

**From:** [Todd Rudnianyn](#)  
**To:** [Rison, Christopher](#)  
**Cc:** [Jimmy Gooding](#)  
**Subject:** Longleaf Park Communication Summary  
**Date:** Monday, March 31, 2025 11:56:01 AM  
**Attachments:** [Communication Summary - Longleaf Park Sewer Easement.pdf](#)

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Chris,

Please find the summary of communication efforts at Longleaf Park attached.

Have a good day!

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Todd Rudnianyn  
International Property Services Corp., Realtor  
Neighborhood Storage Center Co.  
352-239-1555

**Longleaf Park Sewer Easement Communication**

- **January 14, 2025**  
**From:** Todd Rudnianyn  
**To:** Christian Cotter (Forestar)  
Todd revisits past discussions and submits a request for an easement connection through Ocala Preserve.
- **January 17, 2025**  
**From:** Todd Rudnianyn  
**To:** Joshua Kramer/Tony Cunningham (Marion County Utilities)  
Todd updates Marion County Utilities that he has reached out to contacts at Forestar and not heard response.
- **January 17, 2025**  
**From:** Joshua Kramer (Marion County Utilities)  
**To:** John Garrity (Forestar)  
Joshua follows up on a previous request to Forestar. Garrity replies he has not received any internal updates.
- **January 29, 2025**  
**From:** Joshua Kramer (Marion County Utilities)  
**To:** John Garrity (Forestar)  
Joshua continues follow-up and reiterates the request for assistance.
- **January 30, 2025**  
**From:** John Garrity (Forestar)  
**To:** John Wiggins (Forestar), David Staley (Atwell Group)  
Garrity forwards Joshua's request for review. Wiggins requests a plan sheet and offers a phone call.
- **February 3, 2025**  
**From:** Joshua Kramer (Marion County Utilities)  
**To:** John Wiggins (Forestar), John Garrity (Forestar), David Staley (Atwell Group)  
Joshua provides the rationale for the easement , provides easement diagram, and asks what steps are needed.
- **February 5, 2025**  
**From:** John Wiggins (Forestar)  
**To:** Joshua Kramer (Marion County Utilities)  
In a response to Joshua's email earlier in the day, Wiggins states that the issue is being reviewed internally.

- **February 13, 2025**  
**From:** Todd Rudnianyn  
**To:** Joshua Kramer/Tony Cunningham (Marion County Utilities)  
Todd checks in month after the Commission meeting. Joshua says he'll follow up and escalate if needed.
- **February 13, 2025**  
**From:** Joshua Kramer (Marion County Utilities)  
**To:** John Wiggins (Forestar)  
Joshua follows up with Forestar regarding proposed easement.
- **~February 18, 2025**  
Forestar informs Joshua that the property is HOA property.
- **February 22, 2025**  
**From:** Todd Rudnianyn  
**To:** Joshua Kramer/Tony Cunningham (Marion County Utilities)  
Todd checks again; Joshua reports that Forestar claims the area is now HOA property and advises contacting the HOA.
- **March 1, 2025**  
**From:** Jimmy Gooding  
**To:** Todd Rudnianyn, Joshua Kramer (Marion County Utilities)  
Jimmy notes the HOA officers use Forestar addresses and suggests verifying control.
- **March 1, 2025**  
**From:** Todd Rudnianyn  
**To:** John Wiggins (Forestar)  
Todd emails John Wiggins regarding HOA and request for easement.
- **March 3, 2025**  
**From:** Joshua Kramer (Marion County Utilities)  
**To:** Jimmy Gooding, Todd Rudnianyn  
Joshua confirms he spoke with John Wiggins by phone and will clarify HOA details.
- **March 3, 2025**  
**From:** John Wiggins (Forestar)  
**To:** Todd Rudnianyn  
John Wiggins provides contact information for HOA team.

- **March 3, 2025**  
**From:** Mary Moulton (Forestar)  
**To:** Todd Rudnianyn, John Wiggins (Forestar)  
Mary Moulton requests easement sketch as states the HOA will be in touch once they review.
- **March 3, 2025**  
**From:** Todd Rudnianyn  
**To:** Mary Moulton (Forestar)  
Todd forwards sketch for review.
- **March 10, 2025**  
**From:** Todd Rudnianyn  
**To:** Mary Moulton, Christian Cotter (Forestar)  
Todd confirms submission of requested materials and offers to coordinate further or meet in person.
- **March 21, 2025**  
**From:** Todd Rudnianyn  
**To:** Mary Moulton, Christian Cotter (Forestar)  
Todd follows up again by email and phone and highlights the project's urgency and willingness to meet.
- **March 25, 2025**  
**From:** Joshua Kramer (Marion County Utilities)  
**To:** Mary Moulton, Christian Cotter (Forestar)  
**CC:** Todd Rudnianyn, others  
Joshua follows up and requests a status update from Forestar on the easement inquiry.