

Antonia Hover

From: Antonia Hover on behalf of Records Clerk
Sent: Friday, September 26, 2025 8:23 AM
To: 'Steve Gidumal'
Cc: Consumer Contact
Subject: RE: Docket No. 20250023-WS

Good Morning,

We will be placing your comments below in consumer correspondence in Docket No. 20250023, and forwarding them to the Office of Consumer Assistance.

Thank you!

Toni Hover
Commission Deputy Clerk I
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399
Phone: (850) 413-6467

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: Steve Gidumal <sgidumal@virtuscapital.com>
Sent: Thursday, September 25, 2025 7:05 PM
To: Records Clerk <CLERK@PSC.STATE.FL.US>
Cc: Consumer Contact <Contact@PSC.STATE.FL.US>
Subject: RE: Docket No. 20250023-WS

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Dear Commission Deputy Holmes,

Thank you for your help in this matter.

Another point that another owner made to me, is that should this un-fathomable PSC rate increases go through, not only will all the tenants move out of Grenelefe and many of the owners file for bankruptcy, which will leave Grenelefe a destroyed community; but as a result of the absurd water charges the property taxes received by the School district and County will collapse, costing the County a loss of several million dollars in property tax revenues. Then the crisis will spread to neighboring communities, leading to tenant flight and evictions, bankruptcies, foreclosures.

That this is a problem of the Public Service Commission's own making, there will be lots of finger-pointing and class action lawsuits directed at the PSC and the State of Florida. And yet, none of this need happen.

Steve Gidumal

From: Nickalus Holmes <NHolmes@psc.state.fl.us> **On Behalf Of** Records Clerk
Sent: Wednesday, September 24, 2025 8:18 AM
To: 'sgidumal@virtuscapital.com' <sgidumal@virtuscapital.com>
Cc: Consumer Contact <Contact@PSC.STATE.FL.US>
Subject: FW: Docket No. 20250023-WS

Good Afternoon

We will be placing your comments below in consumer correspondence in Docket No. 20250023, and forwarding them to the Office of Consumer Assistance.

Thank you,
Nick Holmes
Commission Deputy Clerk II
Office of Commission Clerk
Florida Public Service Commission
850-413-6770

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: Steve Gidumal <sgidumal@virtuscapital.com>
Sent: Tuesday, September 23, 2025 5:43 PM
To: Records Clerk <CLERK@PSC.STATE.FL.US>
Cc: 'Steve Gidumal' <sgidumal@virtuscapital.com>
Subject: Docket No. 20250023-WS

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

Dear Public Service Commission:

Please review and give this letter careful consideration. The letter was written by Katrina Anarumo, the founder and owner of Rent a Florida Home property management service. Ms. Anarumo has built a successful business placing tenants with available rental units in the Orlando, Kissimmee and Haynes City area. She is managing over 1,500 units (although it may be much more now) and is handling approximately 15 properties in her area of Florida for my company, Virtus Capital Advisors LLC, including six units in Grenelefe.

Ms. Anarumo's basic point is that with a potential monthly water rate and wastewater increase going from a combined \$30.00 a month to \$309 a month for rental units approximately \$1,100/mo, the tenants will be simply unwilling or unable to pay for these high combined rates; which would be among the highest in the country (including California!). This will lead to a mass exodus of both tenants and then soon after landlords. As you heard at the Hearing on September 15, owners living in their units will also be unable to pay for this exorbitant increase with many saying on the call that they would have to file for bankruptcy or simply abandon their home.

Turning Grenelefe into a ghost town falls squarely on the shoulders of the PSC. While not solely PSC's fault – much fault lies with Scott House, owner of the ineffective water utility – the PSC does deserve much of the blame. Approving a plan with Scott House that he or the PSC seem to be unable to live up to, was a material breach of responsibility and trust. Undoubtedly before so many innocent individuals file for bankruptcy, there will be a merging of the interests of

the angry and deceived home and condo owners and the creation of a class action suit against the responsible parties. And the fact that this increase and thousand unit bankruptcy is happening in Florida – a state the rest of the United States has turned to for guidance since the Covid shutdown excesses – will make this a National story.

Please, we urge you to reconsider options. Some of us have been told that Scott House is willing to live up to his original agreement to fund the \$20 million repair bill upfront – which was the basis for the PSC approving his purchase of the water utility, just a few short years ago – and this seems like a sensible way out. Please strongly consider holding Mr. House to his promise to the owners of Grenelefe properties to fund the \$20 million upfront, a promise he also made to this Public Service Commission, and which was a significant factor in **your approval** his purchase offer.

This is a self-created mess of which the PSC is right in the middle of. The PSC also has the power to fix this disaster by holding Mr. House to his promise. If he cannot afford to fix the plant without creating over 1,000 units of bankrupt, vacant homes, then pull his license to operate and put the water utility up for sale with a requirement that the next owner has the resources to fix this PSC/House disaster.

This is a national story, a 1,000+ housing disaster, that none of us want.

Sincerely,
Steven Gidumal

Steve Gidumal
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