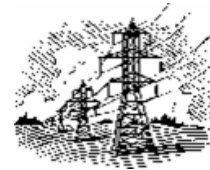




**Burnt Store Lakes Property Owners Association  
Community Information Network**



**Community Notification #2009 – 02  
(Issued 2/17/09)**



**NOTICE OF PUBLIC HEARING  
February 24, 2009  
10:00 a.m.  
Charlotte County Administration Building, Room #119  
Murdock Circle**

On February 10, 2009, the Board of County Commissioners voted to hold a public hearing to discuss establishing a new, single purpose, Municipal Service Benefit Unit (MSBU) to provide a funding vehicle to place the existing electric service underground in Burnt Store Lakes.

At the request of Charlotte County, a mailing was made to all property owners in early January 2009, which included an "opinion poll". The results of the poll will be provided at the February 24, 2008 hearing. Preliminary results from the County show approximately one-third positive response of those returned. As stated in the letter, there is a 25% discount of the project cost if done in conjunction with a governmental entity (in accordance with state law). The government entity in this case is the formation of a new MSBU by Charlotte County for Burnt Store Lakes.

**What are MSBU's?** They are units created by County ordinance through which specific, localized community services are provided, such as in this case, the Underground Electric project. Our present, separate MSBU, includes funding for road maintenance and improvements, street signage, recreational paths, roundabouts, and some right of way maintenance and drainage. Also included in the current MSBU is funding for the renovation of the Cape Horn entranceway.

**How are MSBU's funded?** Services performed in an MSBU come from non-ad valorem (no value) assessments. These assessments are placed on your Charlotte County tax bill as determined by Charlotte County, your local government. All monies collected within a specific MSBU, are managed by the Public Works Department in cooperation with a Resident Advisory Committee and must be spent within that MSBU. Monies cannot be transferred or spent for another area within the County. The revenue collected through the non-ad valorem assessment for an MSBU is divided by the total number of assessment units (ERUs) within the MSBU resulting in an assessment per ERU. A single residential lot is often defined as 1 ERU. Assessments have a life cycle and are not permanent. Once the project cost has been satisfied, the assessment is removed.

**What are the implications for Underground Electric (UE)?** NOW may not be the “best of times” due to the economy, but NOW is the BEST time to start this project as costs are as low as they can be. Although it is possible to experience longer outages that could result from a Charlotte Harbor water surge during a hurricane, FPL will remain responsible to make repairs and restore power. Similar, devastating damage could occur with poles and wires falling due to wind and storm surge. UE improves safety, aesthetics and adds value over time. This UE project can only be done by the community for the benefit of the entire community. We will know the final project cost once we receive a “binding estimate” from FPL. Be assured that the project will not move forward if FPL costs are much higher than suggested in the opinion poll. It is important to have a financial vehicle in place should the community decide to go forward. No money will be placed in the MSBU until final costs are determined and approved. The UE Committee has held a town hall meeting, an opinion poll, and now a public hearing with Charlotte County Commissioners—all as part of an open community process. The importance of this process is as important as your attendance. We hope to see you at the February 24<sup>th</sup> meeting.

Frank Bishop, Chair  
Underground Electric Committee  
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