

Introduction to the Municipal Services Taxing Benefit Unit (MSTBU) Petition

This petition is for the purpose of examining the possibility of establishing a road maintenance district under the Lee County Commission. This petition, when sufficient owner signatures are obtained (50%+1) will enable Lee County to do an assessment of our needs and our resources. It is nonbinding and carries no obligation to the signers for any future commitment.

The process, after petition approval, in general; will be to create a Mobile Manor owners committee to assist and advise the county as to what we need, at what schedule and how repairs will be assessed and paid for. After this process is completed, the County will require notarized consent forms from 50% +1 of the owners within Mobile Manor Subdivision, containing all the terms and conditions for the establishment of the District.

The reasons we are supporting this path are several: First, Mobile Manor Inc. has been marginally maintaining the roads since its creation in the 1960's. It has done so without any legal right or responsibility to do so. Second, every lot owner owns to the center of the existing road and every lot owner in Mobile Manor Subdivision has an easement (a right to cross) other owners roadway sections. The law is clear every holder (user/owner) has an obligation to share in the cost of maintenance of the entire easement that he has the right to use. Third, Mobile Manor Inc is a nonprofit corporation established for the purpose of "maintaining its properties", which are its three parks and its office/community center properties. Fourth, Mobile Manor inc. whose membership varies from 50% to 65% of the properties, have covered the entire cost which is not equitable, efficient or sustainable. This District if formed would require all owners to participate and pay their fair share. Fifth, because Mobile Manor Subdivision was never an approved subdivision by the county, the county is under no obligation to maintain our roads, it is our responsibility. This district if created, under our supervision, will have this responsibility and the funding to properly resurface and maintain our roadways.

Mobile Manor Inc will pay the initial assessment \$500 fee to Lee County, when the petition is approved. Mobile Manor Inc. will contribute its significant and fair share of the costs, if the owners vote to approve the creation of the road improvement district. Until that time Mobile Manor Inc. will only make those repairs necessary to maintain access.

As this will reduce the road expenditures of Mobile Manor Inc., a reduction of the maintenance fee is possible, subject to a vote of the membership.

This issue only concerns roads, bridges, walkways and street lights, It does not in any way affect water or sewer systems. It will not cause Lee County to mandate any alterations to those systems. Please join us, sign this petition and allow Lee County evaluate our situation and offer us solutions to secure our property values and preserve our roads for the future.

Approved by the Mobile Manor Inc. Board of Directors

For more info:
www.mobilemanor.net/comunications

Falk Ware, President