

August 21, 2024

To: Members: Countryside Estates Resident Owned Association Inc.

Hello Folks – I have received numerous comments and questions regarding the ongoing water issues we are dealing with in the park and wish to share some information with you about how we are attempting to upgrade our fresh water supply lines in a responsible manner, albeit not as quickly as all of us would like.

As many of you are aware the Governor of Florida, in response to the fatal collapse of a condo in Miami, signed into law July 1<sup>st</sup> sweeping changes to the statutes governing HOA's reserve funds along with other sections of the bill. Our reserve study is nearing completion and all indications appear to show we are in good shape but there will be some surprises in there. Headlines and news broadcasts have been reporting on HOA annual assessments to some home owners upward of \$50,000. As quick and easy as it would be to spend a load of money on a full scale replacement of the water lines, all those funds, by law, have to be replaced in the reserves by a **one time** assessment to the members. I don't believe that is what any of us want so our earlier decision, in consultation with the contractor, to proceed step by step will help us avoid that situation. This approach can be more easily accommodated financially on a yearly basis. Although our income stream is negatively impacted by ever diminishing returns on the principle and interest return as existing mortgages get paid off and paid down we believe that our investment and rental income will allow our maintenance fee to remain stable.

Even starting with the location, identification and repair of existing shut-off valves in the system proved to be challenging due to the inaccuracies in the drawings provided. When this portion of the project is completed these valves will be utilized to isolate sections of the park to effect repairs and/or replacement eliminating the need to shut the entire park down. It will take time to identify and possibly install more shut off points in the supply "loops" but the hope is when it progresses to the point of line replacement, small sections can be done with reduced disruption to the majority of the park. Unfortunately the early steps require the main valve be closed & system drained down affecting the entire park.

It's been mentioned to me that it's irresponsible to continue to push pressurized water through pipes designed for 40 year life expectancy for 60 years. I wholeheartedly agree and now we have to pay the price in dollars and frustration for the "patch and pray" approach used for the past 20+ years.

The latest water interruptions were due to 1)-replacement of 7 non-functional valves and 2)-followed by the failure of one of the new parts installed. An unfortunate and hopefully rare occurrence.

We are moving forward but it's going to take time and your patience, at times stretched thin, is very much appreciated. I would suggest to you that your source for accurate, up to date, info can be attained via myself(contact info below) or Tony Toscano 727-639-1248 – [ttoscano@ameritechmail.com](mailto:ttoscano@ameritechmail.com)

Thank you  
Steve McGill  
Can 519-881-9529  
Fla 727-331-4371  
swmcan@wightman.ca