



Interoffice Memorandum

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 19 2014 NP/KH

August 11, 2014

TO: Mayor Teresa Jacobs
-AND-
Board of County Commissioners

FROM: Ajit Lalchandani, County Administrator
County Administrator's Office

A handwritten signature in black ink, appearing to read "Ajit", written over the printed name of the County Administrator.

SUBJECT: August 19, 2014 – Consent Item
Tymer Skan Funding Expenditure

In early June 2014, the Orlando Utilities Commission (OUC) was advancing a plan to disconnect water service to the Tymer Skan community for unpaid utility bills. Through a series of Board discussions, staff was directed to work with the Tymer Skan Homeowners Association (HOA) and OUC to develop a plan to allow residents to directly contract with OUC for water and wastewater service, and to have the HOA reach an agreement with OUC regarding repayment towards the arrears, and making future payments regarding the additional water/wastewater bill due.

Following the Board's direction, staff held numerous meetings with OUC and the court-appointed receiver for the HOA to develop a Utility Services Plan and a Community Business Plan. On August 5, 2014, staff presented to the Board an update on the status of the community and an overview of these plans. Staff discussed a tentative timetable for residents to transition to OUC's Power Pass program and conditions by OUC for terms regarding an agreement with the HOA. The Community Business Plan, as developed by the HOA, identified several immediate actions that must be completed to provide the opportunity for the Utility Services Plan to be successful. This included installing securable shut-off valves, water efficiency improvements throughout occupied units, boarding and securing vacant units, seizing rents of occupied units where the owners are not paying their required assessments, and eviction of residents who are not authorized to be in the community. Additionally, filling of potholes and repaving access driveways throughout the community is necessary for emergency responders of life, health, and public safety matters.

As presented at the August 5th Board meeting, these actions require financial resources the HOA does not presently have. Staff recommends that Orange County provide

limited services to assist the HOA in advancing their Community Business Plan. Staff estimates that the total, near term costs for these services is approximately \$190,000. As was discussed with the Board at the August 5, 2014 meeting, this amount will provide funding for the following:

- Installing water shut off valves
- Boarding vacant units
- Filling of pot holes
- Legal services

It is anticipated that the County would utilize existing vendors and contracts to perform the services to the maximum extent practical. It is important to note that this funding may not be inclusive of awards to the HOA from existing County programs including grants, crisis assistance, or relocation assistance that are managed by Family Services Department. On June 24, 2014, the Board approved a budget transfer from the General Fund Reserves to establish a \$1 million budget in the current year for assistance for Tymber Skan on the Lake. The proposed expenditure request of \$190,000 will draw on that previously established budget.

Staff anticipates returning to the Board for an update regarding County actions and progress by the HOA regarding the Utility Services Plan and Community Business Plan before the end of 2014.

ACTION REQUESTED: Authorization to expend up to \$190,000 to assist the Tymber Skan Home Owners Association with infrastructure, legal, and board-up services.