

James M. Bradford

Chairman of the Board of the San Carlos Estates Water Control District

September 5, 2024

To all Land Owners residing in the San Carlos Estates Water Control District (SCEWCD)

This year we made our final payment for bonds issued for the CIP Road Project that began year 2005. The overall cost of the road project was approximately \$12.5 million. The costs were applied to new roads, restructured the water canal down strike lane, adding city water to each parcel of land among many things done to improve the SCEWCD land you all enjoy.

In fiscal year 2024 the SCEWCD has accomplished some activities that benefit all land owners. Several of the main accomplishments besides the CIP payoff other accomplishments are as follows:

1. Repairs to the roads are underway on the corners of many of the side roads that have been damaged by excessive heavy truck traffic taking the turns at a sharp angle. We are trying to correct this problem with more asphalt and packed aggregate stones.
2. We will begin soon the installation of indigenous trees and bushes at the end of Rodger-Doger, Whip-o-will lane, Cock Robin Lane, Sunny Lane and Melaine Lane in order to stop outsiders driving their vehicles from Imperial Parkway. We have had numerous cars and trucks drive onto these roads, doing damage to the ditches of which all land owners end up paying for repairs since the water must flow and if damaged by cars, then water does not flow evenly.
3. A survey of the entire 1,089 acres of SCWECD including the elevations of the roads, drainage canals and all the areas that will support the next update to the Water Control Plan which will include things like the flow of water in and around the canals, weirs (water dams) and drainage ditches as an example of the updates to the Water Control Plan.
4. We have received some reimbursements from the Federal Government agency FEMA for expenses incurred during the aftermath of Hurricane Ian in 2022. We anticipate more reimbursements in the near future as federal congress funds FEMA in the future.
5. We installed monitoring cameras at the Stillwell Parkway gates which has yielded success for SCEWCD with ability to capture images and videos of outsiders that have "run" our gates and damage and destroyed the gate arms several times. The results have been an arrest and jail time for one outside person that was caught by the local Sherriff and other persons caught and charge with the replacement costs of new gate arms. Just recently one company that their business truck crashed the gate has paid for new gate arms when presented with video evidence of their truck, truck id number, license plate numbers and images of the truck driver. We all pay for the gate equipment so now we are in a possession to have others that damage and destroy the gates to pay instead.
6. We will need to address in the near future some of the degradation of the Stillwell parkway roadway that is starting to settle and produce cracks and tears. The survey information will help with this potential future project.
7. We hired a new Secretary/Treasurer, Shanelle Cruz, who is a local SCEWCD resident and is doing a great job with the skills and experiences she brings to the Water District.

8. This fiscal year all the street lights were replaced with LED energy efficient lights which are brighter and cost the land owners less money in electricity costs. There is no costs for the LED light fixtures as it was a joint program between SCEWCD and FPL.
9. Two new additional LED lights were added to the SCEWCD area, one at the very front of Strike Lane near the rail road tracks and the other at the Stillwell Parkway gate.

The Board of SCEWCD believes that all users of the SCWECD drainage canal system should contribute in payments to the use and benefits of the canal system and this burden should not just be borne by the land owners but all that use the water drainage system.

The board in the new fiscal year will continue to work with these types of entities and persons and charge them for their fair share of use of the water drainage system that all current land owners pay.

This SCEWCD Board believes that all users of the canal water drainage system should pay their fair share, and this burden should not be that of the just the land owners. When other communities, businesses and adjacent land use our water drainage system, they too should pay their fair share.

When the Water district had the bonds issued in 2005 to pay for the infrastructure improvements there were maybe 200 homes now today there are probably close to 800 homes and buildings now. Many of these homes and building have been built upon wet lands which was not considered in the 2005 drainage calculations by the engineering firm of past. Now, we have more impervious coverage and more buildings, entities and properties draining into the canal and water drainage infrastructure.

In 1999, the 22 acres was a tree farm and the owner had a trailer on the property and he lived in Naples before the road project began. The owner sued SCEWCD to "get out" of the water district and left in January, 2000. As a result of leaving the water district the 22 acres paid no more taxes, and road fees, cleaning of the canals or any other costs borne by the land owners. Since leaving the district the 22 acres has not paid any CIP payments or maintenance cost to the Water District yet all current land owners bear these additional costs of the 22 acres. For more than 20 years have used of the drainage system and other improvements paid for by land owners.

Although the times, dates and exact amounts of money may not be accurate but it suffices to say that the 22 acres has received the benefits without paying several hundreds of thousands of dollars that we as land owner community all have paid in the SCEWCD over the years and the 22 acres has not.

Now if you look at the current 22 acres, a significant portion of it has changed from being a tree farm to now buildings and lots of impervious coverage all adding to water runoff in to the canal system and more use of the road ways.

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Looking back at least 20 years and using current maintenance costs and costs of the roadways and improvements in the drainage system, we as land owners have paid an additional amount of \$459,800 that the 22 acres has not.

In the future, the 22 acres still pays no maintenance fees for their fair share use of the canal drainage system, the roadways and other improvements in the water district infrastructure. Looking forward at the current rate of maintenance fees per year for canal drainage cleaning, road repairs, road resurfacing and weir (low water dam) improvements, the amount of money that the 22 Acres is not paying is a staggering amount and well above the past \$459,800.

If you just use last year's maintenance cost per acre of around \$612/ acre then you can calculate the cost of the 22 acres as an example would be $\$612 \times 22 \text{ acres} = \$13,464$ per year. This does not include the capital improvements costs anticipated in major cleaning of the drainage water system, road repairs, road resurfacing, improve the weirs etc.

Over the last 20 years the use of our water canals has changes with much more impervious cover from new buildings and houses both in SCEWCD land area and outside land area. Much more traffic is on our roads thus accelerating the degrading of the assets and need for repairs and improvement. All these costs are currently borne entirely by the current land owners.

With respect,

A handwritten signature in black ink that reads "James M. Bradford". The signature is written in a cursive style with a large, looping flourish at the end. Below the signature is a thin horizontal line.

James M. Bradford

Chairman of the Board of San Carlos Estates Water Control District.