

NEWSLETTER

THE FIRST GOOD NEWS IN PORT LABELLE IN 23 YEARS

ABOUT A YEAR AGO I SENT YOU A LETTER WITH A LOT OF QUESTIONS (QUESTIONS WITH NO ANSWERS) AND LITTLE HOPE FOR THE FUTURE OF LOTS IN PORT LABELLE.

I'M VERY HAPPY TO TELL YOU THAT ON FEBRUARY 29, 1996 THE COUNTY PURCHASED THE WATER AND SEWER SYSTEM IN PORT LABELLE FROM GENERAL DEVELOPMENT UTILITIES. AT THE APRIL 23RD COUNTY COMMISSION MEETING THE BOARD OF COUNTY COMMISSIONERS VOTED UNANIMOUSLY TO APPROVE A CONTRACT WITH THE ENGINEERING FIRM OF CRAIG A. SMITH & ASSOCIATES. THE CONTRACT IS FOR ENGINEERING DESIGN, PERMITTING AND CONSTRUCTION MANAGEMENT SERVICES FOR THE PORT LABELLE UTILITY DIVISION. IMPROVEMENTS SHALL INCLUDE NECESSARY ADDITIONS TO THE WATER TREATMENT PLANT, WATER SYSTEM MASTER PLANNING AND SELECT WATER LINE EXTENSIONS WITHIN THE UTILITY SERVICE AREA TO IMPROVE LOTS PRESENTLY NOT RECEIVING WATER SERVICE.

AT PREVIOUS MEETINGS THE COMMISSIONERS HAVE SAID THEY WANTED TO START INSTALLING WATER LINES BY THE END OF 1996 AND HAVE WATER LINES INSTALLED TO ALL (APPROXIMATELY 10,500 WITHOUT WATER) LOTS IN PORT LABELLE WITHIN 3 YEARS OF STARTING CONSTRUCTION. THIS WOULD BE 1997, 1998 AND HAVE ALL WATER LINES INSTALLED BY THE END OF 1999. SEWER LINES WILL BE INSTALLED LATER WHEN IT IS FINANCIALLY FEASIBLE.

THE COST OF THIS WILL BE PAID FROM THE ESCROW FUNDS HELD IN THE STATE OF NEW YORK. WHEN YOU PURCHASED YOUR LOT(S) YOU PAID EITHER \$900 OR \$1,000 PER LOT FOR WATER AND SEWER TAP IN FEES. THIS \$900 OR \$1,000 WAS IN ADDITION TO THE PURCHASE PRICE AND WAS HELD BY THE STATE OF NEW YORK IN EXCHANGE FOR ALLOWING GDC TO SELL LOTS IN THE STATE OF NEW YORK. THESE ESCROW FUNDS NOW TOTAL ABOUT \$9,750,000.

YOUR TAXES HAVE BEEN VERY LOW THE LAST FEW YEARS BECAUSE WHEN GDC FILED BANKRUPTCY APRIL 6, 1991 THE COUNTY PROPERTY APPRAISER REDUCED YOUR TAXABLE VALUE. NOW IS THE TIME TO PAY YOUR TAXES IF STILL UNPAID. IF YOU OWE TAXES FOR MORE THAN ONE YEAR AT LEAST PAY THE LAST TWO TAX BILLS (94 & 95) AND THEN KEEP FUTURE TAXES PAID ON TIME. MORE DETAILS ON TAXES IN THE NEXT NEWSLETTER.

IF YOU WANT TO BUILD NOW YOU CAN TRADE TO A BUILDABLE LOT. FOR MORE DETAILS CALL MIAMI OFFICE AT 1-800-777-3343 FROM FLORIDA AND 1-800-999-9099 OUTSIDE FLORIDA. THE PORT LABELLE OFFICE IS CLOSED.

AS I SAID IN THE OTHER LETTER I'M RETIRED NOW AND HAVE THE TIME TO DO THIS NEWSLETTER. I'M SENDING THIS SECOND AND FINAL LETTER TO THOSE WHO DIDN'T SUBSCRIBE FOR THE QUARTERLY NEWSLETTER THE FIRST TIME. IF YOU GET THIS LETTER AND YOU ARE ALREADY GETTING THE NEWSLETTER JUST DISREGARD THIS AS YOU ARE ON MY MAILING LIST AND I JUST MISSED TAKING YOUR NAME OFF THE MASTER MAILING LIST I BUY FROM THE COUNTY.

THE COST OF THIS QUARTERLY NEWSLETTER IS STILL THE SAME AS BEFORE:

- A. \$12.00 PER YEAR IF YOU GET YOUR MAIL BY UNITED STATES POSTAGE.
- B. \$16.00 PER YEAR (IN US FUNDS) FOR ALL OTHER THAN US POSTAGE.
- C. OPTIONAL- FOR AN ADDITIONAL \$8.00 A LARGE 11X17 MAP OF PORT LABELLE AS IT IS TODAY SHOWING THE CHURCHES, SCHOOLS, GOLF COURSE, MARINA AND SHOWING THE WATER LINES AS THEY ARE TODAY. ALSO AN 8 1/2 BY 11 MAP OF YOUR UNIT(S) WITH YOUR LOT(S) HIGHLIGHTED IN GREEN AND THE CLOSEST WATER LINE HIGHLIGHTED IN BLUE. THESE MAPS WILL MAKE IT EASY FOR YOU TO FOLLOW THE INSTALLATION OF WATER LINES AND OTHER CONSTRUCTION EXPECTED TO COME WITH THE INSTALLATION OF WATER LINES.

IF YOU WANT TO KEEP UP TO DATE ON PORT LABELLE JUST RETURN YOUR UNIT NUMBER(S), BLOCK # AND LOT NUMBER(S) OR RETURN THE ADDRESS LABEL ON THIS LETTER. EXAMPLE- THE NUMBERS ABOVE YOUR NAME TELLS HOW TO LOCATE YOU LOT- THE FIRST 5 ARE THE SAME FOR ALL LOTS. IT'S THE LAST THREE(010 1234 001.0) THAT PINPOINT YOUR LOT. INCLUDE THESE NUMBERS ALONG WITH YOUR CHECK OR MONEY ORDER (US FUNDS PLEASE) PAYABLE TO:

W. HAROLD REECER
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