association (now the Cooperative). In this purchase, the Homeowners Association did not purchase the water and/or wastewater facilities.

Since that time, Mr. Viau has collected payments, not as a regulated utility, from the residents of this park. I have been paying for the last year, to an organization called FLE (another Henri Viau owned company), for my monthly water and sewer as stated in our Prospectus. This has been since the date of the park purchase.

Many things are wrong with this system that he is trying to call a utility. It has an sickening odor most of the time, to the affect, that for over a month this past winter, the smell was foul. A total stench throughout the Park. He has allowed pumps to go bad and not repaired them in a timely fashion, so that the sewer has backed up in a couple homes. Even to make this worse than it should be, the Department of Environmental Protection shut down the wells two years ago, for about a week, because the bacteria count was to high. To my recollection; Mr. Viau, has not flushed the fire hydrants this past year (as per the Department of Environmental Protection and the water tank, has not been cleaned since I came to the Park 4 years ago. I can not believe that he wants this, to be called a utility and for you regulate it.

If you take the little screens off the water taps in the house, you will find anything from dirt to dead bugs. Many times the chlorine fumes from running water at the tap are just nauseating. I personally do not know anyone that drink this water unless they have filtered it or boiled it. Many of the residents I know purchase water from the store. This is not good. Also, if my recollection is good; during the Park Purchase time, the sewer facilities were inspected and the cost to bring them up to standard, was quite overwhelming. To date, I have not seen any repairs being done, and I only live just one block away from the sewer facility.

APP \_\_\_\_\_ I am requesting that the Public Service Commission, NOT grant this application for utility, for the  
CAF \_\_\_\_\_ following basic reasons:  
CMP \_\_\_\_\_

COM \_\_\_\_\_ 1. Mr. Viau has not attempted to correct any problems that this utility has and the resident are the  
CTR \_\_\_\_\_ ones suffering.

ECR \_\_\_\_\_ 2. The operation has not changed hands since I moved into the Park. Mr. Viau still owns this facility,  
LEG I \_\_\_\_\_ and he has always adhered to the Forest Lake Estates Prospectus when it came to water and sewer  
OPC \_\_\_\_\_ billing.

PAI \_\_\_\_\_  
RGO \_\_\_\_\_  
SEC I \_\_\_\_\_  
SER \_\_\_\_\_

OTH orig to Henry

*added 6-1-00*

DOCUMENT NUMBER-DATE

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FPSC-RECORDS/REPORTING

3. Since this utility has not changed hands to another owner, I would request that the PSC deny this application, and make Mr. Viau adhere to the current Prospectus that he gave out, when I purchased my home in Forest Lake Estates.

4. The Prospectus is a legal document, and I got it from Henri Viau. I personally want Mr. Viau to continue to provide this service as he has in the past and adhere to the Forest Lake Prospectus.

On the enclosed sheet, page 9 of the Forest Lake Estates Prospectus, you will see, this is part of my lot rental amount, and which is found under Section VIII. Lot Rental Amount. Nothing has changed with the water and sewer, since Mr. Viau still and has owned the utility since I purchased my home in Forest Lake Estates.

I welcome to opportunity to meet with you and the Public Service Commission, to openly state my objection to this application being approved. If any documentation is needed to further sway your disapproval, I will be willing to provide them for your use.

Thank you for taking my letter under consideration, and I know that the Commission will rule accordingly, so as to uphold the Forest Lake Prospectus. We don't have many rights here in Florida, but we do have our Prospectus (a legal document).

Sincerely,

  
George N. Miller Jr.

Enc: 1  
Forest Lake Estates Prospectus  
page 9 VIII. 5. d.

3. Property Taxes and Utilities. The Park owner may pass through at any time during the term of the Lease Agreement ad valorem property taxes and utilities charges subject to the requirements of Florida Statutes Chapter 723. The charges may be assessed more often than annually and will be assessed to each developed lot as defined above. Each mobile home shall be notified of an increase, as set forth above, at least ninety (90) days prior to the increase. The cost as set forth above, will be shared equally among all developed lots. An increase of the homeowner's Lot Rental Amount.

4. Lot Maintenance. Each resident is responsible for the overall appearance of the homesite. It shall be kept orderly, neat, clean, and free of litter, rubble and debris. NO unsightly storage will be permitted under or around the mobile home. In the event the resident does not keep the mobile home lot up to minimum requirements, the Park owner reserves the right to have the work done and the cost (\$ 45.00 ) will be charged to the resident on the following month's lot rent bill.

5. Other fees, charges, or assessments that resident is responsible for are:

(a) A \$ 5.00 per day late charge, retroactive to the first of the month will be charged to rents received after the fifth of the month.

(b) A \$ -0- hook-up fee for water and sewer installation.

(c) A \$ -0- fee for trash and garbage collection.

(d) Water and sewer service is billed separately from base rent and is calculated according to the actual metered water usage by the homeowner according to the following schedule:

0 to 2,000 gallons \$ 15.00

Each additional 1,000 gallons or part thereof \$ 1.50

The above schedule and rates are subject to change.

(f) A service charge of \$ 10.00 will be imposed for all checks returned for insufficient funds, and such checks may be treated by management as non-payment of rent.