



LAKE COUNTY
FLORIDA

January 23, 2017

Black Bear Reserve Homeowners Association, Inc.
Attn: Tim Donihi
8390 Championsgate Blvd., Suite 304
Championsgate, FL 33896

Re: Maintenance Required- Stormwater Management System Components

Dear Mr. Donihi:

As part of Lake County's permit with the State of Florida to operate our Municipal Separate Storm Sewer System (MS-4), we are required to conduct inspections and map the overall stormwater system throughout the County. During our field inspection each stormwater structure's condition and functionality is evaluated as compared to original permitted design. These inspections include stormwater management system components within County right-of-way and connected system features not necessarily within County right-of-way. During the inspection effort in your subdivision, the attached list of stormwater structures were noted as in need of maintenance.

Our review of the Saint Johns River Water Management District (SJRWMD) permit records and the organizing documents of your development indicates the maintenance responsibility of these specific elements of the stormwater system lies with Black Bear Reserve Homeowners Association Inc.

We would be glad to meet you or your representative at Black Bear Reserve Homeowners Association to discuss the maintenance needs noted and possible courses of action the HOA might take to address the stormwater system. We would also be glad to make a presentation at one of your HOA meetings to discuss citizen/ individual property owner actions that can be taken to aid in maintaining the stormwater system and assist with water quality.

Please feel free to contact me at (352) 253-9084 or via email tdaubert@lakecountyfl.gov should you have any questions.

Sincerely,

Tim Daubert
Sr. Stormwater Inspector

Enclosures: Stormwater Inspection Deficiency List and Map; Black Bear Reserve
SJRWMD Neighborhood Guide to Stormwater Systems

cc: Nicholas Mcray, Stormwater Manager
File- NPDES Inspections

LAKE COUNTY PUBLIC WORKS | ENVIRONMENTAL SERVICES DIVISION
323 N. SINCLAIR AVE. ♦ TAVARES, FL 32778 ♦ P 352.253.9080 ♦ F 352.253.6016
Board of County Commissioners • www.lakecountyfl.gov

2018 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N98000006292

Entity Name: BLACK BEAR RESERVE HOMEOWNERS ASSOCIATION, INC.

Current Principal Place of Business:

8390 CHAMPIONSGATE BLVD
SUITE 304
CHAMPIONSGATE, FL 33896

Current Mailing Address:

8390 CHAMPIONSGATE BLVD
SUITE 304
CHAMPIONSGATE, FL 33896 US

FEI Number: 59-3543217

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

AEGIS COMMUNITY MANAGEMENT SOLUTIONS INC
8390 CHAMPIONSGATE BLVD
SUITE 304
CHAMPIONSGATE, FL 33896 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRESIDENT
Name DONIHI, TIM
Address 8390 CHAMPIONS GATE BLVD. #304
City-State-Zip: CHAMPIONS GATE FL 33896

Title VP
Name SMITH, WAYNE
Address 8390 CHAMPIONS GATE BLVD #304
City-State-Zip: CHAMPIONS GATE FL 33896

Title TREASURER
Name RILEY, SAM
Address 8390 CHAMPIONS GATE BLVD #304
City-State-Zip: CHAMPIONS GATE FL 33896

Title DIRECTOR
Name PARDUE, GARY
Address 8390 CHAMPIONSGATE BLVD
SUITE 304
City-State-Zip: CHAMPIONSGATE FL 33896

Title DIRECTOR
Name SHANNON, BRIAN
Address 8390 CHAMPIONSGATE BLVD
SUITE 304
City-State-Zip: CHAMPIONSGATE FL 33896

Title SECRETARY
Name FAYNE, DEREK
Address 8390 CHAMPIONSGATE BLVD
SUITE 304
City-State-Zip: CHAMPIONSGATE FL 33896

Title DIRECTOR
Name LEWIS, LISA
Address 8390 CHAMPIONSGATE BLVD
SUITE 304
City-State-Zip: CHAMPIONSGATE FL 33896

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: TIM DONIHI

PRESIDENT

01/17/2018

Electronic Signature of Signing Officer/Director Detail

Date

PROPERTY RECORD CARD



General Information

Owner Name:	UPSON DOWNS HOMEOWNERS ASSN INC	Alternate Key:	3793947
Mailing Address:	2180 W STATE ROAD 434 STE 5000 LONGWOOD, FL 32779 <small>Update Mailing Address</small>	Parcel Number:	31-18-28-210000F00000
Property Location:	WELDON DR EUSTIS FL 32736 <small>Update Property Location</small>	Millage Group and City:	0006 (UNINCORPORATED)
Property Description:	UPSON DOWNS SUB TRACT F PB 36 PGS 4-9 ORB 1842 PG 894	Total Certified Millage Rate:	14.8302
		Trash/Recycling/Water/Info:	My Public Services Map
		Property Name:	Submit Property Name
		School Locator:	School and Bus Map

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

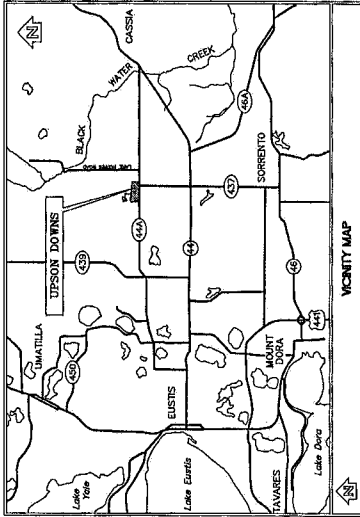
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	RESIDENTIAL COMMON ELEMENTS/AREA (0900)	0	0	WRA	1	LT	\$0.00	\$1,000.00

UPSON DOWNS

A SUBDIVISION SECTION 31, TOWNSHIP 18 SOUTH, RANGE 28 EAST
LAKE COUNTY, FLORIDA

34- 172-154

NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



LEGEND

- D PERMANENT RESTRICTIONS (M.B.A.) AND ZONING RESTRICTIONS (U.S. 301) UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (P.C.P.) (M.B.A. AND DISK 12 3015)
- EASEMENT BOUNDARY
- (R) RAILROAD LINE
- U.S. UTILITY EASEMENT
- SLC SHORTRANGE EASEMENT
- ⊕ CENTERLINE
- R/W RIGHT-OF-WAY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- P.O.B. POINT OF BEGINNING
- RLS RECORDED LAND SURVEYOR
- LB LICENSED BUSINESS

- NOTES**
1. BEARINGS ARE BASED ON AN ASSUMED MORGAN WITH THE WEST LINE OF S.W. 1/4 IN SECTION 31-18-28, RANGE 28E.
 2. SURVEY POINTS SHALL ALSO BE EASEMENTS FOR CABLE TELEVISION RECREATION PURPOSES.
 3. TRACES "A", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" AND "AA" ARE RESERVED FOR RECREATION AND RECREATION PURPOSES.
 4. TRACES "A", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" AND "AA" ARE RESERVED FOR FUTURE DEVELOPMENT.
 5. TRACES "A", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" AND "AA" ARE RESERVED FOR FUTURE DEVELOPMENT.
 6. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES WITHIN THE RIGHT-OF-WAY OF THE ROAD UNDER HIS RESPONSIBILITY. IT IS INCORPORATED INTO THIS DEED.
 7. RECORDS BOOK 100, PAGE 2007, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

STATE OF FLORIDA, COUNTY OF LAKE
I, Robert P. Morrison, Surveyor, do hereby certify that the above described plat was prepared by me and that I am a duly licensed Surveyor in the State of Florida.
Signature of Acknowledger: Robert P. Morrison
Title or Rank: Surveyor
Commission Number, if any: 172-173480
My Commission Expires: April 1916

SHEET 1 OF 6

PLAT BOOK AND PAGE

DEDICATION

UPSON DOWNS
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owner of the lands described in the foregoing caption to this plat, do hereby dedicate and set apart for the use and purpose shown hereon to the perpetual use of the public.

WITNESSES:
1. William S. Berley Surveyor
2. John C.

STATE OF FLORIDA COUNTY OF LAKE
I, William S. Berley, Surveyor, do hereby certify that the above described plat was prepared by me and that I am a duly licensed Surveyor in the State of Florida.
Signature of Acknowledger: William S. Berley
Title or Rank: Surveyor
Commission Number, if any: 172-173480
My Commission Expires: April 1916

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a duly licensed Surveyor in the State of Florida, do hereby certify that the above described plat was prepared by me and that I am a duly licensed Surveyor in the State of Florida.
Signature of Acknowledger: William S. Berley
Title or Rank: Surveyor
Commission Number, if any: 172-173480
My Commission Expires: April 1916

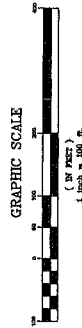
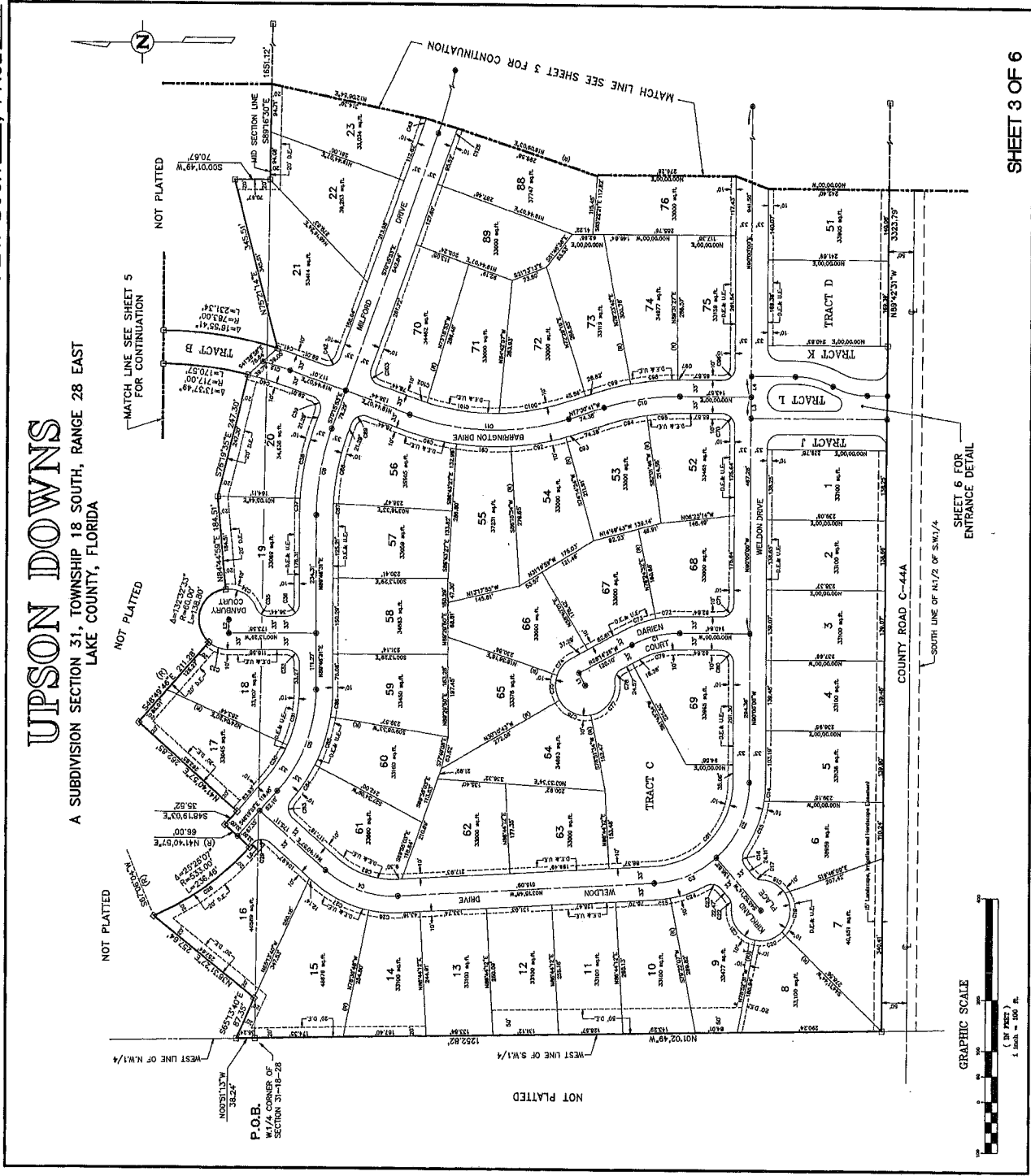
CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, that on October 18, 1994, the foregoing plat was approved by the Board of County Commissioners of the Lake County, Florida.
Catherine ...
Chairman of the Board.

CERTIFICATE OF CLERK

I HEREBY CERTIFY, that I have examined the foregoing plat and the same is in conformity with the laws of the State of Florida and the public records of the State of Florida.
Signature of Clerk: ...
Title or Rank: ...

UPSON DOWNS

A SUBDIVISION SECTION 31, TOWNSHIP 18 SOUTH, RANGE 28 EAST
LAKE COUNTY, FLORIDA



SHEET 6 FOR ENTRANCE DETAIL

MATCH LINE SEE SHEET 5 FOR CONTINUATION

MATCH LINE SEE SHEET 3 FOR CONTINUATION

NOT PLATTED

NOT PLATTED

NOT PLATTED

NOT PLATTED

NOT PLATTED

P.O.B.
W 1/4 CORNER OF
SECTION 31-18-28

WEST LINE OF N.W. 1/4

WEST LINE OF S.W. 1/4

COUNTY ROAD C-44A

SOUTH LINE OF N. 1/2 OF S.W. 1/4

MATCH LINE SEE SHEET 5 FOR CONTINUATION

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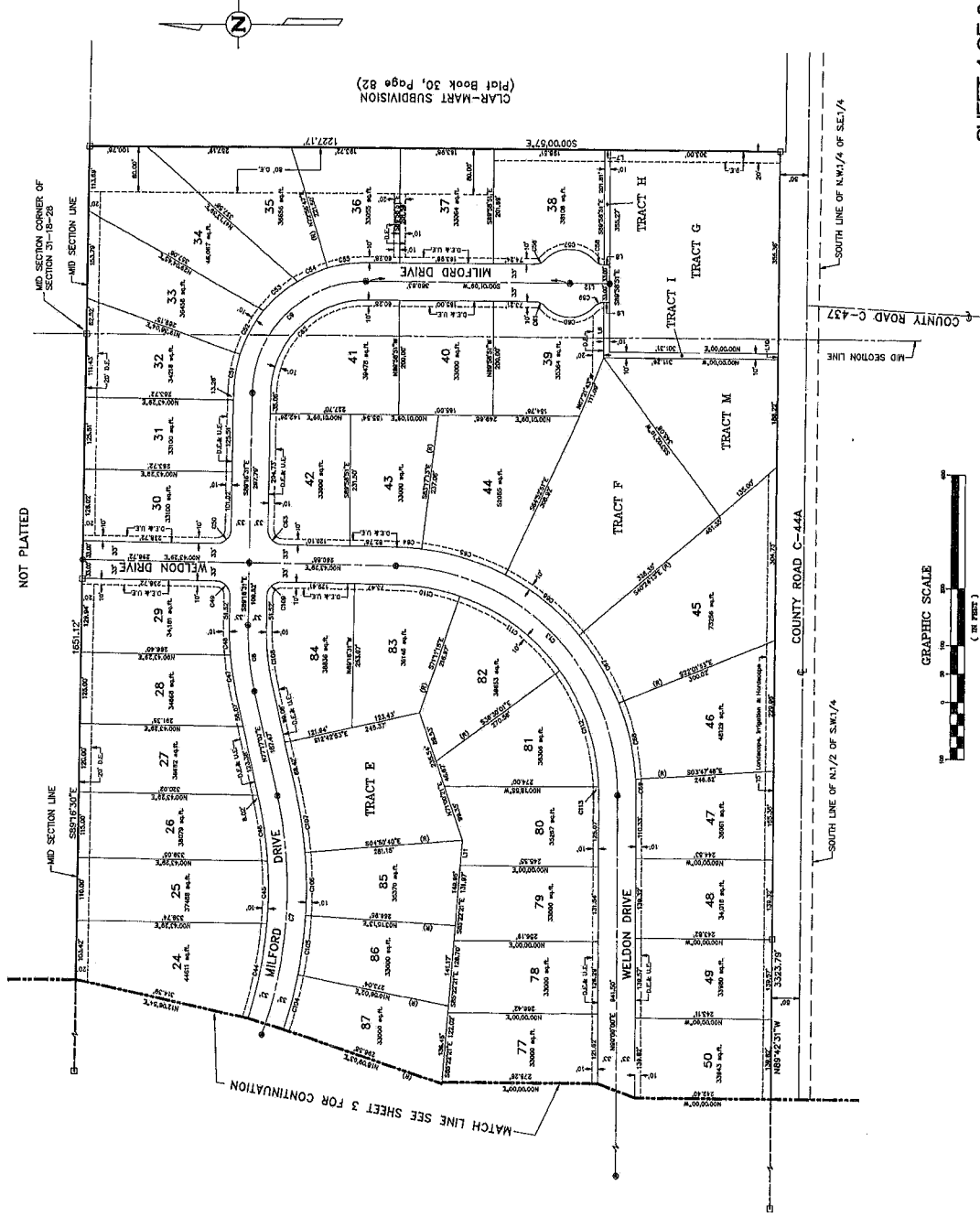
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UPSON DOWNS

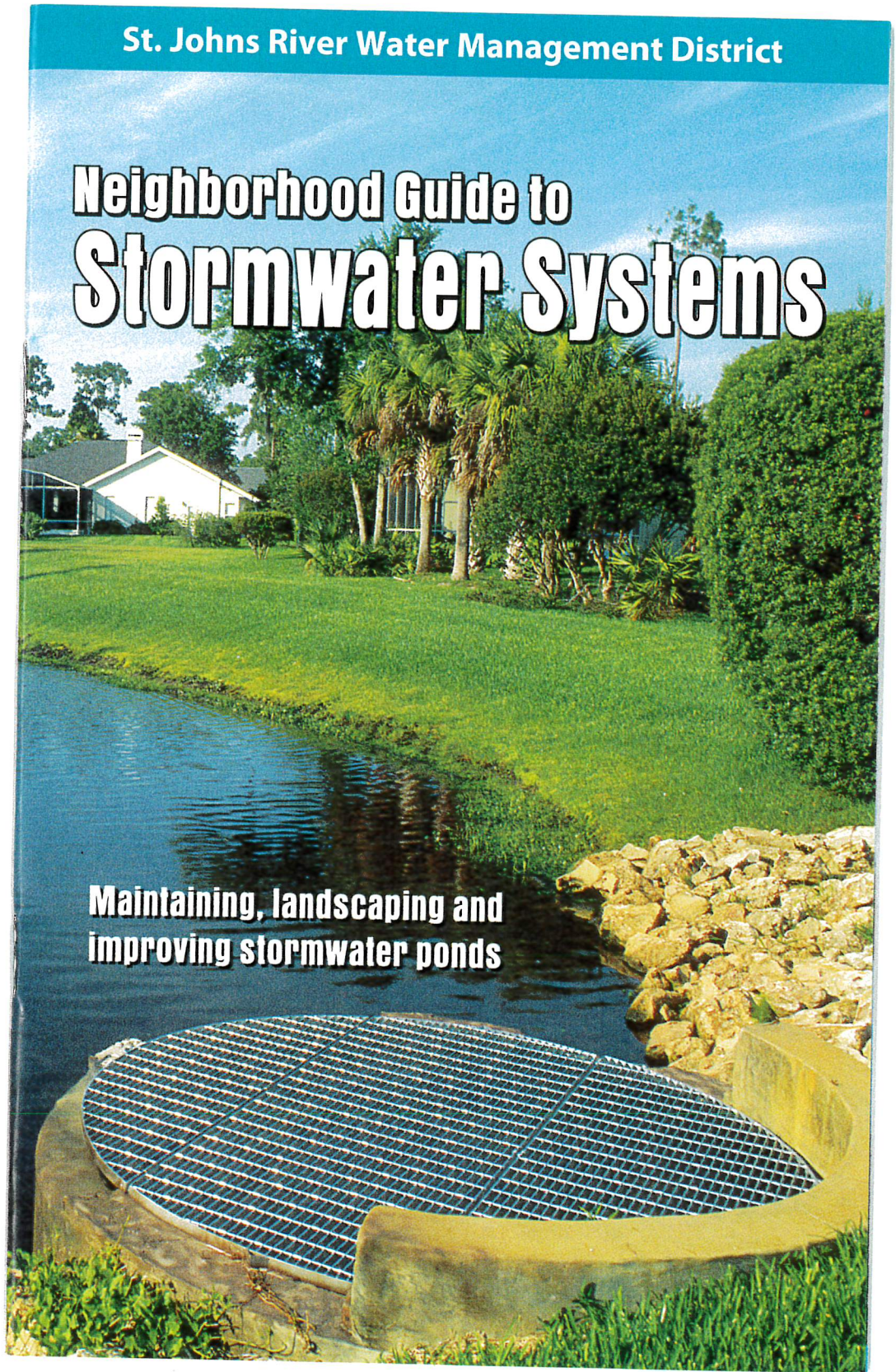
A SUBDIVISION SECTION 31, TOWNSHIP 18 SOUTH, RANGE 28 EAST
LAKE COUNTY, FLORIDA



St. Johns River Water Management District

Neighborhood Guide to Stormwater Systems

Maintaining, landscaping and
improving stormwater ponds

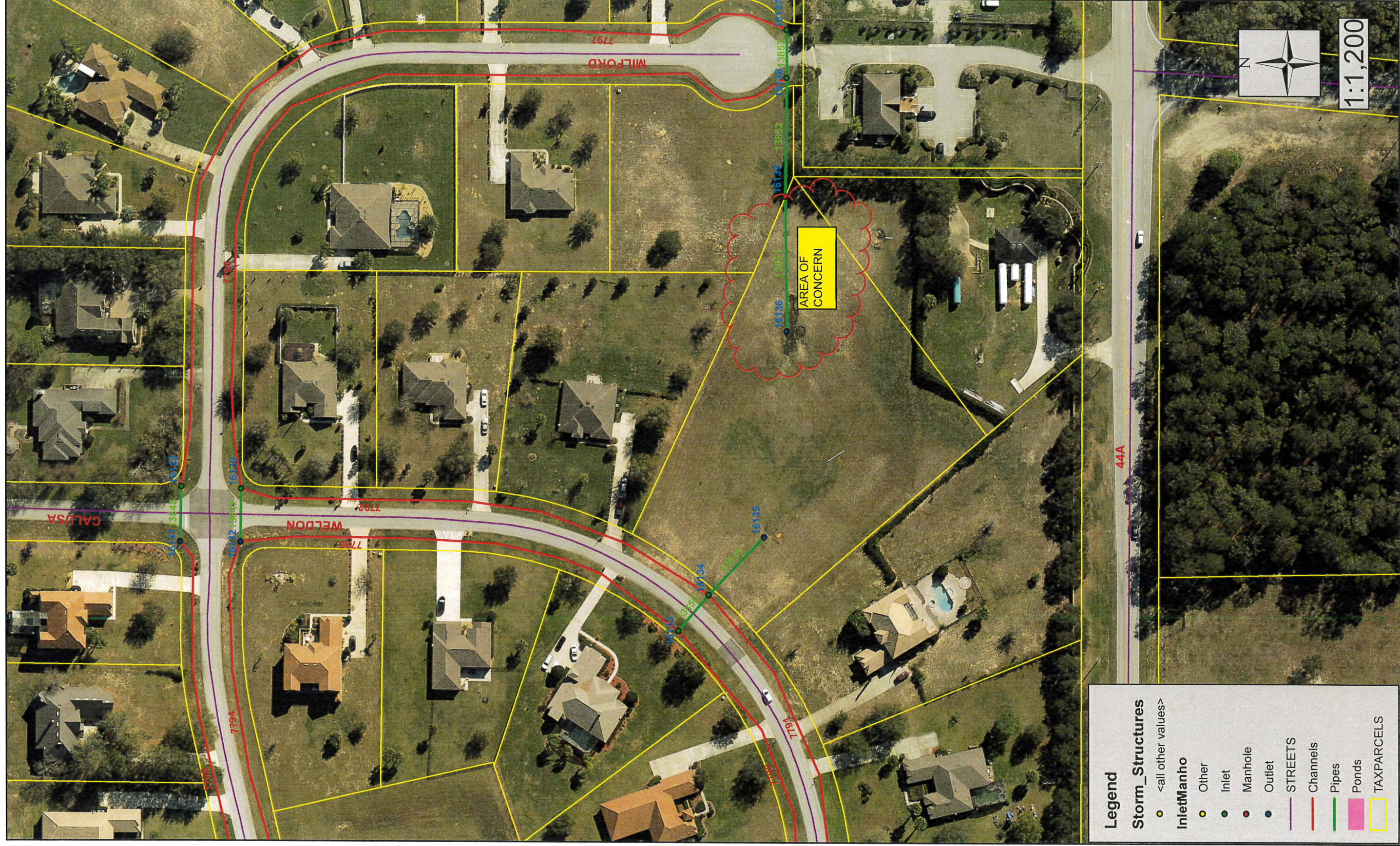


Stormwater Inspection Deficiency List- Black Bear Reserve HOA

Pipe												
OBJECTID	Culvtype	Material	Height_In	Width_In	Condition	Blockage	Notes	Inspdate	MA	Custodian	Length(ft)	Location
13851	STORM SEWER	CMP	24	24	POOR	100	COLLAPSED PIPE	12/11/2017	3	HOA	144	Upson Downs Sub Tract F

Structures											
OBJECTID	Structype	Material	Condition	Vegetation	Notes	Blockage	Inspdate	Pipe_Size	Custodian	Location	
16136	OUTFALL	CONCRETE	POOR	HEAVY	PIPE AND OUTFALL HAS SEPERATED AND COLLAPSED	100	12/11/2017	24	HOA	Upson Downs Sub Tract F	

Upson Downs Subdivision Tract F



Legend

Storm_Structures

- <all other values>

InletManho

- Other
- Inlet
- Manhole
- Outlet

STREETS

- Channels
- Pipes
- Ponds
- TAXPARCELS