

RECEIVED FPSC
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COMMISSION
CLERK

Heather
Hills
Estates

March 11

2010

Letter from Keith and Clara Starkey

Petitions from Residents of Heather Hills Estates

Letters from several residents concerning the sale of the Utility

Utility Sale
Docket #
090093

DOCUMENT NUMBER-DATE

01795 MAR 15 2010

FPSC-COMMISSION CLERK

March 11, 2010

State of Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399

ATTN: UTILITIES
Commission Clerk in Docket # 090093-WS

Re: DOCKET # 090093
Purchase: HEATHER HILLS ESTATES UTILITIES
Bradenton (Manatee County), FL.
From: Keith and Clara Starkey
To: Rick and Chris Stephens, LLC

Dear Sir or Madam:

WE (Keith and Clara Starkey) sold Heather Hills Subdivision to Rick and Chris Stephens, LLC in 2008. At that time we had a contract for the Utilities by Ni America. However they did not buy it. Because the Utility lines are on the Subdivision land (owned by Rick and Chris Stephens, LLC), we offered to sell the Utilities to them.

The Stephens signed a contract to buy the Utilities in 2009, and they have managed and operated the utilities, with the option to purchase them when the Public Service Commission approved the transfer.

Rick has proved to be very qualified and knowledgeable in regards to the system. He has followed the Manatee County Health Department requirements as mandated by the State. Rick has followed suggestions given to him by Harry Messick of the Health Department in regards to the purity standard of the water. He has a regular schedule for testing the water (mandated by the State) and those results are sent to the required persons.

DOCUMENT NUMBER DATE

01795 MAR 15 2010

FPSC-COMMISSION CLERK

When and if there is a problem requiring " BOIL NOTICES", every home is notified in a timely manner. We (the Starkey's) as well as other residents help put notices on each home, with instructions they are to follow. Along with any follow up notices.

Chris is in charge of all office duties such as billing, etc. She also keeps the log book of all problems with the system and records how the problem was solved. If a problem is sent to the PSC, she sends a report of how it was taken care of.

There are several very good reasons for the approval of the Utilities by Rick and Chris Stephens:

1. They live a few miles from the Subdivision
2. Magnets with their emergency phone numbers are available to each resident.
3. They have " back up" help who can assess the problem and take action if necessary. (Grigg's Plumbing is on call 24/7 for emergency's).
4. They have the knowledge and have proved that they are qualified to operate the system after operating it for nearly 2 years
5. They have the wherewithal to pay for the cost of running the Utilities..
6. In regards to the sale of the Utilities, we are available to support them if needed.
7. New water valves were installed at the end of each street and about 200 new meters have been installed to date.
8. There will be no need any kind of deed for the land as it is already owned by the Stephens, LLC.
9. Because of our ages, we are not able to operate the Utilities.

We would ask you to consider very carefully the value of the above reasons for the approving the transfer from the Starkey's to the Rick and Chris Stephens Utilities,LLC

Thanking you in advance,

Keith and Clara Starkey TTEE

March 11, 2010

PETITIONS and LETTERS

SIGNED BY

HEATHER HILLS ESTATES HOMEOWNERS

Re: Docket # 090093

3/2/2010

I approve of the transfer of the Heather Hills Utilities from Keith & Clara Starkey to Rick and Chris Stephens LLC

<u>NAME</u>	<u>ADDRESS</u>
1. <u>Henry Lockwood</u>	<u>106-50th Ave. Terr. W.</u>
2. <u>Dana Dossy</u>	<u>209 49th Ave. W</u>
3. <u>Lee Montoya</u>	<u>105 49th Ave W.</u>
4. <u>Cowden Wafelm</u>	<u>113 49th Ave Dr W.</u>
5. <u>Nancy Van Duzer</u>	<u>406 49th Ave Dr W.</u>
6. <u>Margaret Sutherland</u>	<u>210 50th Ave W.</u>
7. <u>Rubelmaide</u>	<u>308 49th Ave W.</u>
8. <u>Luik Westgat</u>	<u>209 50th Ave Terrace W.</u>
9. <u>Christine Overfield</u>	<u>306 49th Ave W.</u>
10. <u>Lena Foss</u>	<u>(315) 50th. Ave Terrace W</u>
11. <u>Nora Zudrozzi</u>	<u>48th Ave Dr. W.</u>
12. <u>Hendriko Fenier</u>	<u>49 Ave.</u>
13. <u>Nancy Van Duzer</u>	<u>49 ave Dr W</u>
14. <u>Larry Hug</u>	<u>48 Ave Ter. W.</u>
15. <u>Diana Hug</u>	<u>48 Ave Ter W</u>
16. <u>Judye K Funderwood</u>	<u>211 48th Ave. Terr (A)</u>
17. <u>DW Underwood</u>	<u>.....</u>
18. <u>Bruce Brunner</u>	<u>312 49th Ave Terr W.</u>

3/2/2010

I approve of the transfer of the Heather Hills Utilities from Keith & Clara Starkey to Rick and Chris Stephens LLC

<u>NAME</u>	<u>ADDRESS</u>
1. <u>Bud & Willy</u>	<u>4951 1st St W,</u>
2. <u>Pat M Wilder</u>	<u>4915 1st St W</u>
3. <u>Oleva Wilbert Lint</u>	<u>4919 1st St W,</u>
4. <u>Robert Curtis ^{Josephine Curtis}</u>	<u>205 49TH AV. W.</u>
5. <u>Joe Kelly</u>	<u>409 50th Ave. NW</u>
6. <u>Jain Kelly</u>	<u>409 50th Ave. NW</u>
7. <u>Jackie Stewart</u>	<u>314 49th Ave W.</u>
8. <u>Cheryl Sutherly</u>	<u>4929 4th St W.</u>
9. <u>Jessie Hoops</u>	<u>210 48th Ave NW</u>
10. <u>Francis H Hoops</u>	<u>210 48th Ave NW</u>
11. <u>Mary Markle</u>	<u>110 48th Ave W.</u>
12. <u>Mary Markle</u>	<u>204 48th Ave. W.</u>
13. <u>Mary Markle</u>	<u>5039 4th St. W.</u>
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3/2/2010

I approve of the transfer of the Heather Hills Utilities from Keith & Clara Starkey to Rick and Chris Stephens LLC

<u>NAME</u>	<u>ADDRESS</u>
1. <u>SHARLENE BUNCH</u>	<u>4907 4th St W</u>
2. <u>[Signature]</u>	<u>304 50th Ave. W.</u>
3. <u>Janet Grouck</u>	<u>208 50th Ave. W.</u>
4. <u>[Signature]</u>	<u>202 48th Ave Terr W</u>
5. <u>Georgina Buech</u>	<u>304 49th Ave. Terr. W.</u>
6. <u>marla Redkey</u>	<u>209 48th Ave. Terr. W.</u>
7. <u>Jenni Lonsami-Delton</u>	<u>206 48th Ave. Terr. W.</u>
8. <u>anna P Soby</u>	<u>204 48th ave Terr W</u>
9. <u>Jess Vandergraff</u>	<u>214 48th Ave Terr W</u>
10. <u>Mary Lang</u>	<u>304 50th Ave Terr W</u>
11. <u>[Signature]</u>	<u>304 50th Ave Terr W.</u>
12. <u>[Signature]</u>	<u>213 49th Ave W</u>
13. <u>Virginia Schmidt</u>	<u>213 49th AV. W.</u>
14. <u>Linda L. Steyer</u>	<u>404 - 50th AVE DR. W.</u>
15. <u>Dennis P. Stephens</u>	<u>404 - 50th Ave Dr W.</u>
16. <u>Craig A. Sullivan</u>	<u>109 48th AV W</u>
17. <u>Joan Sullivan</u>	<u>109 48 AV W</u>
18. <u>ROBERT CURTIS</u>	<u>205 49th AV. W.</u>

3/2/2010

I approve of the transfer of the Heather Hills Utilities from Keith & Clara Starkey to Rick and Chris Stephens LLC

<u>NAME</u>	<u>ADDRESS</u>
1. MAE BENNETT	4815-47th St. WEST
2. Martha Bryant	215 48th Ave Dr W
3. Wilders	4915-1st St W
4. Evelyn Crawford	404 - 49th Ave Terr. W
5. Del Hart	105 48th Ave W
6. Mildred Jellie	203 50th Ave Dr. W.
7. Janice Hoops	212 - 48th Ave Terr. W
8. Marge DeWind	4910 2nd St. W
9. Joanne Suter	217 48th Ave. W.
10. Keith Starkey	4717 3rd St W.
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3/3/2010

I approve of the transfer of the Heather Hills Utilities from Keith & Clara Starkey to Rick and Chris Stephens LLC

<u>NAME</u>	<u>ADDRESS</u>
1. <u>JOSEPH DAY</u>	<u>205 50th AVE. DR. W.</u>
2. <u>Juda Allen</u>	<u>206 50th Ave Terr W.</u>
3. <u>Henry Lockwood</u>	<u>106 50th Ave. Terr. W</u>
4. <u>BOB ROBILARD</u>	<u>208 50th AVE TERR W</u>
5. <u>DONNA BREEDLOVE</u>	<u>312 50th AVE W</u>
6. <u>Harvey/Doris S. COTT</u>	<u>306 50th - Ave Terr west</u>
7. <u>Ronald Radman</u>	<u>4909 4th St W</u>
8. <u>Lee Marie Rowding</u>	<u>103 48th Ave Terr W</u>
9. <u>Harold Mae Moore</u>	<u>104 48th Ave Terr. W.</u>
10. <u>Gen. E. Wilson</u>	<u>106 48th Ave TERR W.</u>
11. <u>Clair Doris Jffland</u>	<u>4816 4th W</u>
12. <u>Bonnie Hathaway</u>	<u>110 50th Ave plng W.</u>
13. <u>DeFarmer</u>	<u>113 50th AVE 17R</u>
14. <u>William MacLannell</u>	<u>113 50th Ave. Terrace W.</u>
15. <u>Dorothy B. Schluwz</u>	<u>207 48th AVE DR. West</u>
16. <u>Wylene Albu</u>	<u>115 50th AVE TERR. W.</u>
17. <u>Margaret Evans</u>	<u>112 - 49th ave W.</u>
18. <u>Charles J. Kyla</u>	<u>309 49th AV. DR. W.</u>

3/9/2010

I approve of the transfer of the Heather Hills Utilities from Keith & Clara Starkey to Rick and Chris Stephens LLC

<u>NAME</u>	<u>ADDRESS</u>
1. Roger Benil	307 50 th AVE TERR. W.
2. Florence Dignard	214 - 48 th Ave W
3. Angelina Inkpen	410 50 th Ave. W
4. Robert M. Detroit	304 49 th Ave W
5. Eugene W. Kelly	4931 49th 47 th St. W.
6. Central Lakes Park Inc	FORMER OWNER 5 UNITS
7. Erna M. Rinnes	109 50 th Ave Dr W
8. Donna Jean Williams	115 50 th Ave Dr W.
9. Dorothy Barrett	403 50 th Ave. Ter
10. Audrey Bennett	5035 41 st & West
11. Tom Louis Leal	48 ¹⁰⁸ 48 th Ave West
12. Keith G. Kelly	111 213 rd AV TERR
13. Clifford P. Kelly	105 213 rd AV. TERR.
14. Erik Bue	303 49 th Ave. Terr. W
15. Vera Bidhal	208 50 th Ave Dr W.
16. Patricia Rocha	406 - 50 th AVE W
17. AUGUSTO ROCHA	406 - 50 TH AVE. W.
18. C. Norton	4921 1 st ST W 1

3/9/2010

I approve of the transfer of the Heather Hills Utilities from Keith & Clara Starkey to Rick and Chris Stephens LLC

<u>NAME</u>	<u>ADDRESS</u>
1. <u>Reuben Deak</u>	<u>102 48TH AVE</u>
2. <u>V. Kathleen Fowler</u>	<u>319 48TH DR</u>
3. <u>Ernestine W. W. W.</u>	<u>5043 1ST ST. W.</u>
4. <u>Bob Westgat</u>	<u>209 50TH Ave Terr. W.</u>
5. <u>Heidi Longest</u>	<u>203 50TH PLZ W</u>
6. <u>Eunice DeHaven</u>	<u>314 50TH Ave Dr. W.</u>
7. <u>Mary Mathke (SAM)</u>	<u>108 48TH DR W.</u>
8. <u>Doris A. Whitley</u>	<u>112 - 50TH Ave W.</u>
9. <u>Glen & CHARLOTTE DABNEY</u>	<u>111 49TH AV DR. W.</u>
10. <u>Geiffard P. Meyers</u>	<u>304 50TH Ave Dr. W.</u>
11. <u>Charles Martin</u>	<u>304 50TH Ave Plz W</u>
12. <u>Robert Borchert</u>	<u>410 50TH " TERR W.</u>
13. <u>Jim Clark</u>	<u>109 49TH " W.</u>
14. <u>James Overfile</u>	<u>306 44TH Ave. W.</u>
15. <u>Shyllis Kemy</u>	<u>304 49TH Ave Dr W</u>
16. <u>Colvin Henry</u>	<u>304 49TH Ave Dr. W.</u>
17. <u>Ferne McClintock</u>	<u>202 48TH Ave Terr W.</u>
18. <u>Vivian Brunner</u>	<u>312 49TH Ave Terr. W 753-9295</u>

3/9/2010

I approve of the transfer of the Heather Hills Utilities from Keith & Clara Starkey to Rick and Chris Stephens LLC

<u>NAME</u>	<u>ADDRESS</u>
1. Susan Lockwood	106 50 th Ave. Ter. W.
2. Harold Huxley	4810 4 th St. W.
3. Shirley McFerry	4810 4 th St. W.
4. Robert Manna	4808 - 4 th St. W.
5. Dorothy Marquo	4808 4 th St W.
6. Keith Starkey	4809 4 th St W.
7. Sandy Trumbull	4819 4 th St W.
8. Gary Johnson	4903 4 th St W.
9. Carl Zeckman	4905 4 th St. W.
10. Eileen Redman	4909 4 th St W.
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3/11/2010

I approve of the transfer of the Heather Hills Utilities from Keith & Clara Starkey to Rick and Chris Stephens LLC

<u>NAME</u>	<u>ADDRESS</u>
1. <u>William C Hughes</u>	<u>306 49th Ave Dr. W Bradenton</u>
2. <u>Robert M. Courtney</u>	<u>104 50th Ave. SW.</u>
3. <u>Bonnie J. Marts</u>	<u>107 50th Ave Terr W.</u>
4. <u>Emma Adams</u>	<u>104-50th Ave Terr. W.</u>
5. <u>Debbie Jane Jones</u>	<u>409-49th Ave Dr W</u>
6. <u>Robert A. Ray</u>	<u>116 50th Ave Terr W.</u>
7. <u>Don Kovalewski</u>	<u>111 50th Ave Terr. West</u>
8. <u>Rick Kovalewski</u>	<u>111 50th Ave Terr. West</u>
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2/11/2011

I approve of the transfer of the Heather Hills Utilities from Keith & Clara Starkey to Rick and Chris Stephens LLC

NAME ADDRESS

1. Harold Wright 203 50th Ave Ter W.
2. June E. Robinson 205 50th Ave Ter W
3. Linda Kleszy 212 50th Ave Ter W
4. Ronald R. Danyez 207 50th Ave Terrace West
5. Cheryl Rose 206 50th Ave Ter. West
6. Mich Calahan 308 50th AVE TER. W.
7. Brenda L. Clore 312 50th Ave Ter. W.
8. Clara Starkey 4717 Third St W.
9. _____
10. _____
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15. _____
16. _____
17. _____
18. _____

3/11/2010

I approve of the transfer of the Heather Hills Utilities from Keith & Clara Starkey to Rick and Chris Stephens LLC

<u>NAME</u>	<u>ADDRESS</u>
1. <u>William Casel</u>	<u>209-90th Ave Dr West</u>
2. <u>Annie Fox</u>	<u>406-49th Av. W</u>
3. <u>Peter Hammerkamp</u>	<u>305 49th ave. W</u>
4. <u>Patricia A Donohue</u>	<u>104-48th Ave. Dr. W.</u>
5. <u>Fern McMunn</u>	<u>203 48th Ave. Dr. W.</u>
6. <u>Vernon McMunn</u>	<u>203 48th Ave. Dr. W.</u>
7. <u>Mary Dafforn</u>	<u>207 50th Ave Dr West</u>
8. <u>Kenn H. Witt</u>	
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Meeting with the Heather Hills Estates Property Owners Association on Friday, March 5th , 2010

The new president asked Rick and I to attend the board meeting that was scheduled for 9:30am on March 5th to talk about the transfer of the Heather Hills Utility system.

We wanted to state our case to the board about how important the water system is to our community.

Rick and I presented our case to the board and asked Randy Hock, the current president, if he had any questions and we would like the board members support. Randy Hock wanted to know "what was in it for him?" I told him I didn't understand his question and he repeated the question, "what's in it for me?"

He would not give us his support and dismissed us so the board could go over other business.

Chris Stephens,

Chris Stephens

William A. MacCannell, M.D.
113 50th Ave. Terrace W.
Bradenton, FL 34207

*File
Copy -*

August 24, 2009

Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

RE: Docket No. 090093-WS

To Whom It May Concern:

I understand that a resident of Heather Hills Estates has recently written to your department questioning the abilities of the present owners of the amenities of Heather Hills, Rick and Chris Stephens, to have the Heather Hills Estates Water and Wastewater Utility system transferred to them.

My wife and I are full-time residents of Heather Hills since 2002. The management of the Heather Hills amenities and water system by Keith and Clara Starkey has been consistently excellent and this continues to the present time. I have known the prospective buyers of the water system, Rick and Chris Stephens, for the past 2 years. Rick and Chris Stephens are an outstanding couple with excellent business and management skills and experience. They are friendly, gracious, and highly intelligent, always working to maintain and improve the Clubhouse and surrounding property. Their enforcement of the rules and regulations benefits all of the residents making this a wonderful place to live.

In that Rick and Chris Stephens have done such an outstanding job as noted above, then it stands that they would be excellent owners of Heather Hills Estates Water and Wastewater Utility system.

Sincerely,

William A. MacCannell, M.D.

William A. MacCannell, M.D.
(941)751-4332
wmaccannel@aol.com

**Gera Investments Inc.
5005 10th Lane East
Bradenton, Fla 34203**

March 8th, 2010

**State of Florida
Florida Public Service commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399**

Re: Docket # 090093-ws

To whom it may concern:

As a former resident of Heather Hills for 5 years I am writing this letter in support of Mr. & Mrs. Rick Stephens owning and operating the Heather Hills Utilities.

I have observed the Stephens in their day to day operation of Heather Hills Subdivision and I am confident of their ability to own and operate and provide excellent service to the residents of Heather Hills.

Gera Investments currently holds mortgages in excess of \$250,000 on property in Heather Hills, and I have watched the situation unfolding at this subdivision very closely.

Sincerely yours,



**Erne Giordano
President
941-752-1155
Phone & fax**

March 9, 2010

State of Florida
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399
ATTN: UTILITIES

Re: Docket # 090093-WS
Purchase: HEATHER HILLS ESTATES
Bradenton (Manatee County), Florida
From: Keith and Clara Starkey
To: Rick and Chris Stephens, LLC

Dear Sir or Madam:

We have been homeowners at Heather Hills Estates for a number of years and have experienced the usage of the water system without difficulty during that time.

We have known Rick and Chris Stephens for the past two years, both personally and on a business basis. We are confident that they have the ability and would be the best qualified to continue to operate the utility system at Heather Hills.

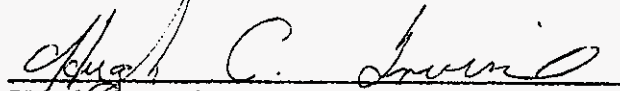
In that regard, by our signatures below, we fully approve of the transfer of the Heather Hills Utilities from Keith and Clara Starkey to Rick and Chris Stephens.

We would appreciate your approval of this transfer.

Very truly yours,



Joan F. Meissner



Hugh C. Irvine
305 – 50th Avenue Terrace AND
105 – 48th Avenue Drive
Heather Hills
Bradenton, FL 34207

**Dr. Gerry Norton
4921 1st Street West
Bradenton, FL 34207**

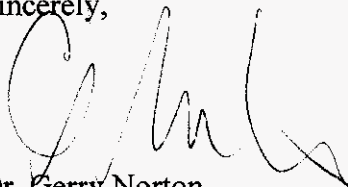
March 8th, 2010

Heather Hills Utilities.

To Whom It May Concern / Public Service Commission

As property owners in the Heather Hills Sub-Division, my wife and I urge you to view the application of Rick and Chris Stephens to purchase the utilities service part of the amenities, favorably. They are currently owners of the real estate portion of the amenities and manage the facilities to the complete satisfaction of a majority of the residents in general and ourselves and other petitioners in particular. There is the precedent that has existed since the purchase of individual lots by homeowners in 1967 that both the common lands and the utilities be owned and operated in combination. This circumstance has ensured continuity, efficient and reliable operation in the maintenance of the park. For sometime now, the Stephens have managed the utilities on behalf of the current owners very effectively and their onsite presence is particularly important for those residents in their advanced years, requiring special consideration in this aspect of their living conditions. In the interests of preserving the quality of life for such older incapacitated residents, we believe that maintenance of the status quo should merit particular attention in your approval of the purchase and management of the utilities by the Applicants.

Sincerely,



Dr. Gerry Norton