

AD HOC LIGHTING COMMITTEE

MINUTES/NOTES

MEETING ON SEPTEMBER 25, 2024

Members present: Mike McPhillips, , Jean McIntyre, Jackie Williams, Bonnie Guenther, Mark Ryberg, Renee Drentkiewicz, Martha Gordon, Karen from FPL

The meeting was called to order at 1:00 pm.

Committee members discussed with Karen the answers to the questions that we prepared for her... see attached.

Goal set for next meeting was to decide on three or four light and pole choices and tweek the lighting design that already exists.

The meeting was adjourned at 2:50 pm.

Respectfully Submitted.

Jackie Williams

Recorder

QUESTIONS FOR KAREN TAYLOR

1. What is controlling the lights – photocells or a time clock? The lights are controlled by a photocell
2. Can we have an in-line fuse at each pole? Unfortunately, we do not install in-line fuses.
3. Are the poles on a concrete pad or installed directly into the ground? Poles are installed directly into the ground
4. Can the infrastructure work be done ahead of time while we are waiting for the poles and fixtures in an effort to move the project along faster? We can provide the conduit and handholes for you to install along with the drawing so you know where they need to be installed. The infrastructure does need to be installed prior to us installing the fixtures and poles.
5. Where is the splice made – inside or outside the pole? We connect from either a nearest transformers or existing handhole. We only deal with secondary and not primary.
6. What kind of repair would Conquistador ever be responsible for? Resident backing into a pole? Some kind of lightning strike? This is a 100% turnkey solution. Any repairs needed for fixtures, poles, or underground facilities will be handled by FPL. The community would just need to notify FPL if any issues arise.
7. Can we get a timeline of the project? Specifically, when must our responsibilities be accomplished? A list of things we must get done before we make the initial payment.
 - Community to decide on locations and fixture & pole type
 - Upon selection, I would send request to engineering team to do preliminary drawing. This process takes about 8 weeks.
 - Provide drawing to community to approve or request modifications. If everything looks good I provide a new account worksheet to be filled out and a carms memo for invoicing. New account takes no longer than a week to create, carms memo for invoicing takes up to 2 weeks to create
8. Can we get a pole and light for display, or can you give us a nearby place where we can see a pole and fixture like the one we chose? I can see if that light and pole combination are installed anywhere nearby and provide the location for the community to take a look.
9. Why do homeowners need to sign off on easements?
10. If desired, can you move a mount down on a pole? No, the fixture would need to stay at the designated mounting height.
11. What is the extent of the survey that we must do? Is it the whole property or only where the lights will be placed? We require a 10FT
12. Do we provide the “suitable construction drawings,” or will you do that? FPL provides construction drawings based off locations you provide.

13. Do you know if “Safe Street” funds might be available to us to offset some of the project's cost? You'll need to contact that program directly for funding inquiries, as we do not offer grants.
14. Do you pull the permits for the project? We shouldn't pull permits, unless it's not covered under and easement.
15. How long will the project take? The project may take up to a year to complete, as the timeline is influenced by various factors, including payment, preliminary design, easement/survey, and material lead times.
16. Who registers the easements with the county? Can we forward the easement documentation to FPL, and you send it to the county? You'll need to have the easements filed and notarized. Once that's done, submit them to FPL. We keep the easements on file, as you're granting us permission to place our facilities there.
17. What does FPL consider the “clear zone setback” to be? Clearance for which area exactly and which light location?
18. Considering paragraphs 14 and 15. What happens if we cancel after 15 years following the due process outlined? If the language in paragraph 15 is considered, FPL could remove everything and send us the bill for the work? Is that a correct understanding of that paragraph? Correct. FPL will remove our infrastructure and provide the costs for the removal, along with the net book value of the assets being removed.
19. Can you give us a price estimate for the Holophane Bern light fixture and the Number 3 pole? Proposal sent for Bern and #3 pole.
20. How does maintaining the system work? Do you place the system on some kind of maintenance schedule, or do we just notify you of problems or a combination of both? Also, if we report a problem, what is the normal response time for resolving the issue? You'll need to notify FPL of any issues with the light and/or pole. Currently, the restoration time for repairs is about 40 days. However, any hazardous conditions are addressed and responded to either the same day or the following day. We strive to have lights repaired quicker than that.
21. Who is responsible for the repair of the irrigation system if it is damaged during construction? We are responsible for damage done to irrigation. We call in locates so we avoid hitting anything underground, but irrigation is not registered with the stated.



Outlook

RE: Conquistador FPL light questions

From Taylor, Karen <Karen.Taylor@fpl.com>

Date Thu 9/26/2024 1:48 PM

To Bonnie Guenther <manager@conquistadorliving.com>; rdrent3@gmail.com <rdrent3@gmail.com>

1 attachments (20 KB)

QUESTIONS FOR KAREN TAYLOR.docx;

Thank you for having me. I hope I was able to assist the community with your lighting questions and concerns. I've attached the answers to the questions from yesterday's meeting.

One additional point I didn't mention is that we can set up a "placeholder agreement," where we agree on the quantity of lights and poles. As the design process advances and we determine the upfront costs and any additional lighting charges, we would update the agreement accordingly. Signing the placeholder agreement in advance allows us to request and order the poles sooner, which can help reduce the overall timeline, as poles typically take the longest to arrive.

Please don't hesitate to reach out if you have any further questions.

Karen

Karen Taylor

LED Lighting Solutions

Florida Power & Light Company

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To Report A Street Light Outage:

[FPL Street Light Outage Reporting](#)

For Emergencies Call: **1-800-226-3545**

From: Bonnie Guenther <manager@conquistadorliving.com>

Sent: Thursday, September 26, 2024 8:43 AM

To: Taylor, Karen <Karen.Taylor@fpl.com>; rdrent3@gmail.com

Subject: Re: Conquistador FPL light questions

Thank you. It was great meeting you! We appreciate your time.

Bonnie Guenther, LCAM

Manager