

JCCV Residents

As you know, the rust issue in our Circle is a battle fought in many ways since 2004. It has been a personal mission of mine to find a solution that is cost effective and permanent. Throughout my search, the most common recurring answer from those I spoke with was, "Welcome to Florida." Indeed, driving around Venice I have noticed rust issues throughout many, many areas.

My research has shown that solutions are few:

- A chemical injection system requiring regular maintenance and frequent chemical refills. This was not a cost-effective system for a property like ours. The chemical alone would be \$1500 - \$2000 per month or more, depending on usage. Added to that would be the cost of regular maintenance checks and the cost of unexpected repairs.
- Installation of a system much like a water softener requiring maintenance and repairs but without the high chemical cost. Unfortunately, this system has never been used in an irrigation application and is unproven---certainly not worth the financial risk to install, only to discover it doesn't work. There were also issues with size and location and, more importantly, the ability of the system to handle our volume of water without adversely affecting the irrigation coverage. Too many unknowns.
- The final, and most realistic option, is the drilling of new wells. This is the solution most likely to succeed, though there is no guarantee the well digger will find clean water. Experience tells them they will but, again, there is no guarantee.

Folks, the digging of new wells appears to be the best solution to address the rust issue, hopefully once and for all. We are in the middle of sprucing up our Circle with new paint, and I believe you will all agree we need to resolve this now in an effort to protect our personal investments.

Now we come to the next step. We have received three estimates and are recommending one to the board with a request to finance the project by doing a one-time assessment so we will have the money up front from all 72 units prior to work commencing. These issues will be discussed and voted on by the board at a special Zoom meeting next week. This will enable us to schedule the work with the drill company now since there likely will be a lead time of a couple months. We hope you will all attend the Zoom meeting.

Joe Claro