

ORIGINAL

3449 N. Citrus Circle
Zellwood, FL 32798

ZELLWOOD STATION

March 25, 1997

RE: 103% INCREASE IN
WATER/SEWER FEES !!!!!

Division of Records & Reporting
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0870

980307

Gentlemen:

We strongly object to any proposed increase in the fees we are currently paying for water and sewer service.

We object to the increase based on the fact that there is little or no information available to us regarding the details of the requested certification or the reasons therefor.

We feel that we should have complete understandable details of the proposed change as well as a map of the service areas involved; the name or names of those to whom such a certificate would be issued; and the information as to who would be responsible for setting the initial rate or rates, how they are figured; who would be responsible for administering the system and also who would be given the authority to establish rates and charges in the future. Also, why should our rates be increased from the current \$17.50 per month we are paying to \$35.53, for a difference of \$18.03 or 103% increase?

We shall continue to object to any changes to the existing system until we have answers to our questions and our concerns about the need for the proposed change.

Please refer to copy of the Developer Agreement from our condominium documents which assures the condominium landowners that the \$17.50 rate "shall be binding on and inure to the successors and assigns of the parties executing the same." This same Agreement indicates that the representations and agreements contained therein shall run with the land described in the Agreement. No doubt you have been informed that the Zellwood Station Co-op has been adjudged to be the Developer of Zellwood Station as successor to the former owners.

Thank you for your consideration. We shall await your reply to this letter of objection and the answers to our questions.

Very truly yours,


Paul R. Kepple

Enc. Developer Agreement dated 31 July 1979

RECEIVED
FLORIDA PUBLIC
SERVICE COMMISSION
MAR 30 1997
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DEVELOPER AGREEMENT

THIS AGREEMENT dated this 31 day of JULY, 1978, between CAYMAN DEVELOPMENT CORPORATION (which Corporation shall hereinafter be referred to as the "Developer") and OAK GROVE VILLAGE ASSOCIATION, INC., a nonprofit Florida corporation; CITRUS RIDGE VILLAGE ASSOCIATION, INC., a nonprofit Florida corporation; and BANBURY VILLAGE ASSOCIATION, INC., a nonprofit Florida corporation, provides that in return for \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged by the Developer, the parties agree as follows:

1. Ownership. The Developer hereby warrants and guarantees that it is the owner in fee simple of the water and sewer facilities which are presently serving that plan unit development in Orange County, Florida, known as Zellwood Station, which development is specifically described in Exhibit A to this Agreement.

2. Condominium Associations. Portions of the Zellwood Station Development are simultaneously herewith being submitted to the condominium form of ownership, each of which condominiums shall be operated by the respective association of a similar name entering into this Agreement.

3. Charges for Service. Each condominium shall be separately metered for water and sewer service. Each association which operates a condominium will pay the water and sewer charges as per the meter and assess the costs thereof amongst all the unit owners in the condominium. Irrespective of the rates approved by the Public Service Commission, the Developer will limit its charges for water and sewer service to the condominiums to the following amounts for the following periods:

- (a) Prior to the completion of development of 1,000 lots, the monthly charge to each condominium will not exceed a sum equal to \$10.00 times the number of units contained in the condominium;

Orange Grove

Prepared by: PAUL F. BRYAN
P O Box 880
Winter Park, FL 32791