

To: 'mbelcher@sentrymgt.com'[mbelcher@sentrymgt.com]
Cc: 'ttortorelli@cfl.rr.com'[ttortorelli@cfl.rr.com]; 'johndevine@yahoo.com'[johndevine@yahoo.com]
From: Kenneth Lewis
Sent: Sun 10/17/2010 3:10:18 PM
Importance: High
Sensitivity: None
Subject: Lennar and KRGC - Status Update and Request for Information ASAP

Marlene,

As you know, I've been in contact with Lennar's representative concerning the KRGC outfall pipe situation. He's done a lot of research concerning the system to figure out what the problem is and how to fix it.

Now he has asked what the HOA/residents are looking for "... as to what sort of fix might be anticipated at the location of the erosion." He states that he "... would like to take that information into consideration."

I have two concerns after talking to the residents at the August HOA meeting: First, the continued operation of this outfall pipe as designed and permitted. Second, and related to the first, is that the failure of the outfall pipe do no immediate or long-term damage to the HOA's/resident's properties. Note that aesthetics or continued erosion on the golf course property are lesser concerns that may be better addressed by relying on the golf course's marketing and profit motives.

Nonetheless, the question has been asked and now is the time for the HOA to answer, and I don't think you can think too big. For instance, a lined pond to receive the brunt of the discharge from the outfall pipe would eliminate the erosion, and would function as a water feature for the residents and as a water hazard for the golf course. This may be acceptable to both the HOA and Lennar, as these types of ponds exist within the community as an amenity and as a source for irrigation for the golf course.

Just an idea, if not a big one at that.

Let me know,

KAL

P.S. Please reply as soon as possible (Mr. Lunko returns late this week and was hoping to have an answer by then)

From: Marlene Belcher [mailto:mbelcher@sentrymgt.com]
Sent: Monday, October 04, 2010 9:06 AM
To: Kenneth Lewis
Subject: RE: Lennar Contact for KRGC - Status Update

Sounds like we're getting somewhere! Good Job!



Marlene E Belcher

Community Association Manager

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From: Kenneth Lewis [mailto:KLewis@sjrwmd.com]

Sent: Saturday, October 02, 2010 6:01 PM
To: 'mbelcher@sentrymgt.com'
Subject: Lennar Contact for KRGC - Status Update

Marlene,

Better news, if not more good news:

I spoke w/ Don Lunko of Lennar Homes, Inc., previously Lennar's construction manager overseeing the Kings Ridge development. He was apologetic about the amount of time and number of people it had taken to get to him.

I explained the situation concerning the outfall pipe and my understanding that Lennar retains ownership, as well as the permit. Mr. Lunko felt that the pipe outfall could be repaired easily enough. He also thought KRGC had been sold, so Lennar couldn't properly access the site, but will research ownership and call back by 10/8.

Will keep you posted as the situation develops,

Ken Lewis, P.E.

Sr. Professional Engineer

Altamonte Springs Service Center

St. Johns River Water Management District