

IRRIGATION SYSTEM – SUMMARY

COMMUNITY IRRIGATION SYSTEM

General: While the in-ground distribution system is more than 25 years old, the pump house facilities were completely rebuilt in 2003 and the equipment appeared to be in good condition and modern. All maintenance and repairs are performed by outside contractors with one WCI employee (Bobby Clairmont) overseeing the system. The limited info provided by WCI indicated that water sale revenues currently support the system. Unforeseen major pipe line failures; however, could increase cost.

TWO DEEP WELLS: There are 2 deep wells with submersible pumps that provide 230 and 340 gpm on a 24/7 basis into the irrigation lake adjacent to Osprey No. 5 on the golf course.

SUPPLY PUMPS: There are 4 pumps inside the pump house building adjacent to the irrigation lake to supply the community with irrigation water. Three are 75 HP and one is 15 HP. The 3-75 HP pumps provide our irrigation water. One of the pumps is computer controlled to maintain 85 psi thru all flow conditions. The controller will shut the system down if a major pipeline break is sensed. The small (15 HP) pump maintains system pressure when there is no demand on the system.

DISTRIBUTION SYSTEM: All water delivered to the community is metered at the pump house. Since most of the system is underground it cannot be inspected visually. However, many repairs have been made to the piping during the past 3 years and system improvements have reduced the frequency of pipeline failures. As to when and where future pipeline ruptures may occur, anyone's guess is valid.

APPRAISAL: Integrity Sprinkling Systems was engaged to give us an estimate as to the system value and operating cost. They placed a value on the assets at \$166,500 plus recommended carrying a reserve of \$225,000 for unforeseen major work to pipe lines, pumps, and pump house systems. Integrity also provided us an estimate of \$82,500 per year to oversee and operate the system. This included routine minor maintenance but not major items such as pipeline breaks. Additional estimates can be obtained if Sec 22 becomes owner of the system.

GOLF COURSE IRRIGATION SYSTEM

We met with Brad Moretti and the golf course supervisor (Louis) at the irrigation pump house along Osprey No.1. We found that except for the deep wells the equipment was in good working order with a service contract in force to maintain the pump house instrumentation.

Irrigation Pumps: There are 2 irrigation pumps (75 and 25 HP) plus 2 plastic tanks used for injection of liquid fertilizer into the system. These pumps, while old, appeared to be fine. They are single speed and reliable. Discharge pressure can be as high as 150 psi, which is regulated down to 100 psi by a "Clayton" regulating valve to supply the golf course.

Controls: A bank of 6 simple timers are maintained which energize the control boxes on individual fairways. This system is fairly simple. A 2 HP pump sends water under high pressure through small plastic tubing to the fairway control boxes to enable running the spray nozzles. A "major-pipe-break" alarm is also in existence.

Two Deep Wells: The largest well (40HP) has broken loose and dropped to the bottom of the hole. Water at a flow rate of about 100 gpm in an artesian mode can be seen entering the lake from a vertical pipe standing about 3 feet above water surface. Reestablishment of this well could require its complete replacement since it may not be repairable. This could be an expensive fix and must be considered in our purchase price. The smaller (15 HP) is in service.

Supply Pumps: Three other pumps convey water to the pump house area. Two pumps exist under Matecumbe Key Road to move water from the 10 acre "big Lake" to points East. Finally, a 25 HP ditch pump, seen outside the clubhouse, lifts water into the Aqua Range which feeds the pump house.

Metering: One 6" meter is in the main discharge line outside the pump house. Louis reads the meter daily and reports the readings monthly to WCI. Louis said the meter must be either serviced annually or replaced to satisfy their permit conditions.

Power: One FPL owned transformer is on site to provide 480 volt 3 phase power. The overhead high voltage lines crossing Osprey 1 & 9 fairways are going to be rerouted to underground conduits. This is being paid for by Esplanade. New conduits are already installed.

System Maintenance: Except for the small service contract and the occasional need for heavy equipment, WCI people perform all repairs. It is a maintenance intensive system and is a full time job for 2 guys.

General: Probably 90% of the water is coming from the lakes since the main 40 HP well is not in service. Further, due to the way all lakes are interconnected, both the community and golf course irrigation systems compete for the same water.

Permits: Dan Harwell investigated the permit status of the relevant permits for Burnt Store Marina granted by SFWMD. Since these permits expire June 30, 2005, it is important to understand their status prior to our purchase.

Permit 36-00066-W, the Water Use Permit, has been reviewed by a Post Permit Compliance Inspection from SFWMD. This inspection resulted in Notice Of Non-Compliance issued to WCI on November 30, 2004.

Permit 36-00066-S, the Surface Water Management permit, shows 50 applications. Most of these show a certification status of "no response". According to Darlene Hutzell at SFWMD this means no "Construction Completion Certification" was ever completed for these applications (a professional engineer is required for this process).

Issues Regarding Ownership of One or Both Systems

There is no Water Use permit for the Community Irrigation System. The Water Use Permit is for the golf course only. In a previous communication, John Pfaff of SFWMD gave three options for permit transfer of the water use permit.

1. For Resident ownership of both systems, the water use permit can be turned over to the association via the ownership transfer. The application requires \$300.00 processing fee, proof of ownership of the irrigated areas as permitted, and a map of the permitted area. A registered agent must sign it.
2. If only the Residential System is acquired, a split of the systems would be required. One of the two owning entities would have to request a modification to the water use permit in order to remove from that permit the area of irrigation not under the control of that particular entity. (i.e. if the master association applies for the modification, then they would request that the golf course irrigated area and the allocation of water for that irrigation and any associated facilities such as wells and pumps not being used by the association be removed from the existing permit.) Then request that the permit be issued to them for the remaining area. This would require the other entity to submit an application for a new water use permit for their area of responsibility. The reverse would be true if the owner of the golf course made the request first for modification of the permit.
3. The third option would be a co-permittee status, where both entities request the permit be transferred to them, provided that both parties have mutually agreed to share responsibility for the use of the water and sharing of the resources and facilities.

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12/01/2004