

Tristan Davis

From: Tristan Davis on behalf of Records Clerk
Sent: Tuesday, January 27, 2026 8:12 AM
To: 'gjhancock'
Cc: Consumer Contact
Subject: RE: Docket No. #20250094-WS, GCP. PLANTATION LANDINGS. LLC

Good Morning,

We will be placing your comments below in consumer correspondence in Docket No. 20250094, 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: gjhancock <gjhancock@aol.com>
Sent: Monday, January 26, 2026 7:42 PM
To: Records Clerk <CLERK@PSC.STATE.FL.US>
Subject: Fw: Docket No. #20250094-WS, GCP. PLANTATION LANDINGS. LLC

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Docket No. #20250094-WS, GCP. PLANTATION
LANDINGS. LLC

To whom it may concern:

It is my understanding that Sun Communities (Plantation Landings) is petitioning for a rate increase for our water. We,

as residents, are being priced out of our community. After purchasing our park they have made many financial changes. Listing a few: #1) We are no longer allowed to rent our homes. If a resident passes away their family is not allowed to rent their home until the home sells. However, they rent homes in our community that they own #2) When we purchased our property we were given two options on how they could raise our lot rent every year. We paid more up front and chose one that limited the amount of increase they could charge yearly. They changed that after they purchased and yearly increases have gone up significantly since. #3) They continually change our prospectus limiting things we can do and have in the park. Including how many days a family member can visit us, not more than two people to a home (additional person adds \$50 a month per person and if you need to change that they will renegotiate your lot rent at the time you make a change). #4) we already pay for the taxes on our individual lots on top of our lot rent monthly (Passover tax). We don't own this land...why do we pay it? We pay the fire tax every January. These are just a few of the changes/expectations and fees we are responsible to pay. There are no benefits given to us. We are told when to power wash (which we pay for water and sewer when we do this). There are no discounts for our internet providers. Our garbage rate is high. When we water our lawns we pay for water and sewer for the water used. We have been in this community for 13 years and we have had to purchase our drinking water the entire time. The water often smells. They are constantly turning all water off and then we are on a boil water alert for several days. They knew the state of our water situation when they purchased our park.

When does the home owner get a break. All their changes have been made to increase their bottom line. Many people have

had to sell because they can no longer afford to keep their place.

If they need to update the water/sewage facilities we feel this should be out of their pocket. We are already being charged a premium rate for every single thing that we have in this park.

Thanks you,
Marc and Jane Hancock
Landings of Lake Henry
356 Ashley Drive
Haines City, Fl. 33844

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