



North Fork

Annual Meeting

December 8, 2022

MEETING AGENDA

1. DETERMINATION OF QUORUM
2. CALL TO ORDER
3. PROOF OF MEETING NOTICE
4. APPROVAL OF MINUTES OF PREVIOUS ANNUAL MEETING (2021)
5. REPORTS OF OFFICERS
6. ELECTION
7. REPORTS OF COMMITTEES
8. UNFINISHED BUSINESS
9. NEW BUSINESS
10. ADJOURNMENT

An Organizational Meeting will take place (after a 15-minute break).

President's Report

2022 Homeowner Committees

- **Architectural Review Board (ARB)** – Ed Petuch, Andy Burkly, David Hess
- **Infrastructure** – David Greaves, Ed DeVarona, Mark Williams, Milton Jacobs, Nora Palladino, Bill Seufert, Carol Koch
- **Landscaping** – Nora Palladino, David Greaves, Sylvia Catanzarite, Dan Perez
- **Documents** – Dan Perez, Dawn Jacobs, Sylvia Catanzarite
- **Welcoming** – Nora Palladino
- **Social** – Lisa Kokalis, Rachel Werdan, Scott Werdan, Terra Brown
- **West Side Amenities** – Carol Koch, Cary Levine, Wally Stevens

2022 Key Accomplishments

- Completed Infrastructure Committee study on various options to replace current streetlights within NF.
- Replaced defective underground wiring to both East & West entrance fountains to eliminate electrical current variations and help prolong useful life of pump motors.
- Resurfaced East side fountain base (*major cracking / leaking in bottom liner*).
- Replaced cracked sections of sidewalk (11) & ground-down high spots (~130) to remediate potential trip-and-fall hazards.
- Developed 3 proposed amendments for homeowner vote to update governing documents (*Leasing, Mortgage foreclosure, ARB*).
- Awarded TOJ Matching Grant (\$5K) to fund removal of prohibited exotic vegetation in Tract D & began replenishing some native vegetation along Tract E.
- Effected seamless transition to new Property Management Company (*Coastal*) to improve service level to community.
- Approved 2023 Budget with no assessment increase, despite inflationary pressures.

2022 Major Challenges

- Significant deterioration of landscaping services provided by BrightView due to internal staffing issues/turnover (*2nd half*).
- Development of a vegetative replenishment plan for Tract E to backfill removal of prohibited vegetation as required by TOJ in 2021.
- Management of severe inflationary pressures, coupled with labor shortages, impacting the cost of contractual services (*i.e., Insurance +20%, Landscaping & Tree Trimming +10-15%, Cable +4%*).

2023 Preliminary Initiatives

- Award landscaping contract to new provider (*ASAP*).
- Finalize decision on Streetlights Replacement Project (*1Q*).
- Continue working toward achieving approval threshold on 3 Amendments (*75% by 2/8/23*).
- Revitalize entrance walls (*Painting Project; 1Q*).
- Restore as much vegetative barrier as feasible in Tract E (*1Q; \$9K maximum spending*).
- **Investigate** some potential infrastructure-related replacements / improvements:
 - ✓ Stormwater drainage system “deeper dive” evaluation
 - ✓ Main electrical panels / circuit breakers evaluation
 - ✓ Irrigation PVC main-line partial replacement (*to address persistent breakage issues*)
 - ✓ Possible security enhancements (*video system at front gates to record ingress/egress activity*)
 - ✓ Explore feasibility of adding some additional streetlighting inside the gates (*safety/security*)
- Initiate MacKenzie Reserve Study update (*every 5 years to ensure adequate funding exists*).



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Treasurer's Report

2022 Balance Sheet Topline

Category	8/31/22	9/30/22	10/31/22
Operating Cash	166.3	164.7	168.7
Reserve Cash	325.4	331.6	312.2
Current Assets	4.1	1.6	39.0
TOTAL ASSETS	495.7	497.9	519.9
Liabilities	55.1	48.8	88.2
Reserves	325.4	331.6	312.2
Equity	115.3	117.5	119.6
TOTAL LIABILITIES	495.7	497.9	519.9

NORTH FORK POA -- REVENUES AND EXPENSES PERIOD ENDING 10/31/22 -- \$(000)

	2022 Budget	YTD Budget	Current	+/-	Comments
OPERATING INCOME	400.7	334.0	334.0	0.0	
OPERATING EXPENSES					
Administrative	45.4	37.8	40.3	2.5	Increases in legal, office supply, mgt fees
Operational	31.9	26.6	21.0	-5.6	Limited repairs required
Landscape	78.1	65.1	52.8	-12.3	Under budget due to timing of landscape jobs
Irrigation	1.8	1.5	2.4	0.9	
Utilities	171.8	143.2	137.0	-6.2	Under budget due to delay of cable contract
Reserves: East	65.5	54.6	54.6	0.0	
Reserves: West	6.2	5.2	5.2	0.0	
TTL EXPENSES	400.7	334.0	313.3	-20.7	

Cap Reserve Planning

- Since the founding of North Fork in 1989, reserve funds have been accrued to address critical infrastructure items as they “age out”.
- These funds are used only for items that do not occur annually.
- Major spending occurs about every 5 years – entrances in 2013/14; roads in 2017/18.
- The 2019 Reserve Study (Mackenzie) outlines the critical infrastructure, projected costs to replace that infrastructure and the funds necessary to cover replacement of these items.
- This Reserve Study is used as a guideline for accruing funds each year and to plan accordingly.

NORTH FORK -- CAP RESERVE SPENDING (ACTUAL + FORECAST)

21 Nov 2022 Update

ITEM	Useful Life	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022**	2023	2024	2025	2026	2027	2028
Entrances (fountains, landscaping, gates, etc)*	Various	200.0	100.0														
Drains -- system repair/clean	7 yrs										9.0	10.0					12.0
Street Lights	25 yrs											117.0					
Roads	25-30 yrs					77.0	268.7										
Sidewalks (grinding every 3 years)	20 yrs				4.9		3.9	14.5			15.0			23.0			25.0
Perimeter Walls -- paint/repair												10.0				9.0	
Gates -- security	12 yrs					8.0	8.6				8.0			20.0			
Gates -- motors	12 yrs													40.0			
Fountains	10 yrs							6.0	3.4	1.4	10.0			7.0			7.0
Irrigation	10 yrs						7.7				4.0						15.0
Mailboxes							2.0			1.6			40.0				
Trees (Oaks) + removals	every 2 yrs						0.7		21.0	1.8	29.0		28.0		30.0		32.0
Landscape replacement (entrances/circles)	20 yrs							1.5				30.0		30.0		30.0	
Track E							1.2				9.0						
Track E/TOJ							1.2				5.0						
Reserve Study								0.8				3.0					
TOTAL CAP RESERVE SPENDING		200.0	100.0	0.0	4.9	85.0	294.0	22.8	24.4	4.8	89.0	170.0	68.0	120.0	30.0	39.0	91.0
Beginning Balance											314.0	290.5	186.7	185.5	133.0	171.2	201.1
Contribution											65.5	66.2	66.8	67.5	68.2	68.9	69.6
PROJECTED ENDING BALANCE											290.5	186.7	185.5	133.0	171.2	201.1	179.7

North Fork POA – 2023 Budget

Account	9/30/22 Actual	12/31/22 Projected	2022 Budget	2023 Budget
INCOME:	300,251.31	400,335.08	400,769.00	413,130.12
EXPENSES:				
Administrative	35,674.65	47,545.78	45,435.00	57,385.25
Operational	17,710.05	23,613.40	31,940.00	30,024.12
Landscape	48,796.37	65,061.83	78,085.00	78,536.00
Irrigation	2,384.42	3,179.23	1,800.00	3,500.00
Utilities	122,919.90	163,893.20	171,800.00	171,259.74
Reserves	53,781.75	71,709.00	71,709.00	72,425.00
TOTAL EXPENSES	281,267.14	375,002.44	400,769.00	413,130.11
*2023 includes \$12.6K in offsets			East Side Qtrly	\$724.00
			West Side Qtrly	\$780.00
			Security Fee	\$43.26

2023 Budget

- Total 2022 budget = \$400.8K
 - Budget favorability is due to delay in scheduled work – primarily around tree removal and landscaping
- Total 2023 budget = \$413.1K
 - Virtually flat to 2022 including offsets of \$12.6K (surplus/\$10K + Comcast cable rebate/\$2.6K)
- 2023 Quarterly maintenance
 - East side = \$724
 - West side = \$780

2023 Budget Considerations

- 60% of our total expenses are under contract or service agreements

	INCREASE	EFFECTIVE DATE	TOTAL 2023 ESTIMATE
Insurance	20%	Oct 2023	\$12.7
Cable	4%	Jan 2023	\$156.4
Landscaping/TBD	3-8%	Oct 2023	\$55.1
Mgt Fee	4%	Jan 2024	\$27.5

- Surplus funds (Operating budget) -- recommended guideline of 3x monthly expense
- Cap Reserve budgeting based on current estimates from Infrastructure Comm vs reserve study estimates



NORTH FORK

Streetlights Replacement Project

November 2022

Project Overview

- Current streetlights have reached their “useful life”....over 30 years
- Survey results from May 2020 re: streetlights indicated:
 - 78% of the community responded (103 of 132)
 - 51% of respondents would like to consider additional lighting (requires a “betterment” vote)
 - 71% of respondents preferred a “similar style” to our existing lighting
- Existing configuration includes (8 ft poles)
 - 4 double lights in the median and 6 double lights along the the sides at each entrance;
 - 5 single lights on the east side; 3 single lights on the west side
- Two approaches have been considered to replace the existing lighting
 - Tariff/lease program/FPL
 - Purchase program/Bradford & Kilowatt

Project proposals requested from three parties to replace the current streetlights with similar installations

- Bradford Electric provided estimates for full up front cost replacements/installs of community owned poles and fixtures only, re-using existing wiring and electric
 - Lump sum bids for all current locations at entrances and streets
 - Install similar street lights at all locations
 - Community maintains all lights, responsible for all electric service and lifetime replacements
- Kilowatt Electric provided similar estimates for full up front cost replacements
 - Similarly to Bradford proposal, full responsibility with North Fork HOA for lifetime maintenance
- FPL proposal entails establishing a 10 year full service lease agreement with potential for indefinite 5 year renewals of all street lights and associated infrastructure
 - Comprehensive project bids for replacement of current lights at entrances / streets
 - Same streetlights and install methods at all locations, new poles, light fixtures along with new FPL owned wiring and transformer hook ups
 - All monthly maintenance, repair and other costs covered in monthly service rate

Lighting Configuration

- North Fork's current configuration includes double poles at the entrances (*3 in the median, one by the gate, and 3 on the sides of the entrances*). Single poles are utilized within the community (*5 on the east side and 3 on the west side*)
- Contractors indicated new LED lighting will supply far greater “output fields” allowing us to adjust the number of double poles in the median and along the sides of the entrances
- It should be noted that the FPL lease plan currently submitted does not include any lighting in the median, while the purchase plans (Bradford and Kilowatt) do.

Streetlight Configuration	Current	FPL	Kilowatt/Bradford
Entrance - East Side			
Median - double pole	4		3
Along sides - double pole	6		
Along Sides - single pole		6	6
Entrance - West Side			
Median - double poles	4		3
Along sides - double pole	6		
Along Sides - single pole		6	6
Within Community			
East Side - single pole	5	5	5
West Side - single pole	3	4	3
Total			
Double pole	20		6
Single pole	8	21	20
Total Fixtures	28	21	26

FPL = lease program; Kilowatt/Bradford = purchase program

Lease Program – FPL

- Ten yr full service lease agreement with potential for indefinite 5 yr renewals of all street lights and associated infrastructure (note: this is an operating lease without a buyout option; FPL retains ownership)
- New FPL owned wiring and transformer hook ups; all monthly maintenance, repair and other costs covered in monthly service rate
- One time cost to remove existing lighting and install new lighting = \$31378 (requires trenching and boring under sidewalks and driveways)
- Proposal based on 21 single pole street lights utilizing 14.5' poles (vs current 8' poles)



Typical installation by FPL at Oaks East

- Total estimated height = 18.5'
- Concrete pole
- Holophane Granville Black with full cover

Purchase Program – Kilowatt and Bradford quotes

- Quotes based on Holophane Granville assemblies – 20 single poles + 6 double poles (*3 per entrance in median*); field adjustable lumen output (*i.e. directs lighting away from homes and onto streets*); dimmers included in all fixtures.
- 8 ft poles consistent with current lighting height
- Cost includes materials and labor; assumes existing wiring is in good condition (*both companies believe the existing wiring is in good condition*). No contingency is provided for in cost.
- Parts replacement (drivers) estimated at \$5,000 over time (*Source: Holophane rep – 12-15 years expected life: $26 \times \$100$ for drivers = \$2,600 + \$2,400 labor as planning cost*)
- Lifespan estimated at 25+ yrs (pole/fixtures); LED bulbs = 100,000 hours (*27 yrs based on 10 hrs/day*).
- No trenching/boring under sidewalks and/or driveways required.



Install of Holophane Granville at Paloma

- 18 ft poles vs the 8 foot poles quoted for NF
- Globes without covers
- Both single and double poles shown



Holophane Granville Paloma install

Double Light Post

STREETLIGHT REPLACEMENT PROJECT COMPARISON (PURCHASE vs. LEASE OPTION)

11-22-2022

		NEW STREETLIGHTS		11-22-2022
ATTRIBUTE	EXISTING STREETLIGHTS	PURCHASE <i>(Killowatt)</i>	LEASE <i>(FP&L)</i>	COMMENTS
AESTHETIC / TECHNICAL				
Number of Streetlights	28	26	21	Lease Option does not include lights in median <i>(per FPL, not needed)</i> . Lease Option includes Georgian Circle cul-de-sac <i>(replace light on tree)</i> . Height is feet up from ground level. Lease Option pole is direct-burial; Purchase Option pole is mounted to existing concrete footings.
<i>(Front Entrances - single lights)</i>	-	<i>(12)</i>	<i>(12)</i>	
<i>(Front Entrances - double lights)</i>	<i>(20)</i>	<i>(6)</i>	-	
<i>(Inside Gates - single lights)</i>	<i>(8)</i>	<i>(8)</i>	<i>(9)</i>	
Pole Height	8	8	14	
Pole Construction	Cast Aluminum	Cast Aluminum	Concrete	
Pole Style	Washington	Washington	Washington	See photo.
Pole Color	Black	Black	Black	
Lamp Style	Victorian	Holphane Granville	Holphane Granville	See photo.
Bulb Type	Incandescent	LED	LED	Bulb brightness is adjustable on Purchase Option lamp.
Equipment Ownership	North Fork	North Fork	FP&L	Lease term is 10-year initial with 5-year renewals <i>(with no stated end date)</i> . Early termination fee for cancellation would apply.
Maintenance Responsibility	North Fork	North Fork	FP&L	
Underground Wiring / Conduit ⁽⁵⁾	Existing	Existing	New	Assumes current wiring is good; to be validated once old poles are removed.
FINANCIAL				
Project Cost:				
Equipment	<i>n/a</i>	\$116,949	\$212,499	Expected useful life is 25 years <i>(as quoted by equipment manufacturer)</i> .
Installation	<i>n/a</i>	<i>Included in Equipment Cost</i>	\$31,378	One-time upfront cost.
Total Project Cost ^{(1) & (2)}	<i>n/a</i>	\$116,949	\$243,877	Over a 25-year period.
Project Funding Plan:				
Reserves	<i>n/a</i>	\$116,949	\$31,378	Purchase Option is for full project cost. Lease Option is for installation only.
Operating Account	<i>n/a</i>	\$0	\$212,499	Lease cost is reflected over a 25-year period.
Reserves Budgeted for Project ⁽³⁾	<i>n/a</i>	\$89,100		Based on 2019 MacKenzie Reserve Study: \$66K for new streetlights and \$23.1K for new mailbox stanchions <i>(not needed since design is not changing)</i> .
Net Funding "Deficit"	<i>n/a</i>	(\$27,849)	(\$154,777)	Combined Reserves plus Operating Budget accounts.
Assessment Impact ⁽⁴⁾	<i>n/a</i>	\$2.11	\$11.73	Increase per Homeowner per Quarter for unfunded costs <i>(over 25-year period)</i> .

Notes:

(1) "Total Project Cost" excludes:

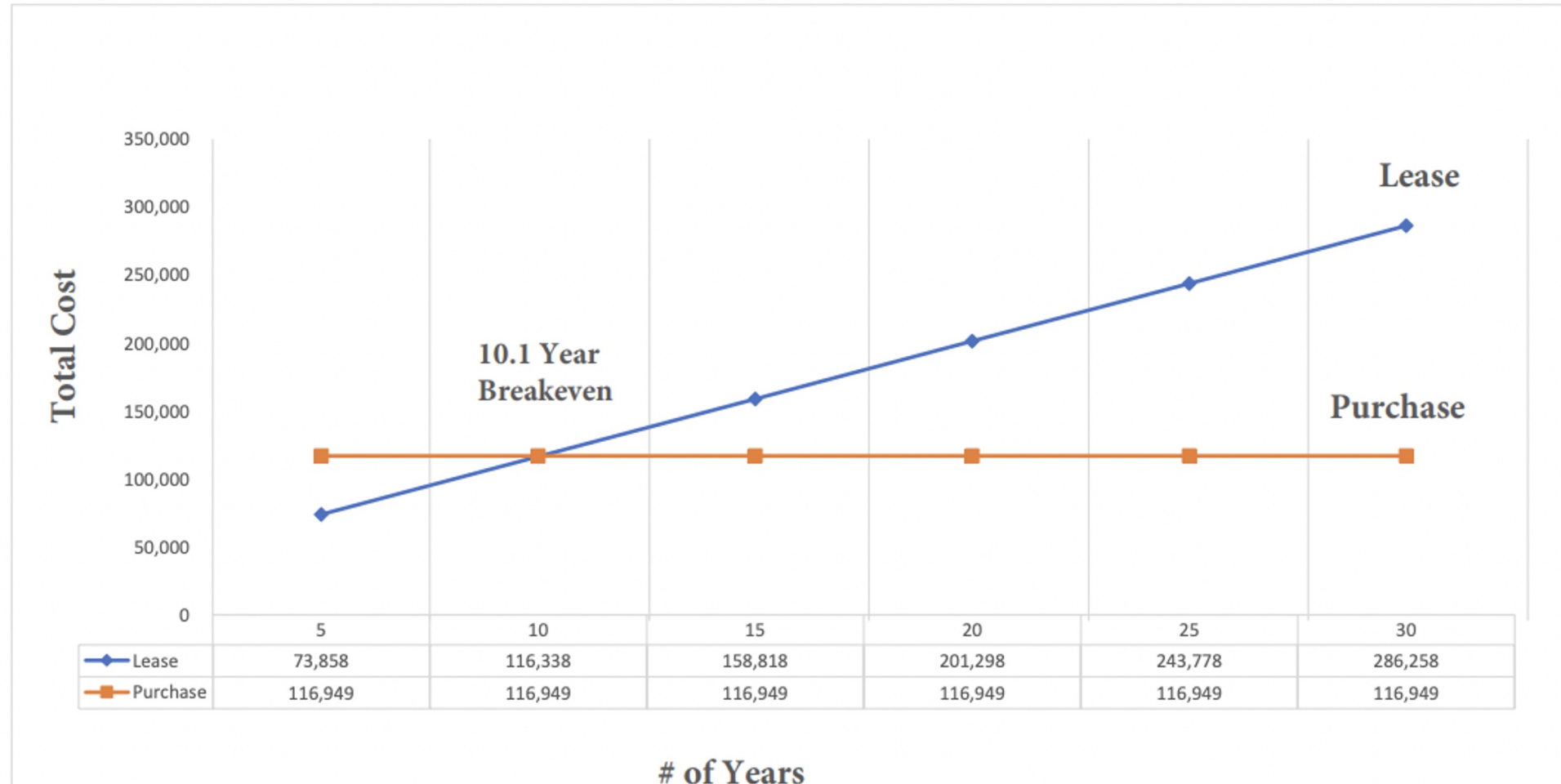
- a) bulb & driver replacements (bulbs = 27-year life expectancy; drivers = 10 to 12-year life @ \$200/driver installed), which is the responsibility of Association (Purchase) or FP&L (Lease).
- b) ongoing maintenance for periodic pole touch-up painting and cleaning of lamp globes (funding is already provided for in the operating budget each year; no incremental cost expected).
- c) cost of electricity, which would be roughly the same for either option (funding is provided for in the operating budget each year; no incremental cost expected other than normal rate increases).
- d) responsibility to replace a streetlight pole/lamp due to damage (i.e., storm, etc.) belongs to either Association (Purchase) or FP&L (Lease).
- e) Purchase Option does not include any contingency funds should any unexpected issues arise during installation.

(2) Effective cost per streetlight = \$4,498 (Purchase) vs. \$11,613 (Lease).

(3) Latest Reserves projection (from the Board, based on Oct. '22 Financials) reflects \$117K for Streetlight Project funding.

(4) "Assessment Impact" is based on "Net Funding "Deficit" amortized over a 25-year period (combined Reserves + Operating account spending vs. Reserves budgeted in 2019 MacKenzie Study).

Purchase vs. Lease Breakeven Analysis



Cost Summary & Other Considerations:

- Total Project Cost shows that over a 25-yr period, the purchase cost would be **\$117K** vs. lease cost of **\$244K**.
 - Break-even point between purchase and lease options is 10.1 years.
 - Electricity and maintenance costs are excluded from both options (*costs between options expected to be about the same and are included in 2023 Operating Budget; cost may go down slightly vs. 2023 Budget due to LED bulbs that last much longer, fewer lights, and new condition - i.e., no touch-up painting of poles needed for many years*).
- - Funds have been allocated within the Reserves Account to fund this capital improvement project and are collected over time to replace aging infrastructure (*i.e., roads, gates, lighting, etc.*)

QUESTIONS

BACK - UP

Project Costs

- Removal and Install costs would be funded from North Fork Reserves
- Bradford and Kilowatt full cost at completion of install
 - All work done at current locations
 - Use current foundations / wiring
- FPL Proposal low up-front cost
 - All new wiring to each light from FPL Service Transformer
 - Monthly service makes up their investment over time

	FPL Proposal	Kilowatt Electric	Bradford Electric
One Time Base Costs		\$ 116,949	\$ 151,500
Removal Base	\$ 20,785	incl	incl
Install Base	\$ 10,593	incl	incl
Permits	Included	N/A	N/A
Street repairs	Included	N/A	N/A
Light service wiring	All new	Existing	Existing
MOT (Maint. of traffic)	optional	Not Included	Not Included
Total Up Front Project Install	\$ 31,378	\$ 116,949	\$ 151,500

Incremental Ongoing Cost	FPL	Kilowatt	Bradford
Monthly	708	N/A	N/A
Annual	8,496	N/A	N/A

Note: Incremental Ongoing Cost excludes cost of electricity and maintenance (included in 2023 Operating Budget).

Cost Analysis Purchase vs. Lease

Assumptions:

- * Purchase Option based on new configuration: 6 single/side along curbs + 3 double/side in median + 8 single inside community = 20 single + 6 double.
- * Lease Option based on 21 single lights; no median lighting. Includes lighting for Georgian Circle.
- * Above costs for both options exclude cost of electricity and ongoing maintenance (*driver/bulb replacements ~ \$5K, cleaning globes, touch-up paint*).
- * Cumulative cost is shown over 30 year period (*note: existing North Fork streetlight lights are approximately 35 years old*).

Option		# of Lights	\$/Mo	\$ / Yr	5 Yr \$	10 Yr \$	15 Yr \$	20 Yr \$	25 Yr \$	30 Yr \$
Purchase (Kilowatt)	Equip + Inst.	26		116,949	116,949	116,949	116,949	116,949	116,949	116,949
Lease (FPL)	Equipment	21	708	8,496	42,480	84,960	127,440	169,920	212,400	254,880
	Install			<u>31,378</u>	<u>31,378</u>	<u>31,378</u>	<u>31,378</u>	<u>31,378</u>	<u>31,378</u>	<u>31,378</u>
	Total			39,874	73,858	116,338	158,818	201,298	243,778	286,258
Difference (Purchase vs. Lease)					43,091	611	(41,869)	(84,349)	(126,829)	(169,309)

Considerations:

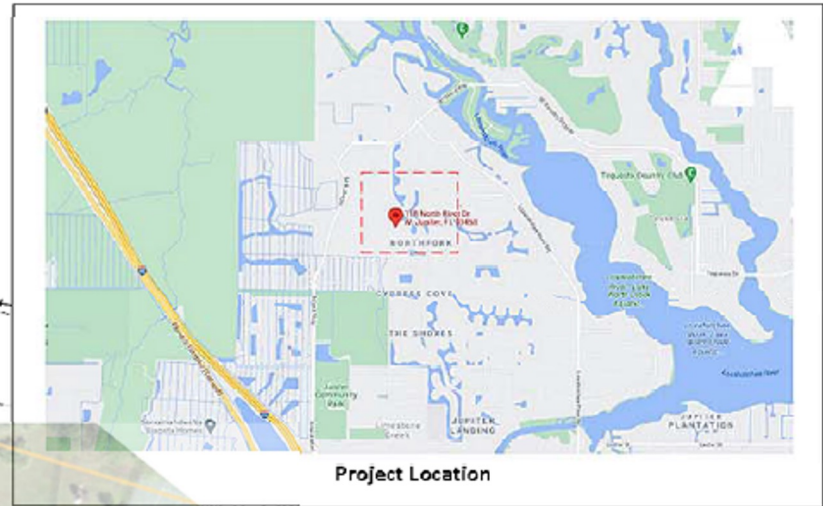
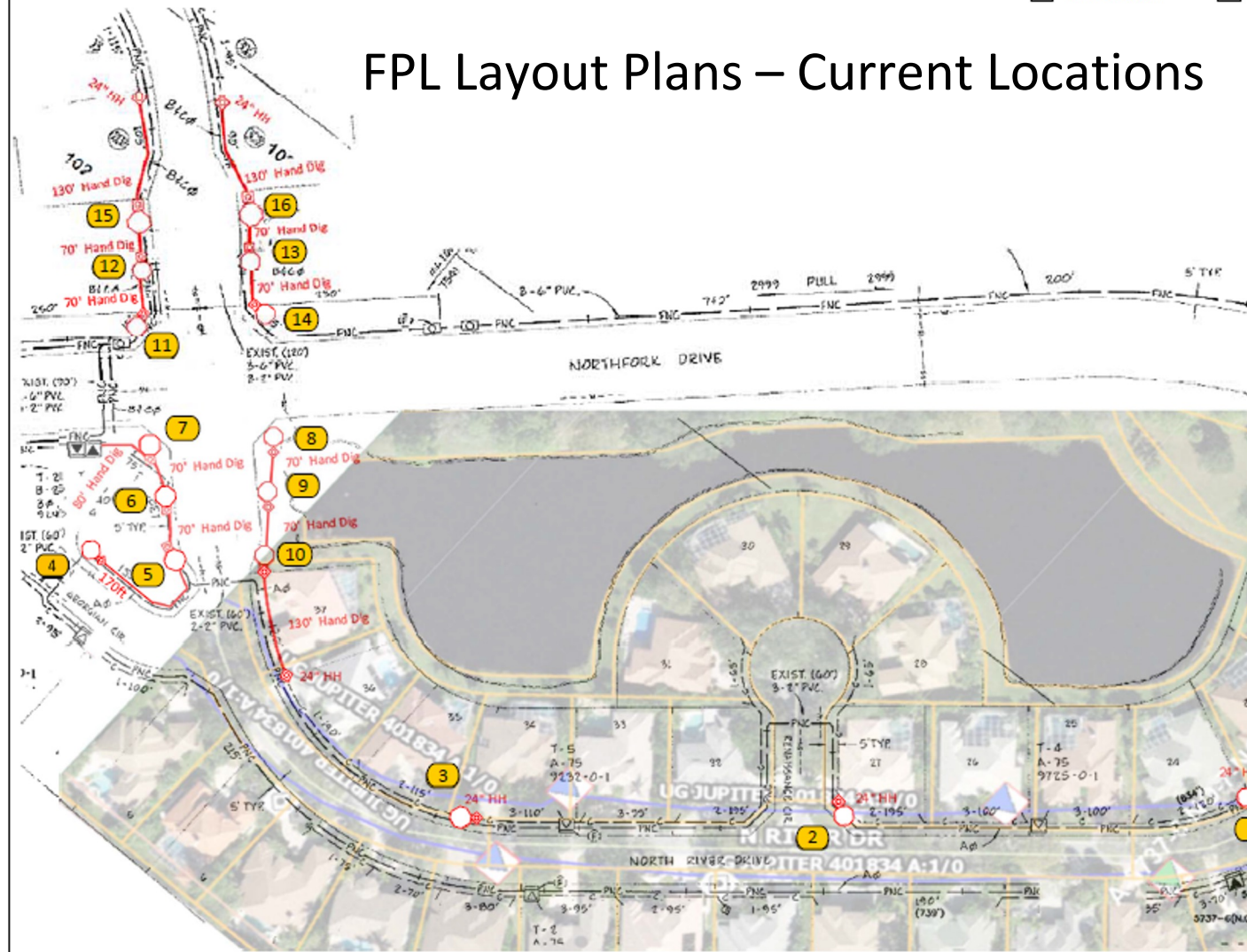
- * Holophane lights have an estimated lifespan of ~25 years (25-30+ *not uncommon*) ; LED light engine driver rated for 12-15 years; bulbs rated for 27-years (100K hours @ 3650 hours/yr).
- * Holphane light engine driver cost is \$75-100 + labor to install (*not included in above costs*).
- * Lease option based on 14-foot poles (*shortest available*) ; purchase option based on 8-foot poles (*same as existing*).
- * Cost breakeven between purchase and lease options = 10.1 years.
- * Excludes cost of electricity and maintenance over time (*funded as part of operating expenses in 2023 budget, as well as for ongoing years*).

NORTH FORK -- CAP RESERVE SPENDING (ACTUAL + FORECAST)

21 Nov 2022 Update

ITEM	Useful Life	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022**	2023	2024	2025	2026	2027	2028
Entrances (fountains, landscaping, gates, etc)*	Various	200.0	100.0														
Drains -- system repair/clean	7 yrs										9.0	10.0					12.0
Street Lights	25 yrs											117.0					
Roads																	
Civil Eng						13.0	4.1										
Curbs/Gutters	30+ yrs					64.0	68.5										
Asphalt	20 yrs						195.7										
Legal							0.4										
Sidewalks (grinding every 3 years)	20 yrs				4.9		3.9	14.5			15.0			23.0			25.0
Perimeter Walls -- paint/repair												10.0				9.0	
Gates -- security	12 yrs					8.0	8.6				8.0			20.0			
Gates -- motors	12 yrs													40.0			
Fountains	10 yrs							6.0	3.4	1.4	10.0			7.0			7.0
Irrigation	10 yrs						7.7				4.0						15.0
Mailboxes							2.0			1.6		40.0					
Trees (Oaks) + removals	every 2 yrs						0.7		21.0	1.8	29.0		28.0		30.0		32.0
Landscape replacement (entrances/circles)	20 yrs							1.5				30.0		30.0		30.0	
Track D/E																	
Environmental							1.2										
Removal of exotics (\$17K from Operating)											4.0						
Track E planting/irrigation											9.0						
Track E1/TOJ planting/irrigation											6.0						
Track E1/TOJ matching funds											-5.0						
Reserve Study								0.8				3.0					
TOTAL CAP RESERVE SPENDING		200.0	100.0	0.0	4.9	85.0	292.8	22.8	24.4	4.8	89.0	170.0	68.0	120.0	30.0	39.0	91.0
Beginning Balance											314.0	290.5	186.7	185.5	133.0	171.2	201.1
Contribution											65.5	66.2	66.8	67.5	68.2	68.9	69.6
PROJECTED ENDING BALANCE											290.5	186.7	185.5	133.0	171.2	201.1	179.7

FPL Layout Plans – Current Locations



Construction Notes:

FPL contractor to install 2" pvc/flex pipe with 24" minimum cover and 17" hand holes for all locations. Call locates prior to digging.

Loc. 1-16: Install 39W Holophane Granville fixture and new 18.5 Ft Black Washington Concrete pole. Connect to existing secondary. Use #6 DPX cable.

- CHECK VOLTAGE – CONVERT 480V to 120V or 240V On 480V circuits, change the relay prior to installing the lights. Verify the source and amount of lights on that relay. Contact the FPL PL to assist with this process.

-All facilities, including poles, are to be installed within utility easement.

-Verify fixture is working correctly after installation. Check 120V to terminal blocks.

AS-BUILT CREW PRINT				ALL REQUIRED DOCUMENTS MUST BE SUBMITTED & APPROVED TO BE WITHIN 10% STANDARD. VALUES ARE SHOWN AT ALL LOCATIONS.				CONTRACTOR'S COMMENTS AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON THIS				AS-BUILT COPY		
FORWARDER'S SIGNATURE		DATE		FORWARDER'S SIGNATURE		DATE		SUPERVISOR'S SIGNATURE		DATE		INITIALS	CREW DATE	
Exempted?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Survey/State?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Work with SMO?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	FPL		North Fork Property Owners Association INC.						
Tree Work?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Design/State?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	CT/Special Mtr?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			Install 21 New Light						
City	County Rd.	County Air	State Road	FAA	V/O 118 North River Dr W, Jupiter, FL 33458									
WMD	RR King	DR. Dist.	Transm.											
Requested Tel. Co. Set Poles?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Task Attachment Per												
Requested Tel. Co. Transfer?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Telephone Co. Job No.												
Requested CAVT Transfer?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>													
POLE LINE FEET	0'	DUCT BANK FT.	0'	Designed by: Jorge H Cruz Gotay Date: 07/21/22										
POLE LINE FT. ON TRANSM. POLES	0'	TRENCH FT.	0'	Drawn by: JCG Check by: Dwg No. 1 OF 3										
TLM/LDS MODEL No. -				Map Posting?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Posted by:	Rural Location Sec. XX TWP. 08 S. RGE. XX E.							
								SCALE: N.T.S. Se. Lt MAP No. MAP# Pri Map No. XXXXX						
								WR XXXXXXXX M/A XX						

FPL Layout Plans – Current Locations



CONSTRUCT

1. TRENCH:
8" MIN
SLOPE 5
2. CABLE:
FPC- 6
REL- 6
SEC- 4
SVC- 1
3. MASTERS: 1'
4. ALL TIES TO
5. WATER AND
LOCATED AT

Construction Notes:

FPL contractor to install 2" pvc/flex pipe with 24" minimum cover and 17" hand holes for all locations. Call locates prior to digging.

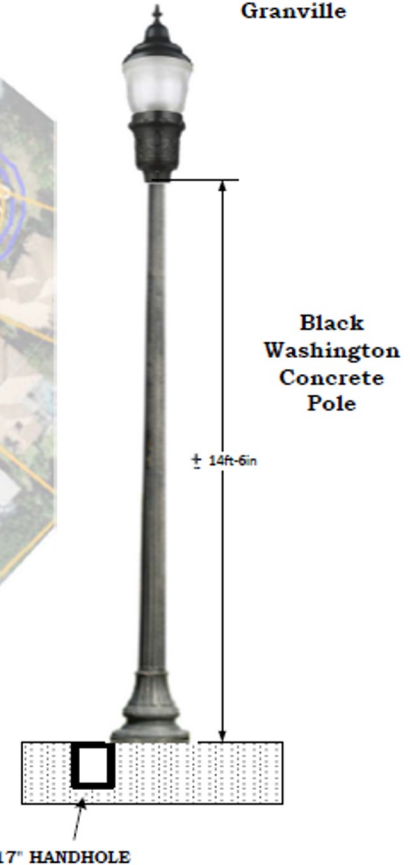
Loc. 17-21: Install 39W Holophane Granville fixture and new 18.5 Ft Black Washington Concrete pole. Connect to existing secondary.. Use #6 DPX cable.

- CHECK VOLTAGE – CONVERT 480V to 120V or 240V On 480V circuits, change the relay prior to installing the lights. Verify the source and amount of lights on that relay. Contact the FPL PL to assist with this process.

-All facilities, including poles, are to be installed within utility easement.

-Verify fixture is working correctly after installation. Check 120V to terminal blocks.

AS-BUILT CREW PRINT					FOR CITIES COMPUTED AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON SITE					AS-BUILT COPY				
FORWARDER'S SIGNATURE _____ DATE _____					FORWARDER'S SIGNATURE _____ DATE _____					SUPERVISOR'S SIGNATURE _____ DATE _____				
Equipment? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Tree Work? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					Survey/State? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Designer/State? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					Work with SMO? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> CI/Special Mtr? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
City WMD County Rd. RR King County Air RR Dist. State Road Transm. FAA					Requested Tel. Co. Set Pole? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Requested Tel. Co. Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Request CAVT Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					FPL North Fork Property Owners Association INC. Install 21 New Light V/O 118 North River Dr W, Jupiter, FL 33458				
Pole Line Feet 0' Pole Line Ft. on Transm. Poles 0' TLM/LDS Model No. -					Duct Bank Ft. 0' Trench Ft. 0' Map Posting? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>					Designed by: Jorge H Cruz Gotay Date: 07/21/22 Drawn by: JCG Check by: DWG No. 2 OF 3 Rural Location Sec. XX TWP. 08 S, RGE. XX E. SCALE: N.T.S. St. Lt. MAP No. MAP# Pri Map No. XXXXX WR XXXXXXXX M/A XX				



AS-BUILT CREW PRINT		ALL REQUIRED SIGNATURES HAVE BEEN OBTAINED & VERIFIED TO BE WITHIN FPL STANDARDS, VALUES ARE SHOWN AT ALL LOCATIONS.		JOB CRETTERS COMPUTED AS SHOWN ON THE AS-BUILT PRINT. MATERIAL CHARGES SHOWN ON JOB		AS-BUILT COPY	
FOREMAN'S SIGNATURE _____ DATE _____		FOREMAN'S SIGNATURE _____ DATE _____		SUPERVISOR'S SIGNATURE _____ DATE _____		INITIALS _____ CRET DATE _____	
Easement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Tree Work? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Survey/State? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Designer/State? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Work with SMO? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> CI/Special Mtr? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		FPL North Fork Property Owners Association INC. Install 9 New Light V/O 118 North River Dr W, Jupiter, FL 33458	
City _____ County Rd. _____ WMD _____ RR King _____		County Air _____ State Road _____ DR. Dist. _____ Transm. _____		FAA _____ Telephone Co. List No. _____			
Requested Tel. Co. Set Police? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Requested Tel. Co. Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Request CAVT Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Take Attachment Per _____ Telephone Co. List No. _____		Designed by: Jorge H Cruz Gotay Date: 07/21/22 Drawn by: JCG Check by: Dwg No. 1 OF 2			
POLE LINE FEET 0' DUCT BANK FT. 0' POLE LINE FT. ON TRANS. POLES 0' TRENCH FE. 0'		SCALE: N.T.S. St. Lt MAP No. MAP# Pri Map No. XXXXX		Rural Location Sec. XX TWP. 08 S. RGE. XX E.			
TUM/LDS Model No. - Map Posting? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Posted by:		WR XXXXXXXXXX M/A XX					

Appendix – Q&A

What costs options are available?

- a. The proposed project costs will be assessed in two different ways:
 - i. Installation or CIAC costs are attributed to the work required to install service to power the new street lights and are due upfront, payable by means of an FPL invoice
 - ii. Following installation, the community will receive a monthly bill for the operation and maintenance of the street lights under the LT-1 Lighting tariff
 - 1. Monthly costs are respective to the LED fixture and pole solution installed

Can we pay for the lighting out of our community funds up front and forgo the monthly charge? Is this an option with FPL, would the overall project still be able to be managed by FPL and then the ongoing remains as service charge for usage, maintenance?

- a. Under the FPL LT-1 Lighting tariff there is not a pay upfront option
- b. FPLES, our unregulated entity can offer a pay upfront solution with a monthly maintenance program if desired but the street lights would then need to be metered vs. the FPL LT-1 street lights which are unmetered
 - i. All previous customers who have considered this option have elected to pursue the regulated offering under the LT-1 Lighting tariff

Is the arrangement only a Lease purchase?

- a. The LT-1 Lighting tariff is most similar to a lease program, FPL retains ownership is responsible for managing and maintaining the facilities

If so, what are the terms of the lease purchase?

- a. Please see attached FPL LT-1 Lighting Agreement

What is the length of contract? Or is it in perpetuity?

- a. The LT-1 Lighting agreement is for an initial term of 10-years followed by 5-year renewal terms
 - i. Please see section #14 of attached FPL LT-1 Lighting Agreement

Does ownership of the lights remain with FPL or NF POA?

- a. FPL retains ownership of facilities

Does FPL provide all maintenance ongoing for term of lease purchase, including bulb replacements, fixture and structure issues, etc.?

- a. Yes, FPL is responsible for top to bottom maintenance and replacement to ensure street lighting facilities are operational, including act of god events like hurricanes and lighting strikes
- b. FPL does not maintain street lighting facilities for aesthetic purposes, like cleaning bugs off of luminaries

Appendix – Q&A

What is the level of service for bulb out or other outage conditions for this setup, etc. Understanding that new FPL lights have sensors that notify regarding outages, etc.

- a. The restoration teams goal is repair/replacement within 10-days of report but underground issues may take longer depending on the work required to remedy
 - i. Today our average repair time is 5 to 6-days for outages not associated with underground issues

If the community wants to add additional lighting under FPL plan, what is the Total cost per light? Is it same as initial or are there other permitting or project costs for “greenfield” locations where we don’t currently have a light?

- a. Monthly costs for the LED fixtures and poles installed are the same today as they would be tomorrow but installation costs are variable and dependent upon the work required to bring service to the requested installation location

Can we add at a later date?

- a. Yes, not a problem

Are permits required?

- a. Permits are not always required but I will check with Town of Jupiter (TOJ) specific to this project

Who is responsible for obtaining them and are the fees included in the cost plan

- a. FPL handles all permitting requirements and there are no additional charges to the community

For replacement of current lights only, can we assume no permitting or other issues with code, etc.?

- a. Permits are not always required but I will check with TOJ specific to this project

By replacing existing lights, Will Town of Jupiter require us to bring the community lighting up to code if it is not presently up to code?

- a. North Fork will not be required to meet a specific level of lighting because the roadways are private

Lastly, was a survey or assessment made for current foundations to install new lights or would that be potential contingency cost?

- a. The existing foundations and other existing street lighting facilities will not be utilized, FPL’s poles are direct bury
- b. Existing bases would need to be excavated if new street light installation was desired in the exact footprint of where they exist today

Local communities with similar FPL lights

Account Name	Opportunity Name	Product Name	Quantity	Premise Address Line 1	Premise City
OAKS EAST HOMEOWNERS ASSOC INC	OAKS EAST HOMEOWNERS ASSOC INC-It1	Holophane 60W Granville CLEAR TOP 5K 7,440 Lumens NEW Black Tapered Concrete 20' Pole	67	100 E TALL OAKS CIR # SL	Palm Beach Gardens
River Oaks Subdivision Homeowners Association, Inc.	River Oaks Subdivision Homeowners Association, Inc. (New Installation)	HOLOPHANE BERN 51W 4000K 6,773L	3	River Oaks Drive	Jupiter
Jupiter Ocean and Racquet Club Condominium Association, Inc.	Jupiter Ocean and Racquet Club Condominium Association, Inc. (PL-1 Conversion)	HOLOPHANE GRANVILLE BLACK/BLACK 58W 3000K 7,580L	30	1605 South US Hwy 1	Jupiter
Jupiter Ocean and Racquet Club Condominium Association, Inc.	Jupiter Ocean and Racquet Club Condominium Association, Inc. (PL-1 Conversion)	HOLOPHANE GRANVILLE BLACK/BLACK 58W 3000K 7,580L	2	1605 South US Hwy 1	Jupiter

Kilowatt Electric References 1 of 2

1. **Florida Power and Light (FPL)**

Mike Losenbeck
Project Manager
4401 NW 112th Ave
Sunrise, FL 33323
800-226-3545

Mike.Losenbeck@fpl.com

FPL Is One Of Kilowatt's Longest Ongoing Customers With Contracts Dating Back To The Early 1990's. Kilowatt Currently Holds A Contract For Installing And Maintaining Equipment To Help With The Smart Grid Network Devices Throughout The State Of Florida. Along With An Emergency Storm Recovery Contract To Help With Any Hurricane Storm Damages.

2. **West Construction Inc.**

Matthew West
Owner
820 N 4th St
Lantana, FL 33462
561-588-2027

mwest@westconstructioninc.net

West Construction Has Been A Customer Of Kilowatt's For The Past 12 Years. Mainly Completing The Electric Scope Of New Buildings And Park Renovations Under A Design Build Platform. In 2020 Kilowatt Completed Over 36 Projects Including Betty T Ferguson Park, Veterans Memorial Park, Jog Rd & Lake Worth Rd Irrigation, Sunrise Senior Center, Curtis Park, And Fire Station 86.

Kilowatt Electric References 2 of 2

- | | |
|--|--|
| <p>3. City of Coral Springs
Glenn Gordon
Streets Division Superintendent
4181 NW 121 Ave
Coral Springs, FL 33065
954-345-2219
ggordon@coralsprings.org</p> | <p>Kilowatt Has Held The Coral Springs Electrical Repair Contract For More Than 20 Years. The Type Of Work Kilowatt Completes For Coral Springs Includes City Wide Street Lighting Maintenance, Repair And Installation, Electric Work Inside All Fire Stations, Police Stations, Library, Water Plants, City Maintenance Yards, Aquatic Complex, And Charter Schools.</p> |
| <p>4. Town Of Lauderdale By The Sea
Ken Rubach
Director of Public Works
4501 North Ocean Drive
Lauderdale By The Sea, FL 33308
954-640-4200
kenr@lauderdalebythesea-fl.gov</p> | <p>Lauderdale By The Sea Is The Newest Of (7) Seven Other Cities That Has Chosen Kilowatt For Their Town Wide Electrical Maintenance. In The Short Year That We Have Worked With LBTS We Have Completed Multiple New Lighting Projects Throughout The City, Street Light Repairs, Along With Electric Car Charging Stations. Along With Broward Sheriff Office To Install City Wide Cameras And Internet Access Points.</p> |
| <p>5. Canam Electric Inc
Alex Stanziola
Project Manager
3020 High Ridge Road - Suite #200
Boynton Beach, FL 33426
561-202-0140
alex.stanziola@canamelectric.com</p> | <p>Kilowatt Has Been Doing Underground And Lighting Installations For Canam Electric Since 2016. These Projects Include Site Lighting And Underground Backbones For Hilton Garden Inn, Frenchman Reserve, Fairfield Inn, Ac Marriot, Residence Inn, Abby Delray, Etc. Canam Hires Kilowatt As A Sub Contractor Because Of The Equipment Kilowatt Has Available To Install Site Lighting And Complete Trenching Projects.</p> |