

February 3, 2025

To Whom It May Concern:

Please see attached documentation regarding the Universe Blvd stormwater drainage system and payments you received from The Waterford. It has been brought to our attention that this was recently approved as an infrastructure project, with the town paying the full cost. We are requesting a full refund in the amount of \$30,105.06. Please let us know if you need anything further to expedite this request.

Sincerely,



Leanna Lopez

Director Financial Services

Unviersse Blvd Repair Contributions Payments per Town Records

Waterford aka Lifesapce

FY 2014	\$ 7,136.00
FY 2015	\$ 4,005.37
FY 2016	\$ 11,383.10
FY 2017	\$ 3,466.01
FY 2018	
FY 2019	
FY 2020	\$ 2,301.34
FY 2021	\$ 1,813.24
FY 2022	
FY 2023	
FY 2024	
FY 2025	
FY 2026	

\$ 30,105.06



TOWN OF JUNO BEACH
340 OCEAN DRIVE
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December 13, 2013

Sean Nealon, Executive Director
The Waterford
601 Universe Boulevard
Juno Beach, FL 33408

Re: Universe Boulevard-Stormwater Drainage System

Dear Mr. Nealon,

The Town of Juno Beach has been working to provide needed maintenance to the Universe Boulevard stormwater drainage system. The stormwater drainage system servicing the properties along Universe Boulevard consists of a series of inlets and underground pipes beneath that roadway. The stormwater collected in the system flows through 35 year old corrugated metal pipe which varies in size from 18" to 60" in diameter. The flow is conveyed along Ellison Wilson Road and discharges to the Intracoastal Waterway. There are approximately 5,000 feet of pipe in this system.

In 2010 a pipe repair was performed and upon further investigation there was evidence of further deterioration. Since that time the Town has been working with Florida Power & Light to further analyze the situation and determine the best plan of action based on need and cost to provide the best solution. In early 2013 three companies were contacted to inspect, determine infrastructure integrity and provide repair costs. Proline Vector Services provided the lowest price of \$38,505 for the inspection/evaluation phase, and the resulting repair phase cost of \$11,400 for a total cost of \$49,905 and has completed all of the contracted work.

As a fair and equitable means to have abutters maintain the infrastructure into which they discharge, the Juno Beach Town Council agreed that Universe Boulevard abutters (stakeholders) should share the costs for improvements to that drainage system. The Town and the PBC Property Appraisers Office identified the size of each stakeholder's land parcel. Based on the parcels, the Town determined the stakeholder's proportionate cost for the improvements.

Stakeholders	Acreage	% of Total	Share of Cost
FPL	58.48	60.0%	\$29,944
Ocean Trace	18.93	19.5%	\$9,731
Waterford	13.93	14.3%	\$7,136
DSS Jupiter	0.98	1.0%	\$499
Juno Beach	5.03	5.2%	\$2,595

This letter shall serve as an Invoice for your share of the inspection, evaluation and repairs. Based on the criteria stated above, your cost is \$7,136.00 and is now due and payable. Payment shall be made payable to the Town of Juno Beach and forwarded to the address above. As an alternate payment option the Town is offering an interest-free payment plan of 3 equal payments which will be due annually on January 1 of 2014, 2015 and 2016. If you would like to take advantage of this option please contact me and we will provide a written agreement outlining the provisions.

A report detailing the condition of the system and improvements are available for your review. Should you have any questions or comments, please do not hesitate to contact Anthony Meriano, Director of Public Works at 561-656-0310 or me at 561-656-0320.

Sincerely,

Matthew Pazanski
Finance Director



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October 2, 2014

Sean Nealon, Executive Director
The Waterford
601 Universe Boulevard
Juno Beach, FL 33408

Re: Universe Boulevard-Storm Water Drainage System REPAIR-August 2014

Dear Mr. Nealon,

Last year we reported to you that the Town of Juno Beach had worked to provide needed maintenance to the Universe Boulevard storm water drainage system, an evaluation of the drainage system and a pipe repair was performed. As we noted at that time, the storm water drainage system servicing the properties along Universe Boulevard consists of a series of inlets and underground pipes beneath that roadway. The storm water collected in the system flows through 35 year old corrugated metal pipe which varies in size from 18" to 60" in diameter. The flow is conveyed along Ellison Wilson Road and discharges to the Intracoastal Waterway. There are approximately 5,000 feet of pipe this system.

In August 2014, we experienced another pipe failure. An ensuing emergency repair was performed by a local contractor, Deevan Incorporated of Lake Park. This repair, replaced a portion of a 48" corrugated pipe and the total cost was \$28,009.57.

As you know from the prior repair, the Juno Beach Town Council agreed that Universe Boulevard abutters (stakeholders) should share the costs for improvements to that drainage system. As with the prior repair we again used our predetermined "Cost Share" based on the Palm Beach County Property Appraiser Office to identify the size of each stakeholder's land parcel and based on the parcels size, determined each stakeholder's proportionate cost for the improvements.

Stakeholders	Acreage	% of Total	Share of Cost
FPL	58.48	60.0%	\$16,805.73
Uno Lago Env.	18.93	19.5%	\$5,461.87
Waterford	13.93	14.3%	\$4,005.37
DSS Jupiter	0.98	1.0%	\$280.10
Juno Beach	5.03	5.2%	\$1,456.50

This letter shall serve as an Invoice for your share of the August, 2014 pipe repair. Based on the criteria stated above, your cost is \$4,005.37 and is now due and payable. Payment shall be made payable to the Town of Juno Beach and forwarded to the address above. A report detailing the condition of the system and improvements are available for your review. Should you have any questions or comments, please do not hesitate to contact Anthony Meriano, Director of Public Works at 561-656-0310 or me at 561-656-0322.

Before closing, I would like to invite you or your representative to a meeting on Wednesday, October 8th at 10:00 a.m. at the Juno Beach Town Center to meet with Town staff, personnel from the Town's consultant engineering firm and other concerned shareholders to discuss maintenance options for the future of the Universe Boulevard storm drain system. We encourage and welcome your attendance at this important meeting.

Sincerely,

Joseph F. Lo Bello
Town Manager



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December 18, 2015

Sean Nealon, Executive Director
The Waterford
601 Universe Boulevard
Juno Beach, FL 33408

Re: Universe Boulevard-Storm Water Drainage System REPAIR-November 2015

Dear Mr. Nealon,

As you know we have continued to provide needed maintenance and repairs to the Universe Boulevard storm water drainage system. In 2013 and 2014 we completed maintenance, an evaluation of the drainage system and two pipe repairs were performed. As we noted at that time, the storm water drainage system servicing the properties along Universe Boulevard consists of a series of inlets and underground pipes beneath that roadway. The storm water collected in the system flows through 35 year old corrugated metal pipe which varies in size from 18" to 60" in diameter. The flow is conveyed along Ellison Wilson Road and discharges to the Intracoastal Waterway. There are approximately 5,000 feet of pipe this system.

In November 2015, we experienced another pipe failure. An ensuing emergency repair was performed by a local contractor, Deevan Incorporated of Lake Park. This repair, replaced a portion of a 48" corrugated pipe and the total cost was \$19,551.60.

As you know from the prior repair, the Juno Beach Town Council agreed that Universe Boulevard abutters (stakeholders) should share the costs for improvements to that drainage system. As with the prior repair we again used our predetermined "Cost Share" based on the Palm Beach County Property Appraiser Office to identify the size of each stakeholder's land parcel and based on the parcels size, determined each stakeholder's proportionate cost for the improvements.

Stakeholders	Acreage	% of Total	Share of Cost
FPL	58.48	60.0%	\$11,730.96
Uno Lago Env.	18.93	19.5%	\$3,812.56
Waterford	13.93	14.3%	\$2,795.88
DSS Jupiter	0.98	1.0%	\$195.52
Juno Beach	5.03	5.2%	\$1,016.68

This letter shall serve as an Invoice for your share of the November 2015 pipe repair. Based on the criteria stated above, your cost is \$2,795.88 and is now due and payable. Payment shall be made payable to the Town of Juno Beach and forwarded to the address above. A report detailing the condition of the system and improvements are available for your review. Should you have any questions or comments, please do not hesitate to contact Anthony Meriano, Director of Public Works at 561-656-0310 or me at 561-656-0322.

Sincerely,

Matthew Pazanski
Finance Director



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July 26, 2016

Scott Nield, Executive Director
The Waterford
601 Universe Boulevard
Juno Beach, FL 33408

Re: Universe Boulevard-Storm Water Drainage System REPAIR - July 2016

Dear Mr. Nield,

As you may know, the Town of Juno Beach has continued to provide needed maintenance and repairs to the Universe Boulevard storm water drainage system. In 2013 and 2014 we completed maintenance, an evaluation of the drainage system and two pipe repairs were performed; in 2015 we completed an additional repair. As we have noted during this time, the storm water drainage system servicing the properties along Universe Boulevard consists of a series of inlets and underground pipes beneath that roadway. The storm water collected in the system flows through 35 year old corrugated metal pipe which varies in size from 18" to 60" in diameter. The flow is conveyed along Ellison Wilson Road and discharges to the Intracoastal Waterway. There are approximately 5,000 feet of pipe this system.

In July 2016, we experienced another pipe failure. An ensuing emergency repair was performed by a local contractor, Deevan Incorporated of Lake Park. This repair replaced 100' portion of a 36" corrugated pipe and the total cost was \$60,050.51.

As you know from the prior invoicing and repairs, the Juno Beach Town Council agreed that Universe Boulevard abutters (stakeholders) should share the costs for improvements to that drainage system. As with the prior repair we again used our predetermined "Cost Share" based on the Palm Beach County Property Appraiser Office to identify the size of each stakeholder's land parcel and based on the parcels size, determined each stakeholder's proportionate cost for the improvements.

Stakeholders	Acreage	% of Total	Share of Cost
FPL	58.48	60.0%	\$36,030.31
Uno Lago Env.	18.93	19.5%	\$11,709.85
Waterford	13.93	14.3%	\$8,587.22
DSS Jupiter	0.98	1.0%	\$600.50
Juno Beach	5.03	5.2%	\$3,122.63

This letter shall serve as an Invoice for your share of the July 2016 pipe repair. Based on the criteria stated above, your cost is \$8,587.22 and is now due and payable. Payment shall be made payable to the Town of Juno Beach and forwarded to the address above. A report detailing the condition of the system and improvements are available for your review. Should you have any questions or comments, please do not hesitate to contact Anthony Meriano, Director of Public Works at 561-656-0310 or me at 561-656-0322.

Sincerely,

Matthew Pazanski
Finance Director



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August 11, 2017

Scott Nield, Executive Director
The Waterford
601 Universe Boulevard
Juno Beach, FL 33408

Re: Universe Boulevard-Storm Water Drainage System REPAIR INVOICE – June 2017

Dear Mr. Nield,

As you may know, the Town of Juno Beach has continued to provide needed maintenance and repairs to the Universe Boulevard storm water drainage system. In 2013 and 2014 we completed maintenance, an evaluation of the drainage system and two pipe repairs were performed; in 2015 and 2016 we completed additional repairs. As we have noted during this time, the storm water drainage system servicing the properties along Universe Boulevard consists of a series of inlets and underground pipes beneath that roadway. The storm water collected in the system flows through 35+ year old corrugated metal pipe which varies in size from 18” to 60” in diameter. The flow is conveyed along Ellison Wilson Road and discharges to the Intracoastal Waterway. There are approximately 5,000 feet of pipe this system.

In June 2017, we experienced another pipe failure. An ensuing emergency repair was performed by a local contractor, Deevan Incorporated of Lake Park. This repair replaced a portion of a 36” corrugated pipe at an intake structure and replaced a portion of sidewalk that was compromised, the total cost was \$24,237.84.

As you know from the prior invoicing and repairs, the Juno Beach Town Council agreed that Universe Boulevard abutters (stakeholders) should share the costs for improvements to that drainage system. As with the prior repair we again used our predetermined “Cost Share” based on the Palm Beach County Property Appraiser Office to identify the size of each stakeholder’s land parcel and based on the parcels size, determined each stakeholder’s proportionate cost for the improvements.

Stakeholders	Acreage	% of Total	Share of Cost
FPL	58.48	60.0%	\$14,542.70
Uno Lago Env.	18.93	19.5%	\$4,726.38
Waterford	13.93	14.3%	\$3,466.01
DSS Jupiter	0.98	1.0%	\$242.38
Juno Beach	5.03	5.2%	\$1,260.37

This letter shall serve as an Invoice for your share of the June 2017 pipe repair. Based on the criteria stated above, your cost is \$3,466.01 and is now due and payable. Payment shall be made payable to the Town of Juno Beach and forwarded to the address above. A report detailing the condition of the system and improvements are available for your review. Should you have any questions or comments, please do not hesitate to contact Anthony Meriano, Director of Public Works at 561-656-0310 or me at 561-656-0322.

Sincerely,

Matthew Pazanski
Finance Director



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July 23, 2020

Scott Nield, Executive Director
The Waterford
601 Universe Boulevard
Juno Beach, FL 33408

Re: Universe Boulevard-Storm Water Drainage System REPAIR INVOICE – March 2020

Dear Mr. Nield,

As you may know, the Town of Juno Beach has continued to provide needed maintenance and repairs to the Universe Boulevard storm water drainage system. In 2013 and 2014 we completed maintenance, an evaluation of the drainage system and two pipe repairs were performed; in 2015 and 2016 we completed additional repairs. As we have noted during this time, the storm water drainage system servicing the properties along Universe Boulevard consists of a series of inlets and underground pipes beneath that roadway. The storm water collected in the system flows through 35+ year old corrugated metal pipe which varies in size from 18” to 60” in diameter. The flow is conveyed along Ellison Wilson Road and discharges to the Intracoastal Waterway. There are approximately 5,000 feet of pipe this system.

In March 2020, Universe Boulevard stormdrain experienced a pipe failure. An ensuing emergency repair was performed by a local contractor, Deevan Incorporated of Lake Park. This repair replaced a portion of a 36” corrugated pipe at an intake structure and replaced a portion of sidewalk that was compromised, the total cost was \$16,093.29.

As you know from the prior invoicing and repairs, the Juno Beach Town Council agreed that Universe Boulevard abutters (stakeholders) should share the costs for improvements to that drainage system. As with the prior repair we again used our predetermined “Cost Share” based on the Palm Beach County Property Appraiser Office to identify the size of each stakeholder’s land parcel and based on the parcels size, determined each stakeholder’s proportionate cost for the improvements.

Stakeholders	Acreage	% of Total	Share of Cost
FPL	58.48	60.0%	\$9,655.98
Uno Lago Env.	18.93	19.5%	\$3,138.19
Waterford	13.93	14.3%	\$2,301.34
DSS Jupiter	0.98	1.0%	\$160.93
Juno Beach	5.03	5.2%	\$836.85

This letter shall serve as an Invoice for your share of the March 2020 pipe repair. Based on the criteria stated above, your cost is **\$2,301.34** and is now due and payable. Payment shall be made payable to the Town of Juno Beach and forwarded to the address above. A report detailing the condition of the system and improvements are available for your review. Should you have any questions or comments, please do not hesitate to contact Anthony Meriano, Director of Public Works at 561-656-0310 or me at 561-656-0322.

Sincerely,

Matthew Pazanski
Finance Director



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April 19, 2021

Scott Nield, Executive Director
The Waterford
601 Universe Boulevard
Juno Beach, FL 33408

Re: Universe Boulevard-Stormwater Drainage System Repair INVOICE – February 2021

Dear Mr. Nield,

As you know, the Town of Juno Beach has continued to provide needed maintenance and repairs to the Universe Boulevard stormwater drainage system. For several years, the Town has been applying for grants and sought out legislative assistance to upgrade the entire system, to date we have been unsuccessful however, we continue our efforts on your behalf.

In February 2021, Universe Boulevard storm drain experienced a pipe failure. An ensuing emergency repair was performed by a local contractor, Deevan Incorporated of Lake Park. This repair replaced a portion of a 18” corrugated pipe at an intake structure and replaced a portion of the roadway that was compromised, the total cost was \$12,663.18.

As you know from prior repairs, the Juno Beach Town Council agreed that Universe Boulevard abutters (stakeholders) should share the costs for improvements to that drainage system. As with prior repairs we again used a “Cost Share” based on the Palm Beach County Property Appraiser Office to identify the size of each stakeholder’s land parcel and based on the parcels size, determined each stakeholder’s proportionate cost for the improvements, these figures were updated in 2021.

Stakeholders	Acreage	% of Total	Share of Cost
FPL	58.3589	59.9732%	\$7,594.51
Uno Lago Env.	18.9362	19.4600%	\$2,464.26
Waterford	13.9336	14.3190%	\$1,813.24
DSS Jupiter	0.9802	1.0073%	\$127.56
Juno Beach	5.0994	5.2405%	\$663.61

This letter shall serve as an Invoice for your share of the February 2021 pipe repair. Based on the criteria stated above, your cost is **\$1,813.24** and is now due and payable. Payment shall be made payable to the Town of Juno Beach and forwarded to the address above. Should you have any questions or comments, please do not hesitate to contact Anthony Meriano, Director of Public Works at 561-656-0310 or me at 561-656-0320.

Sincerely,

Matthew Pazanski
Finance Director

[Universe Boulevard stormwater drainage system recent activity: In 2013 and 2014 we completed maintenance, an evaluation of the drainage system and two pipe repairs; since that time additional repairs have been completed. As we have communicated during this time, the storm water drainage system servicing the properties along Universe Boulevard consists of a series of inlets and underground pipes beneath that roadway and right or way. The storm water collected in the system flows through 35+ year old corrugated metal pipe which varies in size from 18” to 60” in diameter. The flow is conveyed along Ellison Wilson Road and discharges to the Intracoastal Waterway. There are approximately 5,000 feet of pipe this system.]