

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: July 22, 2026

TO: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

FROM: Ailynee Ramirez-Abundez, Public Utility Analyst II, Division of Engineering *ARA*
MR

RE: Docket No. 20260018-WS – Application for transfer of facilities of Northgate Properties, Inc., Water Certificate No. 412-W and Wastewater Certificate No. 345-S to Northgate FL Utility, LLC, in Brevard County.

Please place the attached email regarding Northgate FL Utility, LLC's request for an extension of time, until August 15, 2026, to respond to staff's second deficiency letter dated May 8, 2026, in the docket file referenced above.

ARA/da

Attachment

From: [Marty Deterding](#)
To: [Ailynee Ramirez-Abundez](#)
Cc: [Takira Thompson](#); [Marissa Ramos](#)
Subject: RE: Northgate Transfer
Date: Tuesday, July 21, 2026 7:37:02 PM

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

Ailynee

I am very sorry for the delays.

As you know this is a very small regulated system as are the other two recently acquired by Parakeet Communities.

I have inquired of the utility and I am told that they have had a difficult time finding someone knowledgeable in regulated utility accounting to assist in getting the books and records organized to comply with the annual reporting requirements and the Staff demands for records and information. Most of the accountants and consultants I have worked with in the past are no longer around to help or are no longer taking on clients.

They have recently found Apex services who has agreed to assist with organizing these filings and they are hopeful that by mid August they should have the information available and prepared to respond to the Staff inquiries and submit responses and required reports.

I am also out of the country until August 11.

Therefore we do request a further extension of time to respond until August 15 when we should be able to file responses to the Staff inquiries and to get Annual Reporting done.

Thank you for your patience as these small systems are brought into compliance with PSC regulations.

Marty

Sent from my Galaxy

----- Original message -----

From: Ailynee Ramirez-Abundez <ARamirez@psc.state.fl.us>
Date: 7/21/26 12:52 AM (GMT+10:00)
To: Marty Deterding <mdeterding@sundstrom-law.com>
Cc: Takira Thompson <tthompson@psc.state.fl.us>, Marissa Ramos <mramos@psc.state.fl.us>
Subject: RE: Northgate Transfer

Good morning Mr. Deterding,

Responses to staff's second deficiency letter were due 6/8/26. The informal extension arranged in the below emails has also concluded. Is the Utility in need of an additional extension to respond? If so, until when?

Thank you,

Ailynee Ramirez-Abundez
Public Utility Analyst
Division of Engineering
Florida Public Service Commission
ARamirez@psc.state.fl.us
(850) 413-6974

From: Ailynee Ramirez-Abundez
Sent: Wednesday, July 1, 2026 11:03 AM
To: Marty Deterding <mdeterding@sundstrom-law.com>
Cc: Takira Thompson <tthompso@psc.state.fl.us>; Marissa Ramos <mramos@psc.state.fl.us>
Subject: RE: Northgate Transfer

Good morning Mr. Deterding,

Thank you for the update. Let us know if anything changes regarding the estimated timeframe.

Ailynee Ramirez-Abundez
Public Utility Analyst
Division of Engineering
Florida Public Service Commission
ARamirez@psc.state.fl.us
(850) 413-6974

From: Marty Deterding <mdeterding@sundstrom-law.com>
Sent: Wednesday, July 1, 2026 10:56 AM
To: Ailynee Ramirez-Abundez <ARamirez@psc.state.fl.us>
Cc: Takira Thompson <tthompso@psc.state.fl.us>; Marissa Ramos <mramos@psc.state.fl.us>
Subject: RE: Northgate Transfer

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Ailynee

My apologies for the delays. I have asked the company for an estimate, and they tell me

that they hope to have the info together in about two weeks. Really sorry for the delays but I have told them that this needs to be a priority. Unfortunately, I will be out of town for a few weeks starting this afternoon. But I will try to check emails regularly and report back to you as soon as I hear more.

F. MARSHALL DETERDING
Of Counsel

Sundstrom Law Firm
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From: Ailynee Ramirez-Abundez <ARamirez@psc.state.fl.us>
Sent: Friday, June 26, 2026 2:32 PM
To: Marty Deterding <mdeterding@sundstrom-law.com>
Cc: Takira Thompson <tthompson@psc.state.fl.us>; Marissa Ramos <mramos@psc.state.fl.us>
Subject: RE: Northgate Transfer

Good afternoon Mr. Deterding,

Staff would like a follow up on the last email. Please provide the date that the second Northgate deficiency letter and data request responses will be file in the docket.
Let me know if you have any question.

Thank you,

Ailynee Ramirez-Abundez
Public Utility Analyst
Division of Engineering

Florida Public Service Commission
ARamirez@psc.state.fl.us
(850) 413-6974

From: Ailynee Ramirez-Abundez
Sent: Tuesday, June 2, 2026 8:39 AM
To: 'Marty Deterding' <mdeterding@sundstrom-law.com>
Cc: Takira Thompson <tthompso@psc.state.fl.us>
Subject: RE: Northgate Transfer

Good morning Mr. Deterding,

Please provide staff an estimated date for the second deficiency letter responses to be file in the docket, if possible. Yes, staff is reviewing the notice and will be in contact when all other deficiencies are completed. Let me know if you have any additional questions.

Thank you,

Ailynee Ramirez-Abundez
Public Utility Analyst
Division of Engineering
Florida Public Service Commission
ARamirez@psc.state.fl.us
(850) 413-6974

From: Marty Deterding <mdeterding@sundstrom-law.com>
Sent: Monday, June 1, 2026 5:46 PM
To: Ailynee Ramirez-Abundez <ARamirez@psc.state.fl.us>
Subject: Northgate Transfer

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Ailynee

My apologies. I just realized that I have a response due to your second deficiency letter and 2 additional data requests that are due in a week on the Northgate Transfer case. I am trying to get the needed info and documents but it may take me a little longer than the June 8 deadline. Just wanted you to be aware in advance that we make be a couple of weeks late.

Also in this deficiency letter there is a deficiency about the notice. I still have not heard back about what the Staff wants on the notice, I sent a draft with the original application.

F. MARSHALL DETERDING
Of Counsel

Sundstrom Law Firm
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mdeterding@sundstrom-law.com



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