



# LAKE COUNTY FLORIDA

November 6, 2015

Lake Crescent Pines East Home Owners Association, Inc.  
Attn: Wally Sorensen, President  
P.O. Box 121628  
Clermont, FL 34712-1628

**Re: Maintenance Required- Stormwater Management System Components**

Dear Mr. Sorensen:

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 Lake Crescent Pines East Home Owners Association (HOA).

We would be glad to meet you or your representative at Lake Crescent Pines East to discuss the maintenance concerns identified and possible courses of action the HOA might take to address the stormwater system needs. 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](mailto:nmcray@lakecountyfl.gov) should you have any questions.

Sincerely,

Nicholas Mcray  
Stormwater Project Manager

Enclosures: Stormwater Inspection Deficiency List- Lake Crescent Pines East  
SJRWMD Permit: 40-069-0241J-ERP  
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](http://www.lakecountyfl.gov)*

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TIMOTHY I. SULLIVAN  
*District 1*

SEAN M. PARKS, *ATCP, QEP*  
*District 2*

JIMMY CONNER  
*District 3*

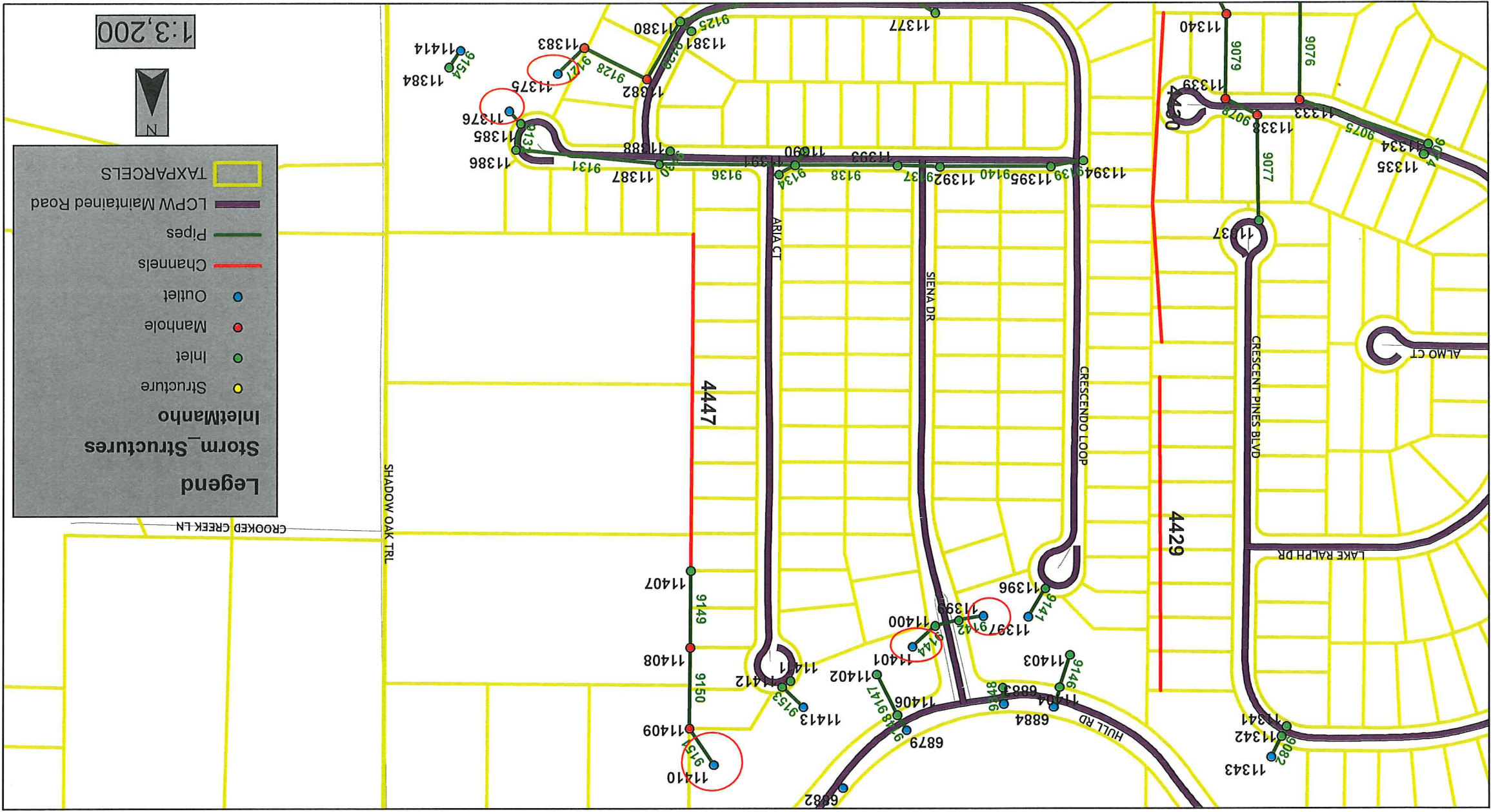
LESLIE CAMPIONE  
*District 4*

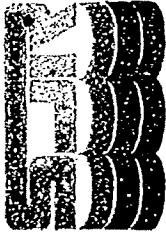
WELTON G. CADWELL  
*District 5*

Stormwater Inspection Deficiency List- Lake Crescent Pines East

LAKE CRESCENT PINES EAST											
OBJECTID	Structure Type	Material	Rating	Vegetation	Notes	%Blocked	Date	Type	Pipe Size	Custodian	LOCATION
11376	OUTFALL	CONCRETE	FAILED	HEAVY	NEEDS A CLEAN OUT	90	7/21/2015	Outlet	36	HOA	tract D - retention area outfall
11401	OUTFALL	CONCRETE	FAILED	HEAVY	NEEDS A CLEAN OUT	80	7/21/2015	Outlet	24	HOA	tract B - retention area outfall
11410	OUTFALL	CONCRETE	FAILED	HEAVY	NEEDS TO BE CLEANED OUT	90	7/21/2015	Outlet	15	HOA	tract B - retention area outfall
11399	OUTFALL	CONCRETE	FAILED	HEAVY	NEEDS A CLEAN OUT	80	7/21/2015	Outlet	24	HOA	tract C - retention area outfall
11375	OUTFALL	CONCRETE	POOR	HEAVY	NEEDS A CLEAN OUT	60	7/21/2015	Outlet	30	HOA	tract D - retention area outfall
OBJECTID	Pipe Type	Material	Height	Rating	Notes	Blockage	Date	Custodian	Length	Width	Location
9127	STORM SEWER	RCP	30	FAILED	NEEDS A CLEAN OUT	40	7/10/2015	HOA	79	30	tract D - pipe to outfall
9133	STORM SEWER	RCP	36	FAILED	NEEDS A CLEAN OUT	80	7/21/2015	HOA	36	36	tract D - pipe to outfall
9151	STORM SEWER	RCP	15	FAILED	NEEDS CLEAN OUT	90	7/21/2015	HOA	93	15	tract B - pipe to outfall
9142	STORM SEWER	RCP	24	POOR	NEEDS A CLEAN OUT	60	7/21/2015	HOA	54	24	tract C - pipe to outfall
9144	STORM SEWER	RCP	24	POOR	NEEDS A CLEAN OUT	60	7/21/2015	HOA	66	24	tract B - pipe to outfall

# LAKE CRESCENT PINES EAST





**WATER  
MANAGEMENT  
DISTRICT**

CERTIFIED #Z 364 325 097

October 4, 1999

Lake Crescent Pines East Homeowners Association  
Attn: Russell Charest  
Post Office Box 121680  
Clermont, FL 34712-1680

Subject: Permit Number 40-069-0241J-ERP

Project Name: Lake Crescent East Pines Subdivision

The surface water management system serving Lake Crescent East Pines Subdivision has been constructed and is functioning in conformance with the requirements of the St. Johns River Water Management District.

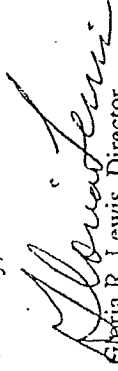
The LAKE CRESCENT PINES EAST HOMEOWNERS ASSOCIATION is now authorized to operate the system and is responsible for its routine maintenance. Enclosed you will find an operation permit, plan, maintenance guidelines, and pamphlets entitled "A Homeowners Guide to Stormwater Management".

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 pamphlets contain general information about the system that will be useful to the homeowners in your development. Please provide a copy to each household.

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

Sincerely,

  
Gloria R. Lewis, Director  
Division of Permit Data Services

cc: District Permit File  
Bill Carlie, Compliance Manager  
SIENA HOME CORPORATION  
2909 WEST STATE ROAD 434, SUITE 121  
LONGWOOD, FL 32779

Dan Reach, CHAIRMAN  
FERNANDINA BEACH

Duane Ollenstrofer, TREASURER  
SWITZERLAND

William M. Segal  
MAITLAND

Ometrias D. Long  
APOPKA

Olis Mason, SECRETARY  
ST. AUGUSTINE

Clay Albright  
EAST LAKE WEIR

William Kerr  
VELVOURNE BEACH

Rick Hughes  
DAYTONA BEACH

Henry Dean, Executive Director  
John R. Wehle, Assistant Executive Director

POST OFFICE BOX 1429 PALATKA, FLORIDA 32178-1429

TELEPHONE 904-328-4500 SUNCOM 904-860-4500

TDD 904-328-4450 TDD SUNCOM 904-4450

FAX (Executive) 328-4125 (Logan) 328-4485 (Permitting) 328-4315 (Administrative/Finance) 328-4508

SERVICE CENTERS

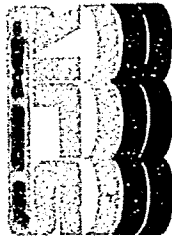
818 E. South Street  
Ocala, Florida 32601  
407-387-4300  
TDD 407-697-5960

7715 Baymeadows Way  
Suite 102  
904-730-8771  
TDD 904-446-7800

OPERATIONS:  
2133 N. Wickham Road  
407-387-5100  
TDD 407-697-3102

PERMITTING:

500 East Olive  
Maitland, Florida 32754  
407-941-6444  
TDD 407-772-6368



**WATER  
MANAGEMENT  
DISTRICT**

Henry Dean, Executive Director  
John R. Wehle, Assistant Executive Director

**POST OFFICE BOX 1429**  
TELEPHONE 904-328-4500 SUNCOM 904-990-4500  
TDD 904-328-4450 (Legal) 328-4465 (Permitting) 328-4315 (Administration/Finance) 328-4508  
FAX (Executive) 328-4125  
818 E. South Street  
Orlando, Florida 32801  
407-897-4300  
TDD 407-897-5960  
7775 Baymonkeys Way  
Suite 102  
Jacksonville, Florida 32256  
904-730-0270  
TDD 904-448-7900  
OPERATIONS:  
2133 N. Wickham Road  
Melbourne, Florida 32935-8109  
407-752-3100  
TDD 407-752-3102

PERMIT NO.: 40-069-0241J-ERP

ORIGINAL PERMIT ISSUED: NOVEMBER 25, 1996  
OPERATION PHASE ISSUED: OCTOBER 4, 1999

A PERMIT AUTHORIZING:

THIS PERMIT AUTHORIZES THE OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM SERVING LAKE CRESCENT PINES EAST SUBDIVISION, A RESIDENTIAL DEVELOPMENT CONSISTING OF 53.7 ACRES WHICH WAS PERMITTED AND CONSTRUCTED IN ACCORDANCE WITH PERMIT NUMBER 40-069-0241-ERP.

LOCATION:

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 25 EAST  
LAKE COUNTY; 53.7 ACRES

ISSUED TO:

LAKE CRESCENT PINES EAST HOMEOWNERS ASSOCIATION  
POST OFFICE BOX 121680  
CLERMONT, FL 34712-1680

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 or 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 Dated NOVEMBER 25, 1996

AUTHORIZED BY: St. Johns River Water Management District

Department of Resource Management

Governing Board

*Jeff Elledge*

*Henry Dean*

By: \_\_\_\_\_

By: \_\_\_\_\_

(DIRECTOR)

(ASSISTANT SECRETARY)

JEFF ELLEDGE

HENRY DEAN

Dan Roach, CHAIRMAN  
FERNANDINA BEACH

Otis Mason, SECRETARY  
ST. AUGUSTINE

William M. Segal  
MAITLAND

William Kerr  
MELBOURNE BEACH

Omairias D. Long  
APOPKA

Reid Hughes  
DAYTONA BEACH

"EXHIBIT A"

CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 40-069-0241J-ERP

LAKE CRESCENT PINES EAST HOMEOWNERS ASSOCIATION

ORIGINAL PERMIT DATED NOVEMBER 25, 1996

OPERATION PHASE DATED OCTOBER 4, 1999

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.
6. The operation and maintenance entity shall submit inspection reports to the District two years after the operation phase permit becomes effective and every two years thereafter on District form EN-46. The inspection form must be signed and sealed by an appropriate registered professional.

Johns River Water Management District

# Neighborhood Guide to Stormwater Systems



**LAKE  
COUNTY**  
FLORIDA

**NICHOLAS MCRAY**  
*Stormwater Project Manager*

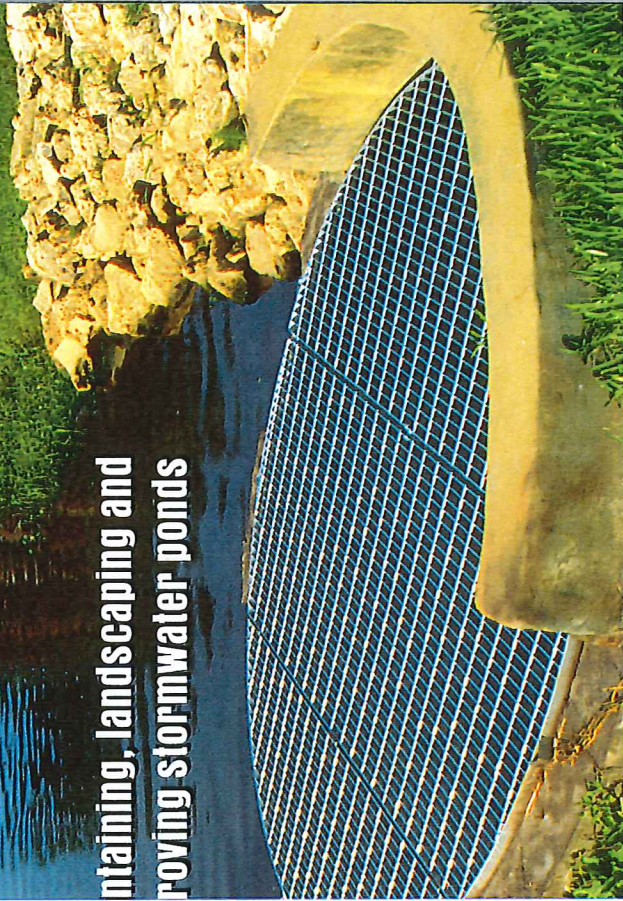
**PUBLIC WORKS DEPARTMENT**  
*Environmental Services Division*

[nmcray@lakecountyfl.gov](mailto: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](http://www.lakecountyfl.gov)*

**Maintaining, landscaping and  
improving stormwater ponds**



**2015 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# N97000000275

Entity Name: LAKE CRESCENT PINES EAST HOMEOWNERS ASSOCIATION, INC.

**FILED**  
Jan 17, 2015  
Secretary of State  
CC3299320531

**Current Principal Place of Business:**

10718 ARIA COURT  
CLERMONT, FL 34711

*for file*  
*part of*  
*NOT*  
*10718*

**Current Mailing Address:**

P.O. BOX 121628  
CLERMONT, FL 34712-1628 US

**FEI Number: 59-3426910**

**Certificate of Status Desired: Yes**

**Name and Address of Current Registered Agent:**

ANITA GERACI-CARVER ESQUIRE  
1560 BLOXAM AVE  
CLERMONT, FL 34711 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: ANITA GERACI-CARVER**

**01/17/2015**

Electronic Signature of Registered Agent

Date

**Officer/Director Detail:**

Title	PD
Name	SORENSEN, WALLY
Address	10718 ARIA COURT
City-State-Zip:	CLERMONT FL 34711
<hr/>	
Title	S
Name	STEVENS, TRISH
Address	1052 OSPREY COVE CIR
City-State-Zip:	GROVELAND FL 34736
<hr/>	
Title	D
Name	RODRIGUEZ, JULIO
Address	10608 CRESCENDO LOOP
City-State-Zip:	CLERMONT FL 34711
<hr/>	
Title	DIRECTOR AT LARGE
Name	NEEL, ROB
Address	10711 CRESCENDO LOOP
City-State-Zip:	CLERMONT FL 34711

Title	VPD
Name	RODRIGUEZ, JULIO
Address	10608 CRESCENDO LOOP
City-State-Zip:	CLERMONT FL 34711
<hr/>	
Title	T
Name	MYERS, STACY L
Address	10750 ARIA COURT
City-State-Zip:	CLERMONT FL 34711
<hr/>	
Title	D
Name	SEPE, VERNA
Address	10605 CRESCENDO LOOP
City-State-Zip:	CLERMONT FL 34711
<hr/>	
Title	DIRECTOR, AT LARGE
Name	CARLILE, DANNY
Address	10706 CRESCENDO LOOP
City-State-Zip:	CLERMONT FL 34711

*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: WALLY SORENSEN**

**HOA PRESIDENT**

**01/17/2015**

Electronic Signature of Signing Officer/Director Detail

Date



For file

Excerpt Caescent Pines East  
Cov. & Restriction

(e) Except for those capital improvements made to the Common Area by the Declarant at its expense, at all times hereafter, all capital improvements to the Common Area except for replacement or repair of those items installed by the Declarant and except for personal property related to the maintenance of the Common Area, shall require the approval of two-thirds (2/3) of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 16. Property Maintenance. In the event an Owner of any Lot shall fail to maintain the premises and improvements situated thereon in a manner reasonably satisfactory to the Board of Directors, including but not limited to landscaping, grass and shrubbery, the Owner shall be notified and given thirty days within which to correct or abate the situation. If the Owner fails to do so, the Board shall have the right (although it shall not be required to do so) to enter upon said Lot for the purpose of repairing, maintaining and restoring the lot and the exterior of the building and other improvements located thereupon at the sole cost of the Owner of said Lot. The cost of such repair, maintenance and restoration, together with reasonable attorney's fees and costs for collection thereof, shall thereupon constitute a lien upon said Lot which lien shall become effective only upon the filing of a written claim of lien. The form substance and enforcement of said lien shall be in accordance with the Construction lien law of the State of Florida, and the Owner of said Lot shall, by virtue of having acquired said Lot subject to these restrictions, be deemed to have authorized and contracted for such repair, maintenance and restoration. The lien herein provided will be subordinate to a first mortgage lien except if a Claim of Lien has been filed in the Lake County Public Records prior to the recordation of such first mortgage.

Section 17. Rights of Declarant. Any provisions of this Declaration notwithstanding, as long as Declarant continues to own one (1) Lot on the Property, the Declarant may make such use of (1) that part of the Property owned by Declarant, or (2) the Common Area, free from the interference of Lot Owners or contract purchasers as may be reasonably necessary to facilitate the completion and sale of lots and improvements thereon, including but not limited to, the maintenance of a sales office and model area, the showing of Property, the display of signs, and the right to construct or place sales and construction offices of a temporary nature on the Property. Notwithstanding anything in Article VI to the contrary, no person shall in any way impede or interfere with Declarant, its employees or agents, in the exercise of this right herein reserved.

**ARTICLE VII  
SURFACE WATER OR STORMWATER MANAGEMENT SYSTEM**

Section 1. Maintenance. The Association shall be responsible for the maintenance, operation and repair of the Surface Water or Stormwater Management System except for that part of the Drainage Easement Areas on individual Lots as provided for in this Declaration. Maintenance of the Surface Water or Stormwater Management System(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. Any repair or reconstruction of the Surface Water or Stormwater Management System shall be as permitted, or if modified as approved by the St. Johns River Water Management District.

Section 2. Enforcement. The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the Surface Water or Stormwater Management System.