

Dear Evergreen Residents:

Last year an Evergreen resident suggested that the POA Board investigate the viability of bringing community water into Evergreen. This would make it possible to locate fire hydrants therein, which could have a positive effect on insurance rates.

The POA Board decided to investigate this matter, and representatives of the Board and selected members of the community met with the Martin County Utilities Department in July, 2010. As a result of this meeting, it was agreed with the Utilities Department that they would send out a survey to Evergreen property owners regarding the bringing of community water to Evergreen. This was done in February of this year.

The initial result of the survey was 115 for the project and 99 opposed. However, since that time and result of further voting, the figure currently is 140 against and 136 for the project, which includes some changed votes which remains an option for voters. Those who have not voted, and those who may wish to change their votes, may still do so by contacting the Utilities Department at 772-223-7977.

In the meantime, considerable, and sometimes heated, "to and fro-ing" about the project has taken place within the community. Consequently, a Water Committee was established to monitor the matter, including the voting which has taken place. This is very important, as the survey conducted by the Utilities Department is considered as a commitment to pursue the project if approved by a simple majority of those who vote. Incidentally, each owner of a lot has one vote per lot owned and subject to assessment if the project is approved.

A number of concerns were expressed about the project by members of the community as well as members of the Water Committee. As a result, the attached contains a number of questions raised and answers. These may be helpful in your consideration and evaluation of the project. Should you have any further question regarding this matter, please feel free to contact Lucy Fyfe at 772-286-3008 or Bill Neilly at 772-286-7809.

The need for early and amicable resolution in this matter is of prime importance to our Evergreen community.

Regards,

The Evergreen Water Committee

Lucy Fyfe/Bill Neilly Co-Chairs

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Rick Geisland

Valerie Schulte

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July 20, 2011

TO: All Evergreen POA Owners,

The following 4 pages (front and back) are the questions that the Evergreen POA Water Committee formulated and I sent to the County for response.

Since this issue has been a topic that has raised such concerns with being in favor or not in favor, I have forwarded the questions back to the Evergreen Membership in their original question and original answer format.

There is a total of 39 questions. 24 questions were sent to the County the first time. When those questions were answered and returned to the Water Committee, the Committee discussed those answers. Because of those answers we then sent the County an additional 15 questions.

It is my hope that these questions and answers will help the Membership in regards to making well informed decisions.

As I have said all along, I and Bristol Management are here to help everyone on this issue in anyway we can. If you have any questions after reading through the questions and answers, please don't hesitate to call me (772-807-5212) or email me: [scottm@bristolmanagement.com](mailto:scottm@bristolmanagement.com).

Scott T. Montagna-LCAM

*Scott T. Montagna*

**1) Location of water lines from the road?**

The construction drawings indicate placing the newly constructed water main approximately 7.5 feet (typical) off the edge of pavement. This location lies between the middle of the swales and the palm tree line to minimize any impacts.

**2) Impact on existing mailboxes?**

Minimal to no impact at all. However, the Contractor is responsible for the protection and restoration (if damaged) of all existing structures (i.e. sidewalks, curb and gutter, pavement, mailboxes, etc.), and any landscaping (i.e. trees, shrubs, sod, hedges, etc.), which results from his completion of the project work. This will also include, but not be limited to, damage to underground and above ground utilities, irrigation systems, drainage systems, and any other existing surface or subsurface improvements.

The Contractor is responsible for restoration of existing properties to equal or better than existing conditions before commencement of the project.

**3) Impact on existing trees?**

Minimal to no impact at all. See answer to number 2 above

**4) Impact on driveways, culverts?**

Minimal to no impact at all. See answer to number 2 above

**5) Approximate start date for construction?**

Unknown until the project is approved by resolution of the Martin County Board of County Commissioners.

**6) Approximate length of time to install the water lines in the community once construction begins?**

6-8 months

**7) How do we individual homeowners hook up?**

Fill out an application for service form along with a \$65.00 deposit on the account, which is refundable after 2 years of good payment history. Hire a licensed plumbing contractor to make the service connection from the water meter at the road right-of-way to the water line entering the home. The plumbing work can also be constructed by the homeowner.

**8) Do the individual homeowners need a permit?**

The plumbing contractor or homeowner will be required to make application for a building permit with the Martin County Building Department for the installation of the water service line from the meter to the home.

**9) Where are the meters installed, at the street or on the residence?**

Water meter assemblies will be typically constructed at or near the road right-of-way line in front of the homes. Every effort will be made to construct the meter assembly at the best location to serve the individual homes based upon the location of the existing water lines entering the homes from the private wells.

**10) Location of hydrants?**

Fire hydrants will be constructed every 500 feet throughout the entire project area.

**11) What is the process if there is damage to someone's driveway/culvert/mailbox/landscaping?**

As per contract with the Martin County annual underground utility contractors a pre-construction video of the entire project area is required prior to construction commencing. The following is an excerpt of the contract language:

*"The Contractor is responsible for the protection and restoration (if damaged) of all existing structures (i.e. sidewalks, curb and gutter, pavement, mailboxes, etc.), and any landscaping (i.e. trees, shrubs, sod, hedges, etc.), which results from his completion of the project work. This will also include, but not be limited to, damage to underground and above ground utilities, irrigation systems, drainage systems, and any other existing surface or subsurface improvements.*

*The Contractor is responsible for restoration of existing properties to equal or better than existing conditions before commencement of the project."*

*"The Contractor shall provide to the Department a pre-construction audio video recording of all Martin County Utilities Projects unless informed otherwise. A pre-construction audio video recording shall show all salient features within the construction limits of the project.*

*These features shall include but not be limited to driveways, roadway, plantings, trees, poles, mailboxes, drainage structures, visible piping, utilities, ditches and condition of lawns and general grading. The audio portion shall describe condition of the features along with the location i.e., which side of the road, names of side streets, business names. A complete written video log shall be supplied to insure quick access to the various project locations shown on the tape. Optical image stabilization shall be utilized to insure unwanted image motion. The highest shutter speed compatibility shall be used with the maximum depth of field to provide clear still frame capability and the highest resolution possible.*

*Two (2) copies of the tape(s) shall be provided and labeled with the name of the project and the date(s) the video was taken."*

If any damage does occur during construction, simply notify the Project Manager, Phil Keathley, and he will instruct the contractor to make any appropriate repairs.

**12) Is there a community that is currently having water brought in that we could go visit to see the construction?**

The only active water main project being constructed with the horizontal directional drill method is approximately 95% complete and all of the drilling and pipe pull back is completed. The project area is on the north side of Dixie Highway in Rio surrounding Langford Park. Let me know if you would like to visit the site and I will be happy to meet.

**13) Explain the boring method for putting the pipes in.**

Directional boring, commonly called horizontal directional drilling or HDD, is a steerable trenchless method of installing underground pipes, conduits and cables in a shallow arc along a prescribed bore path by using a surface launched drilling rig, with minimal impact on the surrounding area. Directional boring is used when trenching or excavating is not practical. It is suitable for a variety of soil conditions and jobs including road, landscape and river crossings. Pipes can be made of materials such as PVC, polyethylene, Ductile iron, and steel if the pipes can be pulled through the drilled hole. The material to be used for this project is called High Density Polyethylene. This method is being used to minimize disruption to the community.

**14. What is the impact and cost associated with treated water on our septic tanks.**

Martin County Utilities serves approximately 8000 residential water only customers which would utilize septic tanks for wastewater disposal. I am not aware of any issues associated with potable water being introduced into septic systems.

**15. Detailed cost estimates comparing what we have now with what it will cost for county water (initial and annual costs).**

I do not have any information on the monthly or annual costs associated with private well supply to homes. Martin County Utilities serves approximately 31,000 customers. The average monthly water consumption per customer is approximately 6000 gallons and that equates to an estimated monthly water bill of \$27.76

**16. Insurance costs with and without county water (fire hydrants).**

Insurance premiums for residential homes with or without fire protection in the community will be specific to each and every insurance company. I do not have specific information to share.

**17. Has the project actually been approved?**

No, the project must be approved by resolution of the Board of County Commissioners establishing a water assessment district at a public hearing and every affected property owner is notified by mail of the date of the hearing and notice of the public hearing is published in the newspaper.

**18. Can there be an entire community revote, after these questions are answered and we put this new information out to the community, since the first vote has been done in so many sections.**

Unless I am directed otherwise there will not be a second balloting of the affected property owners in the project area.

**19. What is the service pressure?**

The water pressure in the existing water main along Murphy Road fronting the entrance to Evergreen Club ranges from 50 to 65 p.s.i.

**20. Is the Water RO water or lime softened- what is the hardness?**

Martin County Utilities water treatment is a 70% reverse osmosis process with a 30% blend of surficial water from wells. Average hardness throughout the distribution system is 80 milligrams per liter or 4.7 grams per gallon.

**21. Will there be flush guards at the longer dead end mains?**

The preliminary construction design is proposed to be a looped water distribution system throughout the project with no dead end lines. The newly constructed system will be flushed by Martin County staff on a periodic basis utilizing fire hydrants.

**22. What is the size of the new meter/service lines.**

The standard water service line will be a 1" polyethylene line terminating at a double or single water meter assembly at the road right-of-way line.

**23. Will the new service/meter box be installed on the same side of my house as my current well water enters the house?**

Every effort will be made to construct the water meter location for each home to accommodate the current location of existing well water service lines entering the home. Please be aware that water service lines can be connected to any location where a water line protrudes through an exterior wall of the house. ie: hose bibbs.

**24. Can we keep the existing wells? Will that be in writing from the County to keep wells for irrigation. This question is asked as we were told by the residents of Sewell's Point that after they were hooked up, a year later they were all made to condemn their wells.**

**The department strongly recommends utilizing existing wells for irrigation and any other outside use. I am not aware of any requirement for a private residential well to be abandoned unless there is contamination evident in the water source. Martin County took no action to condemn private residential wells in Sewall's Point and we are not aware of any other agency doing same.**

Relative to Question #7

- Are there any other charges from Martin County Utilities for a residence making the service connection other than the \$65.00?

No

- Understand there is a \$90 county permit fee to run the water line to the house from the meter at the street. What are the requirements from Martin County if the homeowner wants to install the line themselves and not use a licensed contractor?

Based upon my discussion with the Martin County Building Dept. an owner must apply for a building permit and pay the appropriate fee. Only the owner can perform the work and the owner has to be Homesteaded.

Relative to Questions #2, 3, 4, and 11

- How does the homeowner reconcile damages caused by the Contractor who installs the service line?

Homeowners should contact the Martin County, Project Manager, Phil Keathley to reconcile damages associated with construction of the water distribution system, including water service lines up to and including the meter assemblies for each property. He will coordinate any substantiated repairs with the contractor.

- Will the Contractor be required to provide a payment performance bond? Can the Property Owners Association be part of the bond if one is required?

Yes, the contractor is required to provide a payment and performance bond for the full value of the work to Martin County. The property owners association would not be included as the contractor will be performing work for Martin County

- In case of damage by the Contractor, will the county enforce recovery on behalf of the homeowner?

The Project Manager will coordinate any substantiated repairs to damage associated with work within the road right-of-way with the contractor based upon review of the pre-construction video of the area prior to any work being performed.

Relative to Question #10

- Do we know how the fire hydrants are spaced? Are they set up linear along one side of the road, both sides of the road or staggered across the roadways?

Fire hydrants are spaced approximately 500' along the water line construction adjacent to the main on one side of the road.

- Can the fire hydrants be spaced more than 500' apart to minimize cost?

The fire hydrant spacing is in accordance with the National Fire Prevention Association standard that has been adopted as part of the Florida Fire Prevention Code – 2007 edition effective 12/31/08 and in conformance with Martin County Emergency Services jurisdiction.



Relative to Question #14

- Is chlorine used in the water treatment?

Yes, in the form of Chloramines, which is the predominant form of potable water disinfection used in Florida.

Relative to Question #15

- Is the price of water for each residence determined by frontage of the lot along the roadway or is there a flat fee per residence?

The assessment costs are based on an equivalent residential connection and each single family home is 1 equivalent residential connection. Therefore, each residential unit pays 1 pro-rata share of the overall assessment costs.

- What about the costs for Cayman Court and Caribe Court where there is only one residence?

Same as previous answer.

- What is the pro-ratio of costs for the golf course versus the homeowner?

The Golf Course pro-rata share of the assessment cost is yet to be determined, as we are trying to obtain good data on the daily water usage of the clubhouse and it's amenities.

Other questions

- If the house is under foreclosure, who will pay the assessment for bringing in the water?

The assessment is levied against the property, no matter who the owner is.

- What is the interest rate if the homeowner wants to pay over 10 years for the water hook-up? Are there any other payment plans? If so, what are the costs associated with each.

The interest rate for the assessment will be determined at the time the assessment district is approved by the Board of County Commissioners. The last water assessment approved by the Board in February 2011 was at 3.5% interest. The Department will accept credit card payment if the property owner chooses to pay the lump sum amount by the due date.

- Please explain in detail how the costs for bringing the water into the community will be based for each residence. Will they be based upon 299 lots or are the two lots fronting Murphy Road (lot #1 and #299) excluded since they have access to the water along that road? How will the costs for the Evergreen Club properties (Clubhouse, maintenance facility, recreation area) be factored in to this?

Each lot would be assessed 1 ERC as explained in a previous response above. The 2 lots fronting Murphy Road would not be included in the assessment as they already have access to a water main along Murphy Road.

The cost shares for the Evergreen Club have not yet been determined as explained in the response above.

- Is the POA going to be charged for water at the guardhouse?

If the P.O.A. chooses to utilize potable water service for the guardhouse there will be a monthly water bill associated with that service.

- We have heard rumors that there is a separate process for changing votes depending upon whether the resident wants to change from a NO vote to a YES vote (can be handled over the phone) versus a YES vote to a NO vote (resident has a new survey mailed to them or must come down to the Utilities Department). Please clarify the process.

In any case the department prefers to have a new ballot signed by the property owner indicating their new vote and the original returned to the Utilities Department. We will either mail out a new ballot upon request or the ballot can be e-mailed, printed out and signed by the owner and the original returned by mail.