

# Grey Oaks Irrigation System (GOIS)

## Brief History:

The Developer (Halstatt) incorporated Grey Oaks Community Services Inc. (GOCSI) in the early 1990's to supply irrigation water to the entire GO Community. Grey Oaks Country Club (GOCC) together with the Grey Oaks Property Owners Association (GOPOA) and Estuary Property Owners Association (EPOA) formed a new independent Company, Grey Oaks Irrigation Services, LLC, which acquired the GOCSI in September 2021. GOIS paid for the acquisition by arranging it's own bank financing. GOIS revenues provides for the self financing and capital improvement projects to make GOIS a more modern facility. The acquisition has been achieved with no assessment and no water rate increase over GOSCI rates at the time of the acquisition.

## Asset Description:

GOIS obtains irrigation water per the Permit from the North and South canals on the west side of Airport Pulling Rd, the Estuary storage lake system, as well as, from 14 wells. All this canal and well irrigation water is basically free, but the cost to gather and distribute the water is our largest cost driver. In addition, GOIS receives a small amount (< 10 %) of effluent irrigation water from the City of Naples fed into the Estuary storage lake, yet at a moderate cost.

GOIS acquired all GOIS assets including the Irrigation Water Permit from the South Florida Water Management District (SFWMD). GOIS provides all irrigation water services to support the three golf courses; GOPOA; EPOA; all residents/HOA communities; and Mooring Park (MP). At a top level the primary assets are 4 Pump Stations and associated buildings; extensive underground piping and pumps throughout the GO Community; gate valves; storage lakes; 14 wells; and associated easements from GOCC, GOPOA and EPOA.

## Mission Statement:

Provide reliable, quality irrigation water to the GO Community at a reasonable price.

## GOIS Responsibilities:

GOIS has been incorporated to provide irrigation water to GOCC, GOPOA, EPOA, all residents and MP basically on a not for profit basis. The objective is to show a small net profit to fund a reserve account for continued capital improvements. GOIS is responsible for the maintenance and repair of all irrigation water assets and associated issues up to and including the individual meters. The various customers are responsible for all irrigation hardware on their respective property after the meter. GOIS holds the Water Permit and is responsible to satisfy the overall terms including maximum usage capacity. GOIS has initiated a Community wide, Year Round Conservation Program to ensure that we stay within the Permit maximum allocation amount.

## Basis for Billing:

For the initial year of GOIS' operation (FY2022) irrigation water billing will be done based on FY2020 yearly usage, plus a 2 % inflation increase which had already been planned and allowed for by GOCSI prior to the sale. GOIS will be using prior year billing data for one year only. This is because about half of the meters we inherited are older models and not reading properly. Also the cost of reading 500 plus older version meters at least 4 times a year is expensive and not accurate and requires a week each quarter. As part of the capital improvement projects, those outdated and poorly functioning meters will be replaced with the latest models including transmitters that will provide accurate readings with rapid drive by reading capability. Starting October 2022 GOIS will bill based on direct meter readings for all customers.