

To: Kenneth Lewis[KLewis@sjrwmd.com]
From: Marlene Belcher
Sent: Mon 3/7/2011 9:43:32 AM
Importance: Normal
Sensitivity: None
Subject: RE: Stratford
Categories: MAILCAS2.sjrwmd.com

Thanks for the follow up.



Marlene E Belcher

Community Association Manager

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From: Kenneth Lewis [mailto:KLewis@sjrwmd.com]
Sent: Saturday, March 05, 2011 6:04 PM
To: 'mbelcher@sentrymgt.com'
Subject: RE: Stratford

Marlene,

I did some more research and Kings Ridge Golf Club, LLC, not Lennar, is the current property owner according to the Lake County Clerk of the Circuit Court. From research provided by my contact Mr. Lunko with Lennar, it appears that Newhall Development was an intermediary owner at the time the pipe failed.

The last item in the list of Permitted Encumbrances attached as Exhibit B in the Special Warranty Deed noted discrepancies found during the title search. This may be the reason Lennar remains the property owner according to the Lake County Property Appraiser, and supports the statement made by one of the homeowners concerning such title problems during the HOA meeting I attended.

However, Lennar remains the permittee, as they have not requested that this portion of the permitted system be split and transferred to another entity. As the current owner is also responsible for operating the permitted system in accordance with District criteria, letters will be sent to both Lennar and Kings Ridge Golf Club, LLC (KRGC) concerning the failed stormwater pipe.

At this time, the first goal is to have the current property owner become the current permittee, in accordance with District criteria, for the golf course portion of the Kings Ridge development. Working with the appropriate KRGC staff, I hope to come up with solutions to address the failed stormwater pipe and its impact on the golf course, the homeowners, and the remaining pipe system whose structural integrity has been compromised. As KRGC is relatively small and local, I don't expect to encounter the same difficulties in finding someone to work with as I did with Lennar.

These letters to Lennar and KRGC will have an additional level of scrutiny, but I expect that they should be sent no later than March 11.

Thanks for your patience during this process,

KAL

Ken Lewis, P.E.

Sr. Professional Engineer

Altamonte Springs Service Center

St. Johns River Water Management District

From: Marlene Belcher [mailto:mbelcher@sentrymgt.com]

Sent: Friday, March 04, 2011 11:36 AM

To: Kenneth Lewis
Subject: Stratford

Any news?

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