



Florida River Estates Water Company, Inc. Board Meeting

Meeting Date: January 15, 2024

Location: Home of Treasurer Terra Bumpers

In attendance: John Bernazzani (P), Judy Wachob (VP), Terra Bumpers (Treas) Jim Scholan (Sect), Jamie Matthews (Administrator) and Debbie Smith (Bookkeeper), Mark Fuson (Water Operator)

Meeting was called to order at 5:38 PM

The Board voted to accept last month's minutes prior to submission

Jamie Matthews reviewed the ARs and P&Ls. There was a new line item added to balance sheet for easements (\$27,580), \$25,000 for the new water tank easement and \$2,000 for the new drainage easement plus \$580 in expenses to acquire said easements. This is an accounting / depreciation change. Jamie also had a question for the board about the \$100,000.00 value of land carried on the books from days past, (a \$75,000 parcel and a \$25,000 parcel). Board members were not sure where this came from historically. It is assumed the \$75,000 parcel is the ponds and treatment plant parcel and the \$25,000 parcel is the original water tank parcel. Jamie is asking these questions in preparation for our upcoming audit.

Mark Fuson stated that approximately 360,000 gallons was produced and distributed in December. There have been on going leaks in the plant that have been band aided together but we will contract with a plumber to permanently resolve/ fix those issues. Filter changes are still higher than the historical avg for this time of year. Mark is still exploring getting help and guidance on the required state lead service line mandate. Mark will be placing a new order for filters.

The board discussed the following:

- 1) Work on the drainage easement / cleanout has been completed with an easement through the Searle property. Hopefully this will eliminate flooding in the Spring.
- 2) Imposing late fees on delinquent accounts was discussed Jim Scholan suggested a \$5.00 a month charge on accounts over 30 days past due, as it taxes time (cost \$\$ for Debbie and Jamie to contact late payer and request payment) and this additional expense should not be paid for from general operating expense. In conclusion a motion was made to send a late payment letter out for accounts past 30 days (it had been only for accounts

Contact Information

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Billing Questions
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past 60 days) and see if this fixes the late payment issue. Before going to an automatic late fee program.

- 3) The board discussed adjusting the water rate schedule for high water users as an incentive for people to conserve treated water. We all pay the operations fee of \$58.00. However, in a case where household A that uses 1,000 gallons a month vs household B that uses 10,000 gal a month, household B requires the water company to use 10x the electricity, 10x the filters and 10x the chemicals as household A with only a few dollars increase in the cost of water on their bill. Is this equitable? All households can access the ponds and pump water for irrigation/ etc. Mark agreed that high users increase operation cost especially in the Springtime when we have higher filter changes. Jamie agreed higher users proportionally use a larger percentage of the fixed operations account income. It was concluded that Jamie could provide the board with data on who the high users are so the board could evaluate their impact on total operating cost. More research discussion to come.

Meeting was adjourned at 7:15

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