



MINUTES
WASHINGTON COUNTY BOARD OF COMMISSIONERS
Monday, June 15, 2026, 6:00 PM, Sunny Hills Community Center
4083 Challenger Blvd., Sunny Hills, FL 32428

DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5
Ashlynn Marquez	David Pettis Jr.	Joey Brock	Wesley Griffin	David Corbin
Vice-Chairwoman	Chairman			

1. PROCLAMATION

- 1.1 Call to Order - Chairman Pettis
- 1.2 Invocation - Chairman Pettis
- 1.3 Pledge

2. OPENING REMARKS

3. PUBLIC COMMENT BOARD RESPONSE AND DISCUSSION

- Larry Lomax, 3887 Country Club Boulevard, a citizen, addressed the board regarding a localized public health and safety concern. For years, the residents of Sunny Hills have experienced ongoing problems with the water system, which delivers brown sediment, heavy water, low pressure, and threats to fire safety, along with dry tap allergies that disrupt daily life. Hydrant performance and capability are also concerns. Florida Service Commission dockets 20220066WS and 20240106WU should be reviewed. Florida Public Service Commission filings describe the Sunny Hills water system as partially used. There are 79 miles of water distribution system, which was built for a larger development than what it is currently. North Florida Community Water System (US Water), a current private utility, has acknowledged the financial difficulty of completing a major system replacement under the current rate conditions. Rate recovery proposals may involve other systems, but the physical infrastructure problems remain.

The county has a local authority tied to the community, public safety, and infrastructure review. Three requests for the board are as follows:

- Immediate temporary connection moratorium in Sunny Hills. A new development should have an alternate lawful water source, such as a properly permitted well. Do not allow additional demand to be added to the documented reliability concerns that the residents are currently experiencing. A temporary moratorium c

- Accept the petition signed by Sunny Hills residents. The citizens' signatures and addresses are being submitted, and/or property owners, to the best of their knowledge. A copy of the petition is being presented to the PSC and DEP for immediate water quality consideration and action.
- A review of the system reliability, public safety impacts, and fire flow capabilities for the infrastructure adequacy.

In addition, they are providing a list of state statutes, federal guidance, and other supporting documentation to support their requests. Direct input from the community includes the following: discolored water, odor, sediment, taste, iron complaints, boil notices, service interruptions, primary community public safety concerns, hydrant reliability, fire flow capability, water pressure, and emergency response concerns. In addition to that, real-world events that have occurred during the last few weeks include failure of a backup operation, recent water main breaks, and communication regarding boil water notifications.

History is as follows: The commission clerk in Tallahassee, 7/18/2022, document 20220066W, which includes problems reported to the DSC and DEP by Sunny Hills residents, includes the following: discolored water, odor, low water pressure, taste, water main breaks, and high levels of iron. DSC document for 7/1/2022 referred to 256 complaints associated with Sunny Hills residents and the utility company, or US Water. Complaints have been ongoing since at least 2017. US Water has acknowledged the need for water main replacement. There are 79 miles of aged waterlines within the community, with only 10% being used.

The county approves building permits and development within its jurisdiction, which increases demand on the existing system. Residents are requesting that the county evaluate whether continued permitting and development are consistent with public health and public safety. Growth should occur in a manner consistent with public health, public safety, and infrastructure reliability. The request is not anti-growth, but pro-health, pro-safety, and pro-responsibility for permitting.

- Ken Attard, 1386 Butterfield Ct., a citizen, addressed the board. An accurate picture of the Sunny Hills water issue cannot be reduced to the recent complaints filed following the public notice. Many residents didn't know where to file it or who was involved. Will Washington County acknowledge documented history and act within its own authority to protect Sunny Hills residents? The role of DEP, the county, and PSC is understood. However, Washington County does control growth, land use development approvals, and permitting decisions. Mr. Corbin has already publicly acknowledged that new construction puts more pressure on the system. It is reasonable for residents to ask the county to pause and ask whether continued development is appropriate until the infrastructure adequacy, public health, public safety, and fire protection concerns are addressed. Infrastructure first, and growth second.
- Jolene Attard addressed the board about residents being passed around to different agencies to document the issue. The board needs to stop permits requiring connection to a

system that they and many others have heard has failed. The system isn't sufficiently supplying the current residents' needs.

- Kathy Belanger, 2335 Walkerton Dr., expressed humiliation regarding not being told by the realtor or builder about the water issues when she purchased her home a couple of years ago. During the first year, water access was lost nine times. They installed an aquifer system, which has been pleasing; however, there are still pressure issues, and water is draining over the streets. The first boil water notice that she received was around two months ago, which indicates that they aren't going out adequately. Building needs to stop until there is a plan for everyone to have clean water, which people are entitled to.
- Jim Futch, 1781 July Ct., addressed the board. They have encountered a lot of sediment. They have installed a pipe for flushing, which occurs every couple of days. Unused water lines should be cut off. Eight miles need to be replaced. The builders are branching further out because the lots are cheaper. Commissioners need to step up. Until the system is fixed, a well requirement should be attached to permits, which can service three homes.

He went on to say that MSBU funds should be used to resurface the main drag, Sunny Hills Boulevard, and Elkam, benefiting everyone paying into the fund.

10% to replace 8 miles. They spent \$2.1M, which could have been used to replace lines. The request before the board is to make them accountable.

- Garri Carter, 1652 Sunny Hills Boulevard, spoke on the water issue being ongoing for years; however, she has never heard of a case where anybody needed medical services.
- Lucy Mikutis, 1768 Quintarr Ct., expressed concern about fire hydrants not being properly tested for years/decades. Problems intensified when the test began, which should have been alarming. If testing disturbed the system, what would happen when the firefighters needed a large volume of water to address a structure fire? Before more homes are connected to the system, the county must require verification of hydrant operation, flow, pressure, maintenance, and deficiencies.
- Terry Phillippe, 1942 Edison Place, addressed the board regarding being unable to drink the water in her home, and no water pressure, which would be dangerous if there was a fire. She questioned why new homes are being added to the system and expressed concern about multiple potholes on Edison.
- Zachary Basinger, 2066 Sunny Hills Blvd., addressed the board regarding the water meters in the sidewalks that are broken and decaying in multiple locations, which are safety hazards as well as partial repairs. There is a location that was repaired on Morgan Street where the sidewalk was repaired poorly.

- Patsy Broome, 1635 Velvet Drive, addressed the board about the water condition. Commercial growth isn't coming to Sunny Hills because of the water issue. The water is said to be great when it leaves the well, but it isn't when it comes out of the tap. New permits should be stopped, and the current building in progress should be stopped. The builders may be an option to help resolve the issue.
- Les Lumpkin, Velvet Drive, spoke on the US Water representative speaking at a county commission meeting and admitting there was an issue with the infrastructure. It would take years and millions to fix it, and they were not going to spend the funds to fix it. He suggested the board should have followed that up by stating that no more permits would be issued until the water structure was fixed. Safety and health must be paramount.
- Janene Heath, 4086 Concord Boulevard, expressed her appreciation for the freshwater that flows to her home, which is clean and chlorine-free, as well as for the paved roads to her home. Many of the issues expressed here should be brought to the MSBU. Concerns should be addressed with DEP. Looking around the room, a thousand more people are living in the community that is not present at this meeting. During her 12-year residency, she has been without water fewer than five times.
- Judy Clark, 2014 Shenandoah Boulevard, purchased her home in 2011, and the water problems have been ongoing ever since, and one boil water notice has been received during that time. The smell of chlorine in the water is strong enough to burn eyes.
- Julie Cook, 4002 Janet Circle, informed the board that on nextdoor.com, people are contacting the real estate commission, which is a larger problem that will trickle down. The water issue will affect her ability to sell her home in the future.
- Stephen Moore, 2001 Ambassador Court, expressed thanks to the commissioners for holding the meeting. He went on to speak on the financial cost related to the water issues and clogs caused by scales in the water.
- Richard Polinski, Gulliver Drive, retired plumber, informed the board that he installed a three-stage water system in his home. He provided pictures of the effects from the water to the board and agreed that there is something going on with the water system. He also mentioned the strong smell of chlorine.
- Brian Keller, resident since February, has had his water shut off twice. He also confirmed there is an issue with the water system in Sunny Hills. However, it should be addressed cautiously and correctly. If a moratorium is put on the builders, they will leave, and then

where will things be? The petitions do not represent him. The issue should be fixed without a decrease in property values or added property assessments.

- Corissa Manson, 9-year resident, addressed the board regarding the water affecting her eczema, which has been confirmed as the contributing cause, as leaving her home and using a different water system, it goes away. She expressed concern about house values and went on to add that the smell of chlorine has increased.
- Kimberly McEntyre, 2001 Ambassador Court, informed the board that a lot of effort was made to obtain the signatures for the petition; it is hard to believe that anyone was being sketchy. She confirmed the brown water and the strong smell of chlorine. They want help.
- Cynthia Decree, 1820 Trellis, addressed the board regarding the water. Due to health conditions, she is afraid of using the water to shower. Friday, the water was okay, Saturday, they were on a water boil, and Sunday morning, they had water. The water has never been this bad. The water pressure has decreased with the increase in homes. Something must be done with the water.
- Kristine Lopez, Walkerton Drive, resident since July 2024, addressed the board. On Walkerton Drive, for 7 months, there were four-line breaks, five days with no water, and one low-pressure period. In 2025, there were five-line breaks, eight no water days, three low-pressure days, and three boil water notices. This year, there have been three-line breaks, one no water, and one boil water notice. When she bought her home, she was not notified of the water issue. The builders need to be held accountable. She confirmed that she was not notified of the water issues when she purchased her home. To continue building, the builders should install wells. The majority of Sunny Hills have water problems, and they need help coming up with a solution.

Mark Futrell, Deputy Executive Director of the Public Service Commission, spoke. The water source is permitted by the Water Management District. DEP handles water quality issues and the condition of the system. The Public Service Commission handles the economic regulation of utilities in the state. Customers' input matters during their decision-making process. They are committed to working with the utility to try to find a solution.

Open discussion.

-When is the next meeting regarding the rate increase? Why should they pay the water rate for the water quality they are receiving?

Mark Futrell responded that there has not been anything that the utility has brought to the commission to make a decision on. The utility does incur ongoing expenses with the infrastructure for repairs and to keep the system operational. Funds are used toward that.

4. BOARD RESPONSE AND DISCUSSION – There was open discussion.

-What will it take for something to be done about the system? Complaints have been filed. The residents need someone to step in and take over to tell them what to do. The issues have been ongoing since the early 2000s and beyond.

-A suggestion was made for Dr. Horton to put up the money to repair the water system they are relying on.

-Meter readings are inconsistent. Typically, new homeowners have high water bills with no explanation. One homeowner mentioned the water bill has been the same for months.

Mark Futurell responded that they should disclose when the bills are being estimated. They should fix the meter issue and resume billing for actual usage.

A citizen commented that their water bill has remained the same since they purchased their home. The citizen also added that they were told by well-drilling companies that they were not allowed to drill a well on their property, nor could they pull a permit to do so.

Chairman Pettis responded that he is not aware of anything in a county ordinance that prevents that.

County Attorney Milton spoke regarding the private well question. Private wells encounter setback requirements for septic. Due to the size of the lot, doing so will affect neighbors on the other side. The state, planning, and zoning will look at the lot size. The development was originally approved with a public water system in mind, which is the reason for the size of the lots. He went on to say that he cannot definitively say that they can put a well on their lot.

A citizen added that DR Horton installed a well on a .22-acre lot in the community for a new home.

County Administrator Fleener added that the water company was invited to the meeting. However, they are not in attendance but did provide a letter.

A citizen requested a follow-up on a previous question to the county administrator regarding wells and the deed restrictions.

Chairman Pettis responded that the county does not enforce the deed restrictions. They will only do what is required by law, ordinances, and statutes for building. The county has no say regarding Deltona enforcing deed restrictions.

A citizen added that the water results are generated by US Water. An independent water test may be needed to validate those tests.

Commissioner Griffin added that the commission is doing what they can for them. It must be above them, at the state level, to take control of the situation. Hopefully, with complaints and the commission staying proactive, something will be done to resolve the issue.

5. ADJOURN