

NEWSLETTER #10

HELLO TO YOU FROM A VERY WET PORT LABELLE. THIS IS OUR RAINY SEASON ACCORDING TO THE CALENDAR BUT WE WERE BADLY IN NEED OF RAIN UNTIL TWO DAYS AGO. I HAVE STARTED SEVERAL VARIETIES OF SEEDS FOR TOMATOES, GREEN AND HOT PEPPERS, EGGPLANT, CAULIFLOWER, BROCCOLI, CABBAGE AND HERBS. THESE ARE FOR PLANTING AFTER OCT.1 AND THEN I WILL REPLANT AT 3 TO 6 WEEK INTERVALS.

THIS NEWSLETTER ISN'T DUE FOR SEVERAL WEEKS BUT BECAUSE I'M GETTING SO MANY CALLS AND LETTERS ABOUT THE LETTER FROM THE COUNTY ON THE SPECIAL ASSESSMENT FOR LOTS IN UNITS 1-9. I WANT TO ATTEMPT TO CLEAR UP THE RUCKUS THIS LETTER SEEMS TO HAVE STIRRED UP.

BELOW IS A COPY OF A LETTER FROM THE COUNTY WHICH EVERYONE OWNING A LOT IN UNITS 1-9 SHOULD HAVE RECEIVED. LOTS IN UNITS 102 SHOULD GET THIS LETTER IN ABOUT ONE YEAR & 10-13 IN TWO YEARS.

PORT LABELLE UTILITY SYSTEM NOTICE OF PUBLIC HEARINGS ON PROPOSED SPECIAL ASSESSMENTS

RE: Lot 19, Block 2138, Port LaBelle
Plat Unit 3, Hendry County, Florida
Strap No. 4 29 43 10 030 2138-019.0
Contract No. T015295

August 11, 1997

**P O Box 3028
La Belle FL 33975-3028**

Hendry County is proposing to construct water supply lines for its Port LaBelle Utility System to serve all of the residential Lots in Plat Units 1-9. This construction project would be funded by a special assessment levy, which in your case would be partially paid by funds already in escrow which were contributed as part of the original lot purchase agreement with the Port LaBelle developer.

The proposed construction special assessment for each residential lot would be \$990.00. The escrow balance for your lot as of 12/31/1996 is \$964.07. That amount will be applied to the special assessment, leaving a balance of \$25.93 which would be due on the special assessment.

The construction special assessment may be paid in full within 30 days of its levy. If not paid by that date, the assessment would be amortized over a period of 20 years at an interest rate not exceeding 1% above the construction bond interest rate (8% maximum).

An annual special assessment to be levied for the maintenance of unconnected water supply lines is also proposed. This assessment would be \$2.00 per month for each residential lot and would commence upon the completion of the water line construction project and end when water service is connected to the lot.

Two public hearings will be held by the Board of County Commissioners of Hendry County regarding the proposed construction project and special assessments. The first will be at 6:30 p.m. on August 26, 1997 at the Hendry County Courthouse, C.E. Hall Building, Commission Room, 50 South Bridge Street, LaBelle, Florida. The second will be at 6:30 p.m. on September 9, 1997 at the Clewiston City Hall, 115 West Ventura Avenue, Clewiston, Florida.

If a person decides to appeal any decision made by the Hendry County Commission with respect to any matter considered at this hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

You may appear and be heard at either of these hearings, or you may make written objections or comments to the Board of County Commissioners, Post Office Box 1760, LaBelle, Florida 33975, at any time prior to the first hearing with regard to the construction project, or at anytime prior to the second hearing with regard to the special assessments.

The special assessment for construction would provide \$5,590,000.00, the estimated cost for the project, and the special assessment for line maintenance would provide \$135,000.00 annually.

The special assessment for maintenance would be collected on the tax roll by the property appraiser, and as such would be subject to the sale of a tax certificate, if not paid, which may result in the loss of title.

The proposed construction plans and estimates are available for inspection at the County Administrator's office, Hendry County Courts Annex Building, 50 South Bridge Street, LaBelle, Florida, or additional information may be obtained by calling (941) 675-5295.

Cecil Akin, Chairman
Board of County Commissioners
Hendry County, Florida

THIS LETTER IS TELLING YOU THAT THE SPECIAL ASSESSMENT IS \$990 FOR EACH RESIDENTIAL LOT IN UNITS 1 THROUGH 9.

THE \$990 WILL BE PAID FROM YOUR ESCROW FUND-NOT OUT OF POCKET OR OVER THE NEXT TWENTY YEARS.

THE SECOND PARAGRAPH TELLS YOU THE AMOUNT OF MONEY IN YOUR ESCROW ACCOUNT AND HOW MUCH YOU OWE OR HOW MUCH YOU HAVE LEFT IN YOUR ESCROW ACCOUNT. AS YOU CAN SEE ON THIS LOT OUR ESCROW AMOUNT AS OF 12/31/96 WAS \$964.07 LEAVING A BALANCE OF \$25.93 DUE ON THE SPECIAL ASSESSMENT. OF THE LOTS WE HAVE \$964.07 IS THE LOWEST AMOUNT IN THE ESCROW FUND AND \$1,777.77 THE HIGHEST. AFTER THE SPECIAL ASSESSMENT OF \$990 IS PAID, THIS LEAVES \$787.77 AS THE NEW ESCROW BALANCE. THIS AMOUNT CAN'T BE DRAWN OUT BUT MUST STAY IN THE ESCROW FUNDS WHICH ARE CONTROLLED BY THE UTILITY.

IF YOU DIDN'T GET THIS LETTER THEN YOU NEED TO LET THE TAX COLLECTOR KNOW OF AN ADDRESS CHANGE.

TO THE BEST OF MY KNOWLEDGE EVERYONE WHO PURCHASED A LOT IN PORT LABELLE, FROM GENERAL DEVELOPMENT CORPORATION, PAID EITHER \$900 OR \$1,000, OVER AND ABOVE THE PURCHASE PRICE OF THE LOT AND STARTED ON THE 37TH PAYMENT, INTO AN ESCROW FUND THAT WAS HELD BY THE STATE OF NEW YORK. THIS IS YOUR MONEY IN THIS FUND AND USING THIS MONEY TO INSTALL WATER LINES TO ALL LOTS MAKES IT POSSIBLE FOR EVERYONE TO HAVE WATER.

NOW HEAR THIS. THE COMPANY (GDC OR ATLANTIC GULF) WHICHEVER NAME YOU USE STILL OWNS 25% TO 30% OF ALL LOTS IN PORT LABELLE. TO GET WATER INSTALLED TO ALL THESE LOTS THEY MUST PAY THE \$990 PER LOT OR ENTER INTO AN AGREEMENT TO AMORTIZE THIS AMOUNT, ON ABOUT 3,000 LOTS, TO GET WATER LINES INSTALLED ON LOTS THEY OWN. I HAD HOPED THIS MONEY WOULD HAVE BEEN DEDUCTED FROM THE \$4,500,000 PURCHASE PRICE OF THE UTILITIES BUT GENERAL DEVELOPMENT UTILITIES GOT THE MONEY AND WALKED AWAY.

THE SECOND PART OF THE COUNTY LETTER WAS ABOUT A \$2 PER MONTH OR \$24 PER YEAR PER LOT SPECIAL ASSESSMENT FOR MAINTENANCE AND WOULD END WHEN YOU BUILD ON YOUR LOT. UNTIL NOW ONLY THOSE OF US LIVING HERE AND PAYING WATER AND SEWER BILLS HAVE PAID FOR MAINTENANCE OF THE WATER PLANT.

ALL OF YOU THAT PURCHASED LOTS FROM US SHOULD HAVE GOTTEN THIS LETTER TELLING YOU HOW MUCH MONEY THAT LOT HAS IN ESCROW. THE ESCROW MONEY STAYS WITH THE LOT, NOT WITH THE ORIGINAL OWNER. THE LOT I MENTIONED EARLIER THAT HAS \$1,777.77 IN THE ESCROW FUND WE HAVE FOR SALE AT \$2,788.

I HAVE TOLD YOU BEFORE HOW WELL DESIGNED PORT LABELLE IS AND HERE IS ANOTHER EXAMPLE. I HAVE DRIVEN EVERY STREET IN PORT LABELLE AND I HAVE NOT SEEN ONE LOT THAT HAS A DRAINAGE PROBLEM. THIS IS BECAUSE THE STREETS AND ROADS WERE DUG DOWN LOWER THAN THE LOTS SO EVERY LOT WOULD HAVE GOOD DRAINAGE. THE STREETS HAVE DRAINAGE TO HOLDING PONDS THAT WERE DUG DOWN LOWER THAN THE STREETS TO ALLOW THE STREETS GOOD DRAINAGE.

ALSO ALL UTILITIES (ELECTRIC, TELEPHONE AND CABLE TV) ARE DESIGNED TO BE UNDERGROUND SO YOU DON'T SEE POLES AND LINES ABOVE GROUND. WE HAVE NO GAS LINES IN PORT LABELLE.

THE CITY OF LABELLE HAS ABOUT 3,000 YEAR AROUND RESIDENTS AND LIKE MOST OF FLORIDA THAT NUMBER ABOUT DOUBLES FOR THE WINTER MONTHS. AS SOON AS THE FIRST COLD SNAP HITS UP NORTH THE VISITORS START TO ARRIVE. LABELLE HAS THREE BANKS, TWO SUPERMARKETS, TWO HARDWARE STORES, A FEW RESTAURANTS, 36 CHURCHES, OXBOW GOLF CLUB, PORT LABELLE MARINA AND A VARIETY OF SMALL SHOPS. WE ARE ABOUT 35 MILES FROM SHOPPING IN FT. MYERS. THE LABELLE AIRPORT HAS A RUNWAY OVER 3,700 FEET LONG AND CAN BE CONTACTED BY RADIO AT 122.8 OR BY TELEPHONE AT 941-675-8886.

THE COUNTY IS HOLDING A SPECIAL ELECTION ON NOVEMBER 4TH TO ALLOW FOR TAX EXEMPTION, FOR UP TO 10 YEARS, TO ATTRACT NEW BUSINESS.

IF YOU WANT TO BUILD NOW YOU CAN TRADE YOUR LOT FOR ONE THAT HAS WATER. FOR MORE INFORMATION ON THIS OR ANY OTHER QUESTIONS CALL CUSTOMER SERVICE IN MIAMI AT 1-800-777-3343 FROM FLORIDA AND 1-800-999-9099 OUTSIDE OF FLORIDA.

FOR THOSE ASKING ABOUT CAMPING LOCALLY HERE ARE SOME NAMES:

1. GRANDMA'S GROVE RV RESORT 2250 SR 80 WEST LABELLE, 33935
PHONE 941-675-2567
2. LABELLE WOODS RESORTS 620 S MAIN ST LABELLE, 33935
941-675-3641
3. WHISPER CREEK ADULT RV PARK 1980 HICKORY DR LABELLE, 33935
941-675-6888

I NOW HAVE A MAP OF BANYAN VILLAGE UNITS 10,11,12 AND 13, SHOWING WHERE THE WATER LINES WILL BE INSTALLED. THESE LINES SHOULD BE INSTALLED IN ABOUT 3 YEARS. THIS 11 X 17 MAP AND AN 8 1/2 X 11 MAP OF YOUR UNIT IS \$8.00 FOR BOTH. IF YOU ORDER PLEASE GIVE YOUR UNIT #.

Harold