

REQUEST TO ESTABLISH DOCKET  
(PLEASE TYPE)

Date February 16, 1998

Docket No. 980258-SU

1. Division Name/Staff Name WAW/Stephanie Clegg (2) BAW

2. OPR

3. OCR Cleveland Ferguson, III

4. Suggested Docket Title Acknowledge Transfer of Certificate, Exempt Status of Imperial Bonita Estates, and Cancellation of Certificate No. 237-S in Lee County. Acknowledgment of exempt status of Imperial Bonita Associates d/b/a Imperial Bonita Estates and cancellation of Certificate No. 237-S in Lee County. Imperial Bonita Associates d/b/a

5. Suggested Docket Mailing List (attach separate sheet if necessary)

- A. Provide NAMES ONLY for regulated companies or ACRONYMS ONLY regulated industries, as shown in Rule 25-22.104, F.A.C.
- B. Provide COMPLETE name and address for all others. (Match representatives to clients.)

1. Parties and their representatives (if any)

<u>Debbie Drake, Park Manager</u>	<u>Imperial Bonita Estates, Inc.</u>
<u></u>	<u>27700 Bourbonniere SE</u>
<u></u>	<u>Bonita Springs, Florida 33923</u>
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2. Interested Persons and their representatives (if any)

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6. Check one:  Documentation is attached.  
 Documentation will be provided with recommendation.

I:\PSC\RAR\MP\ESTDKT.  
PSC/RAR 10 (Revised 01/96)

DOCUMENT NUMBER-DATE  
02065 FEB 18 98  
FPSC-RECORDS/REPORTING



**Bonita Springs Utilities, Inc.**

January 20, 1998

Ms. Billie Messer  
Public Service Commission  
Division of Water & Wastewater  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399

**RECEIVED**

**JAN 23 1998**

Florida Public Service Commission  
Division of Water and Wastewater

RE: Imperial Bonita Estates Wastewater Treatment Plant

Dear Ms. Messer:

Please be advised that the above referenced treatment plant facility was taken out of service and connected to the Bonita Springs Utilities sewer system on September 7, 1993.

If you should have any questions or require more information, please do not hesitate to contact me.

Sincerely,

Fred Partin  
General Manager

FP/mar

cc: John Jenkins-Rose, Sundstrom & Bentley  
Dan Batchelor-Batchelor & Vojak



## IMPERIAL BONITA ESTATES, INC.

27700 Bourbonniere S.E.  
Bonita Springs, Florida 33923  
848-992-0511

941

Stephanie Clapp  
Fax #: (850) 413-6998

Dear Ms. Clapp:

In response to our conversation on January 20, 1998, Imperial Bonita Estates has 3 sections. We have a R.V. section with 318 sites. I.B.E. is responsible for sewer and water charges from Bonita Springs Utilities on these sites. We have a mobile home section with shareholders (I.B.E. is resident owned) and mobile home lot renters. We have 192 shareholders, 54 mobile home lot renters and one unit owned by I.B.E. Each mobile home resident is responsible for their utility bill. Shareholders pay a monthly maintenance fee of \$80.00; there is no set amount of this fee set aside for sewer line maintenance. Our lot renters pay \$250.00 or \$265.00 monthly lot rent. We also have a subdivision in which the person owns his/her unit and lot. They pay a monthly maintenance fee of \$28.00 of which \$2.00 is for sewer repair fees. I.B.E. owns and maintains the sewer lines; we do not have a waste water treatment plant. Bonita Springs Utilities owns and maintains the lift station.

Imperial Bonita Estates was purchased May 18, 1994. The sewer fees have been handled in the above manner since the purchase of the park.

Sincerely,

*Debbie Drake*

Debbie Drake  
Park Manager

Received  
1/26/98  
150



**IMPERIAL BONITA  
ESTATES, INC.**

27700 Bourbonniere S.E.  
Bonita Springs, Florida 34135-6083  
941-992-0511

February 3, 1998

To: Stephanie Clapp  
From: Debbie Drake, Park Manager  
Re: Maintenance fee billing

Enclosed please find a copy of a maintenance fee billing. As you can see we do not break out the amount for sewer fees, it is included in the total amount. If you need anything else please give me a call.

Rec'd  
2/3/98

Imperial Bonita Estates Cooperative  
 27700 Bourbonniere Drive  
 Bonita Springs, FL 34135  
 United States

**Statement**

Statement Date:  
 Aug 12, 1997

Voic: 941-992-0511  
 Fax: 941-992-6126

Customer Account ID:

8007

Account Of: Michael Armstrong  
 570 27th St. NW  
 Naples, FL 33964

Amount Enclosed  
 \$

Date	Date Due	Reference	Paid	Description	Amount	Balance
7/17/97				Balance Fwd		28.00
8/1/97	8/1/97	4481			28.00	56.00
					<b>Total</b>	<b>56.00</b>

0 - 30	31 - 60	61 - 90	Over 90 days
28.00	28.00	0.00	0.00

Please attend to this payment as soon as possible.

Date: February 11, 1998

To: Stephanie Clapp

From: Debbie Drake, Park Manager  
Imperial Bonita Estates Cooperative, Inc.  
27700 Bourbonniere Drive  
Bonita Springs, Fl 34135

Re: Information needed

This is a follow-up to our conversation on February 9, 1998, attached please find a copy of a statement. As you can see, we do not separate the sewer fee out of the maintenance fee. Our RV rent is handled the same way.

We have 693 sites in the park. We have 318 RV sites (seasonal lot rent of \$2552), 130 lots in the subdivision (maintenance fee of \$28/monthly), 245 mobile home sites, which includes 192 shareholders (maintenance fee of \$80/monthly), 52 lot renters (mobile home lot rent of \$250 & \$265 monthly) and 1 unit owned by the park.

We are a mobile home cooperative.

If you have any other questions please give me a call.

Imperial Bonita Estates Cooperative  
 27700 Bourbonniere Drive  
 Bonita Springs, FL 34135  
 United States

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