



LAKE COUNTY FLORIDA

April 29, 2016

Johns Lake Estates Home Owners Association of Lake County, Inc.
Attn: Kelly Reiningger, President
C/O Leland Management, Inc.
6972 Lake Gloria Blvd.
Orlando, FL 32809

Re: Maintenance Required- Stormwater Management System Components

Dear Ms. Reiningger:

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 John's 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 the Home Owners Association (HOA).

We would be glad to meet you or your representative at Johns Lake Estates to discuss the maintenance concerns noted and possible courses of action the HOA might take to address. 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) 253-9080 or via email nmcray@lakecountyfl.gov should you have any questions.

Sincerely,

Nicholas Mcray
Stormwater Project Manager

Enclosures: Stormwater Inspection Deficiency List and Map- Johns Lake Estates
SJRWMD Permit: 40-069-75859-8 (excerpt)
SJRWMD Neighborhood Guide to Stormwater Systems

cc: Mary Hamilton, Environmental Services Division 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

TIMOTHY I. SULLIVAN
District 1

SEAN M. PARKS, AICP, QEP
District 2

JIMMY CONNER
District 3

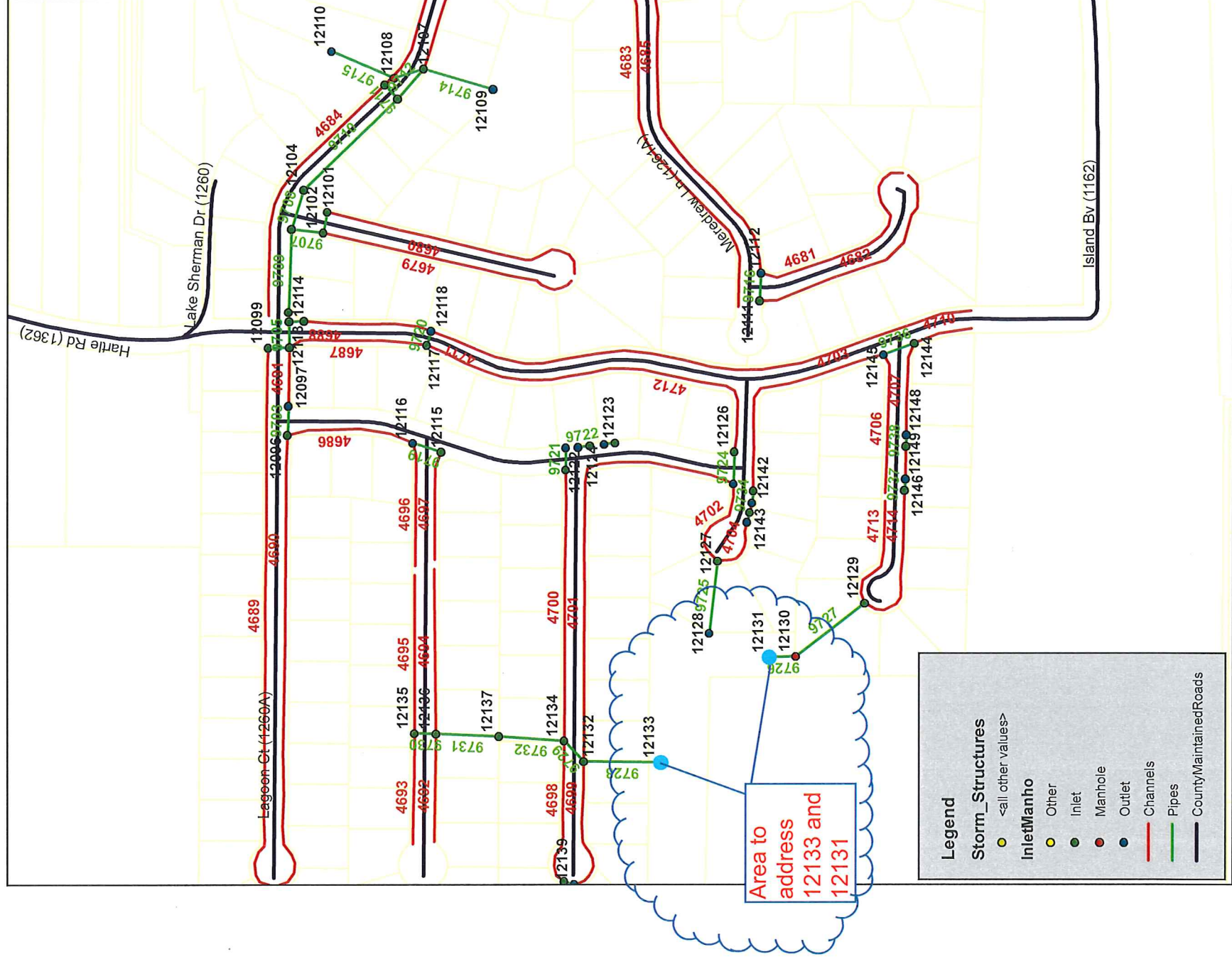
LESLIE CAMPIONE
District 4

WELTON G. CADWELL
District 5

Stormwater Inspection Deficiency List- Johns Lake Estates

OBJECTID	Structure	Material	Condrate	Vegetation	Notes	Blockage%	Date	Custodian	Location
12131	OUTFALL/Pipe	CONCRETE	POOR	HEAVY	NEEDS A CLEAN OUT	80	3/17/2016	HOA	Johns Lake Estates ph1 Retention Area
12133	OUTFALL	CONCRETE	FAILED	HEAVY	NEEDS A CLEAN OUT - TREE IN OUTFALL AREA	80	3/17/2016	HOA	Johns Lake Estates ph1 Retention Area

Johns Lake Estates





St. Johns River Water Management District

Kirby B. Green III, Executive Director • David W. Fisk, Assistant Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at www.sjrwmd.com.

February 6, 2008

Johns Lake Estates Homeowners Association of Lake County, Inc.
c/o James W. Hart, Agent
2180 W. State Road 434, Suite 5000
Longwood, FL 32779-5044

Subject: Permit Number: 40-069-75859-8
Project Name: Johns Lakes Estates, Phase 1
Original Permit Issued: October 19, 1998 (Permitted as 40-069-0331-ERP; GRS #75859-1)
Transfer Permit Issued: January 5, 1999 (Permitted as 40-069-0331K-ERP; GRS #75859-2)

The surface water management system serving the above referenced project has been constructed and is functioning in conformance with the requirements of the St. Johns River Water Management District.

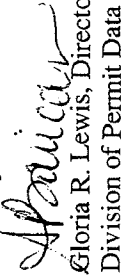
The Johns Lake Estates Homeowners Association of Lake County, Inc. is now authorized to operate the system and is responsible for its routine maintenance. Enclosed you will find an operation permit, plan, maintenance guidelines, and a pamphlet entitled "Neighborhood Guide to Stormwater Systems".

The permit, plan and maintenance guidelines provide information to assist you in assuring the system is properly maintained and will continue to function as designed. Please review this material carefully to assure that your association meets all of the requirements contained in your permit and keep it with other important documents. The pamphlet contains general information about the stormwater systems that will be useful to the homeowners in your development.

For additional support, an education program has been developed to provide neighborhood groups with information about proper landscape and pond maintenance practices that will save them money and help ensure protection of Florida's natural waterways. This watershed and ponds education program is available through the District's Watershed Action Volunteer (WAV) program. For more information, contact your local WAV coordinator at (386)312-2346. As an introduction to the education program, videos on watersheds and stormwater systems can be ordered from the District, (800)725-5922.

Your participation is vital to the protection of our rivers, streams, lakes, and wetlands. If you have any questions, please call your local District Service Center, the staff will be happy to respond.

Sincerely,


for Gloria R. Lewis, Director
Division of Permit Data Services

cc: District Permit File
Bill Carlie, Compliance Manager; Altamonte Springs Service Center
Maronda Homes of Florida, Inc., 4005 Maronda Way, Sanford, FL 32771

GOVERNING BOARD

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			Duane L. Ottenstroer, JACKSONVILLE

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO.: 40-069-75859-8

ORIGINAL PERMIT ISSUED: October 19, 1998
TRANSFER PERMIT ISSUED: January 5, 1999
OPERATION PHASE ISSUED: February 6, 2008

PROJECT NAME: Johns Lake Estates, Phase I

A PERMIT AUTHORIZING:

This permit authorizes the operation of the surface water management system consisting of a 33.5-acre single-family residential subdivision to be known as Johns Lake Estates, Phase I. The surface water management system includes 50 lots, associated roads with swales along the road, and one dry retention pond.

LOCATION:

Section: 35
Lake County

Township: 22 South

Range: 26 East

ISSUED TO:

Johns Lake Estates Homeowners Association of Lake County, Inc.
2180 West SR 434, Suite 5000
Longwood, FL 32779-5044

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

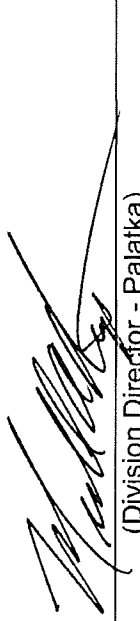
This permit does not convey to permittee any property rights nor any rights of privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated October 19, 1998

AUTHORIZED BY: St. Johns River Water Management District
Department of Resource Management

By: 

(Division Director - Palatka)
Michael Register

"EXHIBIT A"

CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 40-069-75859-8

JOHNS LAKE ESTATES HOMEOWNERS ASSOCIATION OF LAKE COUNTY, INC.

ORIGINAL PERMIT DATED OCTOBER 19, 1998

TRANSFER PERMIT DATED JANUARY 5, 1999

OPERATION PHASE DATED FEBRUARY 6, 2008

1. This permit authorizes the operation of the surface water management system as permitted and constructed. It does not authorize modifications to the existing system or the addition of stormwater discharge from areas outside the permitted project boundaries.
 2. The permittee must maintain a copy of this permit complete with all conditions, attachments, and exhibits. The complete permit must be available for review upon request by District representatives.
 3. All operation and maintenance shall be as set forth in the plans, specifications, and performance criteria contained in this permit.
 4. District authorized staff, upon proper identification, must be granted permission to inspect the system to insure conformity with the permit.
 5. To the extent permitted by Florida law, the permittee must hold and save the District harmless from any and all liability arising from property damage or personal injury as a result of the permitted activities.
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St. Johns River Water Management District

Neighborhood guide to Stormwater Systems



**LAKE
COUNTY**
FLORIDA

NICHOLAS MCRAY
Stormwater Project Manager

PUBLIC WORKS DEPARTMENT
Environmental Services Division

nmcray@lakecountyfl.gov

P 352.253.9080 ♦ F 352.253.6016

P.O. BOX 7800 ♦ 323 N. SINCLAIR AVE. ♦ TAVARES, FL 32778-7800
Board of County Commissioners ♦ www.lakecountyfl.gov

Maintaining, landscaping and improving stormwater ponds



2015 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N98000006641

FILED
Mar 19, 2015
Secretary of State
CC6139195667

Entity Name: JOHNS LAKE ESTATES HOMEOWNERS ASSOCIATION OF LAKE COUNTY, INC.

Current Principal Place of Business:

6972 LAKE GLORIA BLVD
ORLANDO, FL 32809

Current Mailing Address:

6972 LAKE GLORIA BLVD
ORLANDO, FL 32809 US

FEI Number: 59-3545383

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

LELAND MANAGEMENT, INC.
6972 LAKE GLORIA BLVD.
ORLANDO, FL 32809 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	Title	ST
Name	REININGER, KELLY	Name	CAUGHEY, SUSAN
Address	6972 LAKE GLORIA BLVD	Address	6972 LAKE GLORIA BLVD
City-State-Zip:	ORLANDO FL 32809	City-State-Zip:	ORLANDO FL 32809

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: KELLY REININGER

PRESIDENT

03/19/2015

Electronic Signature of Signing Officer/Director Detail

Date