

**TWISTED OAKS
POINTE**

**COMMUNITY DEVELOPMENT
DISTRICT**

April 10, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**TWISTED OAKS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Twisted Oaks Pointe Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

April 3, 2023

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Twisted Oaks Pointe Community Development District

Dear Board Members:

The Board of Supervisors of the Twisted Oaks Pointe Community Development District will hold a Regular Meeting on April 10, 2023 at the later of 1:30 p.m., or the conclusion of the Beaumont CDD Meeting, at 7764 Penrose Place, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2023-06, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the City Commission of the City of Wildwood, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date
4. Consideration of Boundary Amendment Funding Agreement
5. Consideration of Resolution 2023-07, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date
6. Ratification of Engagement with Jere Earlywine at Kutak Rock LLP
 - Consideration of Retention and Fee Agreement
7. Consideration of Responses to Request for Proposals - Street Lights
 - A. Affidavit/Proof of Publication
 - B. Respondents
 - I. Recovered Energy Technologies USA Inc.
 - II. SELS USA LLC
 - C. Ranking/Award of Contract

- 8. Acceptance of Unaudited Financial Statements as of February 28, 2023
- 9. Approval of November 14, 2022 Public Hearings and Regular Meeting Minutes
- 10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Morris Engineering and Consulting, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 8, 2023 at the later of 1:30 p.m., or conclusion of Beaumont CDD Meeting

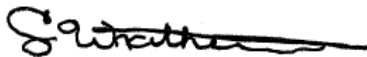
- QUORUM CHECK

Seat 1	Candice Smith	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 2	John Curtis	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 3	Greg Meath	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 4	Troy Simpson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 5	Jared Lybbert	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 11. Board Members' Comments/Requests
- 12. Public Comments
- 13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 413 553 5047

TWISTED OAKS POINTE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Twisted Oaks Pointe Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"), and City of Wildwood City Commission Ordinance No. O2022-57 ("**Ordinance**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 339.289 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to add certain lands ("**Expansion Parcel**"), as described in the attached **Exhibit A**, resulting in an amended boundary ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal,

engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District’s Board of Supervisors (“**Board**”); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT:

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation with the City of Wildwood, Florida, as necessary to seek the amendment of the District’s boundaries and to add those lands depicted in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the City of Wildwood, Florida, to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 10th day of April, 2023.

ATTEST:

**TWISTED OAKS POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description of Boundary Amendment Parcel

Exhibit A:
Legal Description of Boundary Amendment Parcel

TWISTED OAKS POINTE

COMMUNITY DEVELOPMENT DISTRICT

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BOUNDARY AMENDMENT FUNDING AGREEMENT

This Agreement is made and entered into this 10th day of April, 2023, by and between:

Twisted Oaks Pointe Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Wildwood, Florida, and whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

KL Twisted Oaks LLC, a Florida limited liability company, the primary developer of lands within the boundary of the District, and whose address is 105 NE 1st Street, Delray Beach, Florida 33444 ("**Landowner**").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes* ("**Act**") and by Ordinance No. O2022-57, adopted by the City of Wildwood, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure ("**Ordinance**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 339.289 acres of land; and

WHEREAS, the District desires to amend its boundaries ("**Boundary Amendment**") to add certain lands to the District's boundaries; and

WHEREAS, pursuant to Resolution 2022-___ the District has authorized the Boundary Amendment, and, in consideration, the Landowner has agreed to fund all managerial, engineering, legal and other fees and costs that the District incurs in connection with the Boundary Amendment ("**Amendment Expenses**"); and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **PROVISION OF FUNDS.** The Landowner agrees to make available to the District such monies as are necessary to fund the Amendment Expenses and enable the District to effect the Boundary Amendment. The Landowner will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Amendment Expenses separate from other services provided to the District.

2. **DISTRICT USE OF FUNDS.** The District agrees to use the Amendment Expenses solely for the Boundary Amendment. The District agrees to use its good faith best efforts to proceed in an expeditious manner to effect the Boundary Amendment. The District shall not have any obligation to reimburse or repay the Landowner for funds made available to the District under this Agreement.

3. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.

4. **ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' and paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

5. **AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

6. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

7. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

10. **ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

11. **CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

12. **TERMINATION.** Either party may terminate this Agreement upon a breach by the other party, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar day's period to cure said breach.

13. **PUBLIC RECORDS.** Landowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

15. **SOVEREIGN IMMUNITY.** Landowner agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

18. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**TWISTED OAKS POINTE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

KL TWISTED OAKS LLC

By: _____
Its: _____

TWISTED OAKS POINTE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024, AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (“**Board**”) of the Twisted Oaks Pointe Community Development District (“**District**”) prior to June 15, 2023, the proposed operating budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT:

1. APPROVING PROPOSED BUDGETS. The operating budget proposed by the District Manager for Fiscal Year 2023/2024 is attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. SETTING HEARING. The public hearing on the approved budget is hereby declared and set for the following date, hour and location:

DATE: _____
HOUR: _____
LOCATION: 7764 Penrose Place
Wildwood, Florida 34785

3. TRANSMITTAL OF PROPOSED BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the proposed budget to the local general purpose unit(s) of government at least sixty (60) days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGETS. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least (forty-five) 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 10th day of April, 2023.

ATTEST:

**TWISTED OAKS POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A

Fiscal Year 2023/2024 Budget

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
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**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Revenue and Expenditures	Proposed Budget FY 2024
	Proposed Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023		
REVENUES					
Landowner contribution	\$ 102,290	\$ 37,347	\$ 79,345	\$ 116,692	\$ 102,290
Total revenues	<u>102,290</u>	<u>37,347</u>	<u>79,345</u>	<u>116,692</u>	<u>102,290</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	4,104	20,896	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	-	1,000	1,000	1,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	-	500	500	500
Printing & binding	500	208	292	500	500
Legal advertising	6,500	-	6,500	6,500	6,500
Annual special district fee	175	-	175	175	175
Insurance	5,500	5,000	500	5,500	5,500
Contingencies/bank charges	500	381	119	500	500
Website					
Hosting & maintenance	705	1,680	-	1,680	705
ADA compliance	210	210	-	210	210
Total professional & administrative	<u>102,290</u>	<u>31,666</u>	<u>71,599</u>	<u>103,265</u>	<u>102,290</u>
Field operations					
Landscape maintenance					
Irrigation repairs	-	-	-	-	-
Irrigation water	-	-	-	-	-
Aquatic maintenance	-	-	-	-	-
Street lights	-	-	-	-	-
Total field operations	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>102,290</u>	<u>31,666</u>	<u>71,599</u>	<u>103,265</u>	<u>102,290</u>
Net increase/(decrease) of fund balance	-	5,681	7,746	13,427	-
Fund balance - beginning (unaudited)		(13,427)	(7,746)	(13,427)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (7,746)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	5,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	6,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

Landscape maintenance	-
Irrigation repairs	-
Irrigation water	-
Aquatic maintenance	-
Street lights	-
Total expenditures	<u>\$102,290</u>

TWISTED OAKS POINTE

COMMUNITY DEVELOPMENT DISTRICT

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Twisted Oaks Pointe Community Development District
c/o Craig Wrathell and
John Curtis
Wrathell, Hunt & Associates, LLC
2300 Glades Road Suite 410W
Boca Raton, Florida 33431
wrathellc@whhassociates.com
jcurtis@kolter.com

RE: District Counsel Matter

Dear Sirs or Madams,

Effective February 6, 2023, Jere Earlywine will resign from KE LAW GROUP PLLC to join the law firm of KUTAK ROCK LLP.

Mr. Earlywine was providing services to you on the above-referenced matter. Therefore, this letter is to inform you that you have the option to choose to have Mr. Earlywine continue to represent you in this matter at his new law firm, or you may have KE LAW GROUP PLLC continue to represent you, in which case representation will be handled by Meredith Hammock and Lauren Gentry in KE LAW GROUP PLLC's Tampa Office. Alternatively, you can choose to retain an entirely new lawyer.

If you wish to have Jere Earlywine or a new lawyer continue to represent you, please be aware that you remain liable for fees and costs for services already provided by members of KE LAW GROUP PLLC through the date of this letter. Further, given the manner in which legal fees for open financing matters are structured, no fee has been paid to date. Should you elect to have this matter go with Mr. Earlywine, the fee may be apportioned between KE LAW GROUP PLLC and KUTAK ROCK LLP.

Please advise Jere Earlywine and KE Law Group PLLC in writing, as quickly as possible, of the District's decision so that continuity in your representation is assured. You may do so by indicating your choice below and returning a signed and dated copy. Please retain the additional copy of this designation letter for your records.

Yours truly,

/s/ Jere Earlywine

Instructions

- I wish my file to stay with KE LAW GROUP PLLC.
- I wish my file and trust account balance to be transferred to Jere Earlywine at KUTAK ROCK LLP.
- I will retain new counsel and have them contact KE LAW GROUP PLLC to coordinate transfer of my file.

For the Client

John Curtis
Vice Chair

2-7-23

RETENTION AND FEE AGREEMENT

I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

A. Twisted Oaks Pointe Community Development District (“**Client**”)
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

and

B. Kutak Rock LLP (“**Kutak Rock**”)
107 West College Avenue
Tallahassee, Florida 32301

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

IV. FEES

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The hourly rates of those initially expected to handle the bulk of Client’s work are as follows:

Jere Earlywine	\$295
Associates	\$265
Contract Attorney	\$235
Paralegals	\$190

Kutak Rock’s regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock’s annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client’s bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock’s monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

VIII. ACKNOWLEDGMENT

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

IX. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

X. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

XI. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT
DISTRICT**

KUTAK ROCK LLP

By: _____

By:  _____

Its: _____

Jere L. Earlywine

Date: _____

Date: March 6, 2023

ATTACHMENT A

KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed pursuant to the State of Florida approved reimbursement rate (i.e., pursuant to Chapter 112, Florida Statutes). Should the State of Florida increase the mileage allowance, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed pursuant to the State of Florida approved reimbursement rate (i.e., pursuant to Chapter 112, Florida Statutes). Should the State of Florida increase the mileage allowance, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

**TWISTED OAKS
POINTE**

COMMUNITY DEVELOPMENT DISTRICT

7A



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Daphne Gillyard
DAPHNE GILLYARD
Twisted Oaks Pointe CDD
c/o 2300 Glades Road, Suite 410W
Boca Raton FL 33431

STATE OF FLORIDA, COUNTY OF LAKE

The Daily Commercial, a newspaper printed and published in the city of Leesburg, and of general circulation in the Counties of Lake and Sumter, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

03/09/2023

and that the fees charged are legal.
Sworn to and subscribed before on 03/09/2023

Kaitlyn Felty

Legal Clerk

Mariah Verhagen

Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$235.94

Order No: 8544989

of Copies:

Customer No: 802962

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin



TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT
DISTRICT
REQUEST FOR PROPOSALS –
STREET LIGHTS

Sumter County, Florida

The Twisted Oaks Pointe Community Development District ("District") hereby requests proposals ("RFP") from firms to provide 194 solar street lighting packages (poles/fixtures/solar panels/embedded controls/photometrics) ("Street Lights") for streets within the Twisted Oaks Pointe community. The District is a special purpose unit of local government established under Chapter 190 of the Florida Statutes for the purpose of financing, acquiring, constructing, installing, operating and maintaining community infrastructure improvements for the Twisted Oaks Pointe community, which is located in the City of Wildwood, Sumter County, Florida.

The District intends to acquire Street Lights with the following characteristics (or the functional equivalent): Light Temperature (Color) of 4,000 Kelvins; 30+ Foot Candles of light with a 3:1 uniformity ratio to meet USPA requirements for recreational sports courts/security areas; 395-watt, bifacial solar modules; modular flexibility with batteries ranging from 40 Ah to 120 Ah, with 10 year+ warranty; Smart City technology capabilities; motion sensor; bell head light head with goose neck arm; and a composite or aluminum direct burial pole. As part of any proposal, an interested firm should submit pricing information, delivery and installation schedule, lighting specifications, and information about the firm's production and delivery capabilities, as well as the proposer's background and experience with producing and installing street lights of the type and quality being requested. Each proposer should also supply any applicable financial information about the proposer, insurance and warranty information, as well as references from other similar projects.

The District is requesting proposals from suppliers who are able to manufacture and deliver the Street Lights, which will be installed in phases. Proposers will be required to hold pricing through the course of the installation. To be eligible to submit a proposal, an interested firm must hold all required local, state and federal licenses in good standing and be authorized to do business in Sumter County and the State of Florida.

Each proposer must submit a proposal via email and in PDF format to the District Manager, Wrathell, Hunt & Associates LLC, Attn: Craig Wrathell, gillyard@whhassociates.com with the "regarding" line labelled: "Street Light Proposal – Twisted Oaks Pointe Community Development District." Proposals must be received by 12:00 p.m., on March 17, 2023. Please direct all questions regarding this Notice to the District Manager. Each proposal shall remain binding for a minimum of sixty (60) days after the proposal opening.

Proposals will be evaluated on the basis of schedule, experience, financial capacity, and price. The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any proposal, as it deems appropriate, and if the District determines in its discretion that it is in the District's best interests to do so. Any protest of the RFP process must be filed with the District prior to the proposal submittal deadline stated herein, together with a protest bond in a form acceptable to the District and in the amount of \$50,000. Any protest of the District's final decision regarding the award of a contract for this RFP must be filed with the District within the time frames set forth in the District's Rules of Procedure and award letter, together with a protest bond in a form acceptable to the District and in the amount of \$50,000. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest, or failure to timely post a protest bond, will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law. Additional requirements for filing a protest can be found in the District's Rules of Procedure, which are available upon request.

Any and all questions relative to this RFP shall be directed in writing by e-mail only to Craig Wrathell, District Manager, at gillyard@whhassociates.com, and Jere Earlywine, District Counsel, at jere.earlywine@kutackrock.com. No phone inquiries please.

Craig Wrathell, District Manager
Twisted Oaks Pointe CDD

**TWISTED OAKS
POINTE**

COMMUNITY DEVELOPMENT DISTRICT

7BI

Off-Grid Lighting & Sensing

Technical & Financial Proposal

Onall3650 

Twisted Oaks


Recovered Energy
technologies

Questions: (613) 867 6928 or
Joel.brayman@recoveredenergytechnologies.com



Twisted Oaks Pointe Community Streetlight Proposal
City of Wildwood, Sumter County, Florida
Wednesday March 8th, 2023

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RESPONSE TO SPECIFIC TWISTED OAKS PROPOSAL REQUIREMENTS

1. LOCAL, STATE AND FEDERAL LICENSES.

Recovered Energy Technologies USA Inc.
Solar Light as a Service™ Inc.
5824 Bee Ridge Road
Sarasota FL, 34233

Deeson's Outdoor Solutions LLC is our licensed electrician of record and licensed to perform all the work required by this RFP in Sumter County and the State of Florida.



2. SCHEDULE

RET is a 'Just in Time' (JIT) manufacturer and can deliver streetlights within 12 – 16 weeks from the execution of any Solar Light as a Service Master Agreement or Purchase Order (PO). Each Master Agreement contains project "Work Orders" for specific projects and phases and RET can start deploying streetlights within 7 days of any written request (work order) by the district once we receive lights.

Additionally, we expect to always have more than 200 lights in inventory and available for immediate deployment by or before June 1st, 2023.

3. EXPERIENCE

RET has extensive experience in all aspects of off-grid lighting. RET is the manufacturer of ONall365 Solar Streetlights, arguably the most capable off-grid lights in the world. RET's management team is highly experienced from the actual design, engineering, and manufacturing of off-grid lights; to formal project management training; design engineering and production of telecommunications (IoT) including smart city capabilities, and finally, the implementation of a first in class, comprehensive off-grid lighting funding program.

Part of RET's experience in the off-grid lighting market has been the development of a Solar Light as a Service™ program - a world first. The SLaaS funding program was developed in conjunction with leading institutional funding partners. To date, this program has been used by Kolter Land Partners, DR Horton, and Pulte Homes.

<https://www.youtube.com/watch?v=IK4Sny4YhjE>

A brief overview of key team members follows:

Joel D Brayman

Managing Partner

Joel.brayman@recoveredenergytechnologies.com

(613) 867-6928

Joel is a seasoned professional with over 35 years of progressively responsible leadership and management experience in both the public and private sectors. A retired Navy veteran, he has directly led and managed all aspects of business performance including business development, financials (cash flow, profit, revenue, orders), strategic planning, recruiting and selection of staff, and project and program management. Experience that spans fortune 500 companies to start ups, he has formal training as a recruiting and selection officer; communications specialist; project manager, including PMI and has worked in numerous executive positions. He has been leading technology & renewable energy projects for the past 10 years.

T Brad Carlson

Managing Partner

Brad.carlson@recoveredenergytechnologies.com

(307) 250-4665

Brad has 30 years of construction experience in the New York Metropolitan and New England area. Since 2007 he has embraced a platform of energy efficiency, scientific building techniques, renewable/alternative energy, battery storage and waste to energy technology. With systems designed and installed throughout the US and Caribbean he is well placed to offer the best all round

comprehensive solution for any project. Brad has managed and installed off-grid streetlights for the past 5 years.

Clay Perrault

Chief Technical Advisor

Clay.perrault@recoveredenergytechnologies.com

(917) 291-2927

An entrepreneurial business executive with 25+ years of global experience leading hardware and software development teams in a multitude of industries. His initiatives range from start-ups to public companies spanning multiple industries in electronics, wireless telecoms, factory automation, remote sensing IOT, rail, and aircraft sectors. His hands-on experience in cloud-based data analytics, wireless, electronics engineering and manufacturing bring a vast array of knowledge and experience to lead RET's technical engineering and design team.

Jade Perrault

Lead Engineering & Design

Jade.perrault@recoveredenergytechnologies.com

Jade is a senior red seal electrician with 30+ years' experience in industrial, commercial, and residential construction. He is an accomplished electronics technician who manages our programming and design effort's.

RET Project Experience

Kolter Land Partners:

- Serenoa Villages - Avalon Groves
- Serenoa Villages - Sawgrass Boulevard
- Serenoa Lakes

DR Horton:

- Palms of Serenoa
- Edgemont Base

Mattamy Homes:

- West Villages Amenities Centre
- West Villages Dog Park
- Orlando Sales Center
- Disney Celebration

Longboat Key Club

- Mexico Drive

4. FINANCIAL CAPACITY

RET created its Solar Light as a Service TM program with the financial backing of Hutton Capital Management out of NYC. The program is fully funded and any requirement to demonstrate financial capacity can be forwarded.

RET Insurance Certificate: RET is fully insured, and its general liability certificate is attached, in addition to the Insurance certificate of our lead installation company.

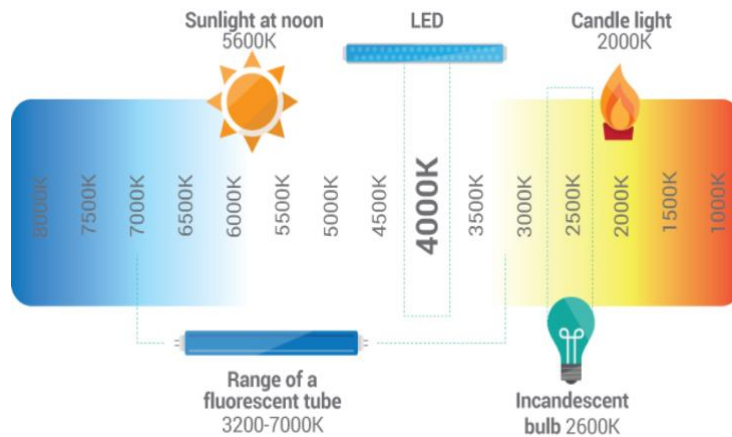
Installers Insurance Certificate:

		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 1/5/2023		
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>						
PRODUCER Guided Insurance Solutions, LLC dba The Villages Insurance Partners 1031 Lake Sumter Landing The Villages FL 32162			CONTACT NAME: PHONE (A/C No., Ext.): 800-753-6784 FAX (A/C No.): E-MAIL: ADDRESS: INSURER(S) AFFORDING COVERAGE NAIC # INSURER A.: Hallmark Specialty Insurance C 26808 INSURER B.: INSURER C.: INSURER D.: INSURER E.: INSURER F.:			
INSURED DEESOUT-01 Deeson's Outdoor Solutions LLC dba Deeson's Outdoor Solutions 8908 CR 766 Webster FL 33597						
COVERAGES CERTIFICATE NUMBER: 1733024580 REVISION NUMBER:						
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
RSR LTR	TYPE OF INSURANCE	ADDITIONAL SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	G09406898-0	11/7/2022	11/7/2023	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/CP AGG \$2,000,000 \$
	AUTOMOBILE LIABILITY ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> OTHER:					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/> CLAIMS-MADE					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			PER STATUTE <input type="checkbox"/> <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Certificate Holder is included as Additional Insured with respect to General Liability if required by written contract and subject to terms, conditions and exclusions of the policy.						
CERTIFICATE HOLDER			CANCELLATION			
Sumter County Building Department 7375 Powell Road, Suite 115 Wildwood FL 34785			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 			

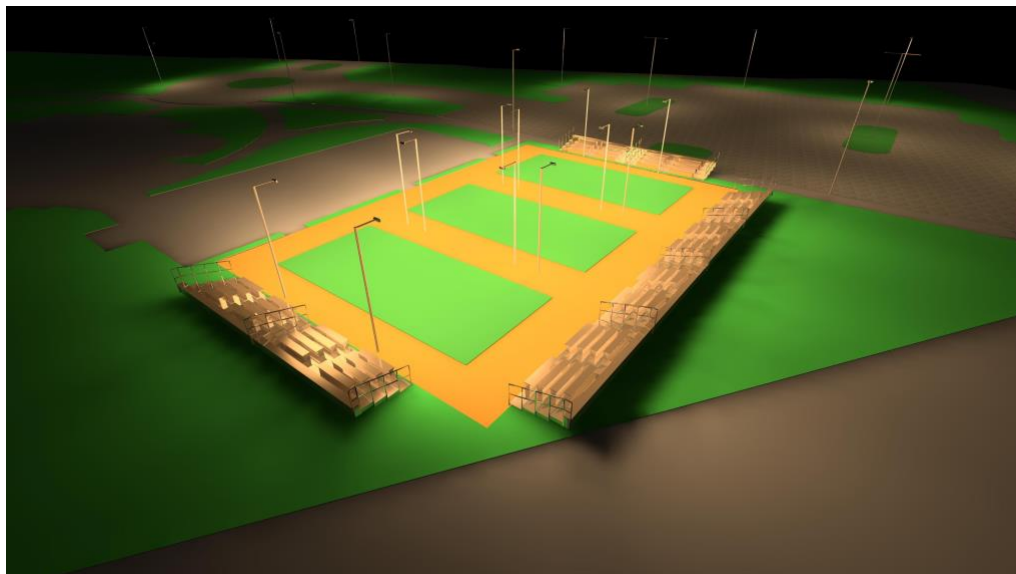
5. TECHNICAL COMPLIANCE

RET lights meet all the technical compliance requirements listed in the RFP document.

1. 4000 Kelvin Light color temperature: RET will use 4000 Kelvin Philips Fotimo LED modules in the fixtures for Twisted Oaks. It is worth noting that RET can offer light color temperature ranging from 3000 kelvin through 6500 kelvin.



2. USPA recreational requirements of and average of 30 Fc on the ground and uniformity of 3:1.



RET security & sports court lighting exceeds the USPA requirements for recreational sports court lighting. We achieve an unprecedented average of 34 Fc of light and uniformity of 2:1 using off-grid lighting packages.



RET Photometric Results using 135-watt fixtures and 120 Ah batteries.

PROJECT:	Pickleball Courts	Recommended	Comply
Average Fc	34.6	30.0	Exceed
Uniformity	2:1	3:1	Exceed

3. 395 Watt – bifacial solar module. RET maximizes solar energy harvest by using a frameless 395-watt clear back sheet (or greater) solar module with all it lights. RET will use an upgraded 430 watt bi-facial panel for Twisted Oaks. Using bi-facial panels ensures that energy is harvested even on days with inclement weather.




AS10M-MA108 Series

HALF-CELL Bifacial Double Glass Monocrystalline PERC PV Module

430W

POWER RANGE

20.98%

MAXIMUM EFFICIENCY

0.55%

YEARLY DEGRADATION

12 12 YEARS PRODUCT WARRANTY

25 25 YEARS OUTPUT GUARANTEE







4. Battery Size: RET uses a modular design with its lights and can deploy Power Packs with batteries that range from 40 Ah through 120 Ah. By leveraging larger capacity batteries, RET can provide lighting 365 days a year at 100% of the desired intensity – with no requirement to dim the lights each night.



5. Warranty: RET provides a full 10-year warranty on its lights, including a non-prorated 10 year warranty on the battery.



6. SMART CITY CAPABILITIES: RET lights are capable of any number of smart city functions, including monitoring of a wide range of sensors, including traffic, noise, and air quality.

RET lights use advanced cloud-based learning software to optimize lighting profiles based on dozens of parameters; including time of day, season, forecast temperature and weather, levels of air contamination, special events, historical and current motion sensing and more. The systems use local weather forecasts to analyze trends and adjust lighting parameters to ensure optimum light, power conservation and guarantee lighting 365 night a year under any weather conditions.

7. MOTION SENSORS: RET lights come with built-in motion sensors.

8. **BELL HEADS & GOOSE NECK ARMS:** RET lights come in variety of styles and colors including bell heads with goose neck arms, meeting the requirement.



9. **STREETLIGHT POLES:** RET lights come with integrated, made in America, composite direct burial poles, with options for aluminum, or cement poles for specific applications. Our lighting packages are rated and stamped to CAT 5 wind speeds.

FDH Velocity - 6521 Meridian Drive, Raleigh, NC 27616
Ph: 919.755.3022 - Fax: 919.755.1091

Alliance Composites Inc.

Alliance Composites Inc. - P.O. Box 24, Melanysville, VA 22840
Ph: 540.289.7770 - Fax: 540.289.3337

Fiber-Reinforced Composite Lighting Pole Calculations

Project Info & Details	
Customer Name:	Light Poles Plus
Job Name:	Site Secure
Address:	
City:	State: FL
Pole Catalog Number:	AR1EAHDN1-6"TOP
Latitude, Longitude:	
Building Code:	2015-BC

Referenced Codes

- 2017 Florida Building Code, 6th Edition
- ASCE 7-10: Minimum Design Loads for Buildings and Other Structures
- 2013 AASHTO LTR, 6th Edition
- 2012 ANSI C136.20
- ASTM D4923-01

Site Parameters	
Exposure Category:	C -
Ultimate Wind Speed:	180 mph
Nominal Wind Speed:	79.4 mph

Pole Geometry	
Pole Length:	17 ft
Height Above Grade:	12 ft
Embedment Depth:	5.0 ft
Test Height:	21 ft
Top Diameter:	6.5 in
Pole Taper:	0.14 in/ft
Bottom Diameter:	6.88 in
Diameter @ Embedment:	6.16 in
Diameter @ Centroid:	7.37 in
Diameter @ Test Height:	6.64 in

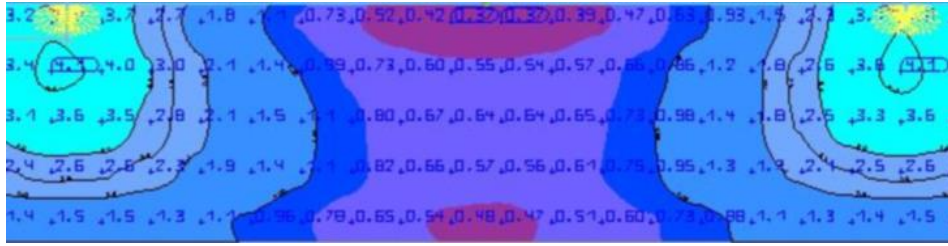
Design Parameters	
Pole Class:	II -
Design Life:	25 yr -
Area Type:	Proj. Area -
Proposed (Luminaire + Arm) Proj. Area:	4 ft ²
Proposed Luminaire Shape:	Round
Additional Proj. Area (Shroud, Antennas):	1.5 ft ²
Additional Proj. Area Shape:	Round -
Additional Proj. Area Diameter:	5.1/2 in
Center Height of Additional Proj. Area:	10 ft
Weight of Luminaire:	100 lbs
*Luminaire Arm Length:	0 ft
*Luminaire Arm Diameter:	0 in
Consider Embedment Design?	Yes -

Embedment Design	
S _u Soil Class:	4 -
Embedment (Design):	5.00 ft
Embedment (Required):	4.72 ft
Embedment Check:	OK -

Result Summary	
Max Pole EPA (Testing Values):	6 ft ²
Max Test Load (Testing Values):	406.5 lbs
Max Calculated Load:	387.6 lbs
Percent Capacity:	95.4%
Code Specified Deflection Limit:	
Deflection Limit of Structure Height (Per ASTM D4923):	10%
Deflection < 1/4 inches @ 194 lbs:	
Client Specified Deflection Limit:	
Does the Client have Deflection Requirements?	No

Wednesday, May 23, 2018
Velocity, Inc. COA 28282
5-23-18

This engineering analysis is based on the tested capacity of fiber-reinforced composite poles, and is not an assessment of the condition of the analyzed pole. It is the responsibility of Alliance Composites, Inc. to verify that the structure analyzed is the correct structure. If there are parameters included in this analysis that are not accurate, FDH Velocity should be notified immediately so that a revised analysis may be performed. All services provided herein are a level of diligence equivalent to the expected standards of our profession. No other warranty or guarantee, expressed or implied, is offered. Unless agreed and sealed by a professional engineer, this analysis tool is intended to be for internal estimation purposes only. The use of engineering work is limited to the expressed purpose for which it was commissioned and may not be reused, copied, or distributed for any purpose without the written consent of FDH Velocity.



10. PHOTOMETRICS & LIGHTING STUDIES:

RET completes Photometric and lighting studies in house and will provide Twisted Oaks with a complete Photometric study including pole placement, in both pdf and .dwg formats.

RET follows the Illuminating Engineering Society (IES) standards and makes recommendations for lighting placement based on meeting these standards, local ordinances, or client requirements.

11. FINANCIAL PROPOSAL

Solar Light as a Service is a comprehensive lighting program that includes all upgrades, maintenance, and repairs, in addition to mid-life cycle replacement of all batteries and LED's where necessary. This turn-key package that includes all installation costs.

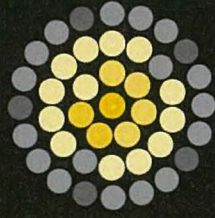
The lights proposed for Twisted Oaks are \$50.00 per month per pole plus highly recommended \$2.50 per month per pole for real-time online monitoring displayed on a custom Twisted Oaks dashboard that will be accessible to the community.

The online dashboard includes public access to the health of the streetlights along with local weather information, air quality data and any other sensor data added to the network.

**TWISTED OAKS
POINTE**

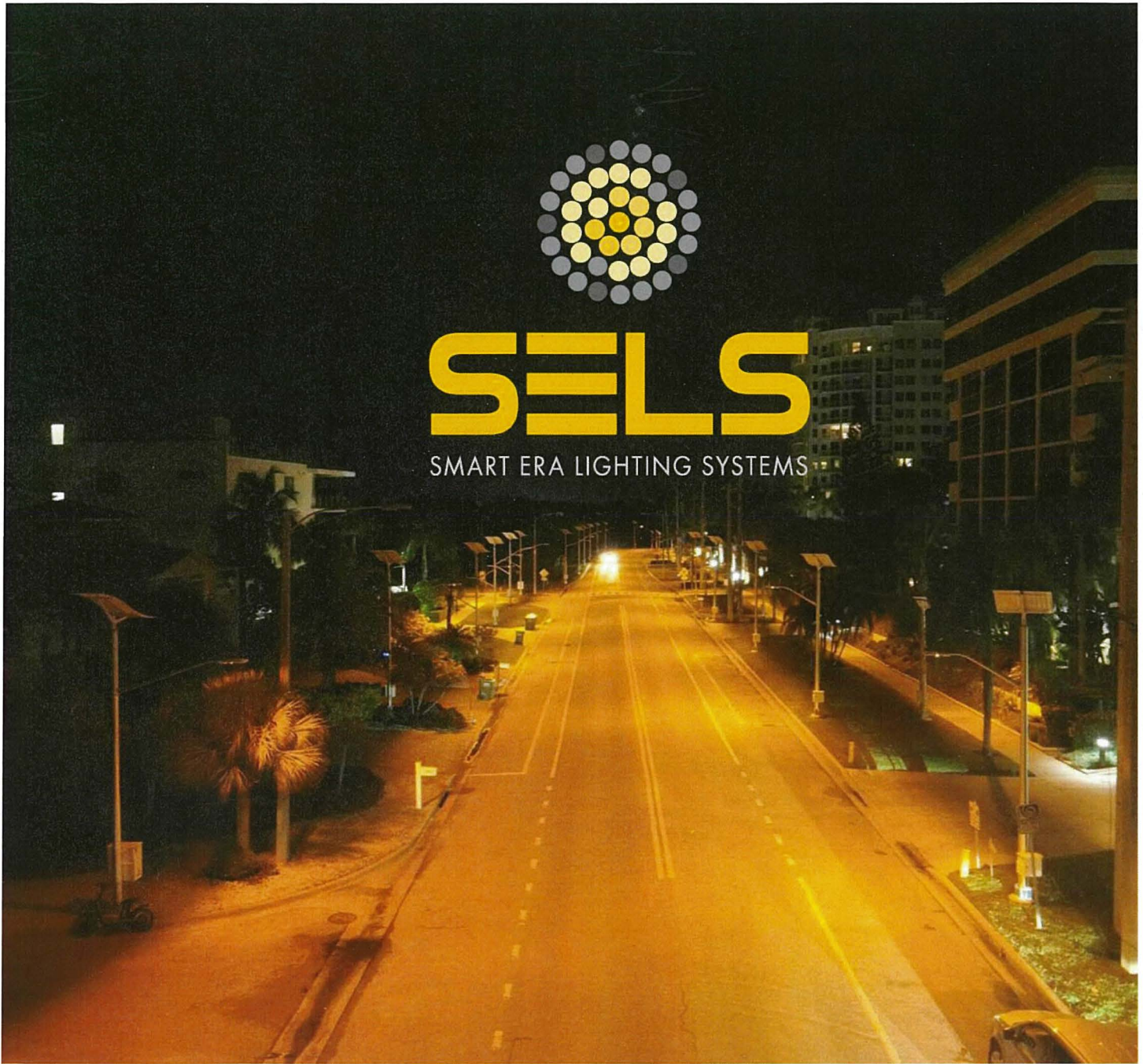
COMMUNITY DEVELOPMENT DISTRICT

7B11



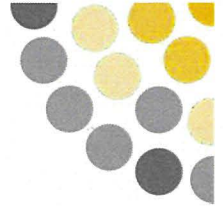
SELS

SMART ERA LIGHTING SYSTEMS



**ATTN: Craig Wrathell
Response to
Streetlight Proposal
Twisted Oaks Community Development District**

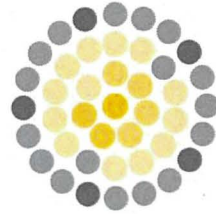
March 22, 2023



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4. *LED Luminaire Cut Sheet*
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18. *SunBiz Certification*
19. *Contact Us*

ILLUMINATING YOUR WORLD WITH THE POWER OF THE SUN



SELS
SMART ERA LIGHTING SYSTEMS

INTRODUCTION LETTER

**TWISTED OAKS POINTE COMMUNITY
SOLAR STREET LIGHTS**

ILLUMINATING YOUR WORLD WITH THE POWER OF THE SUN

www.SELSolar.com

4747 Kester Mill Rd.
Winston-Salem, NC 27103



Wrathell, Hunt and Associates, LLC
Craig Wrathell
District Manager
Twisted Oaks Community Development District
2300 Glades Rd Suite 410W
Boca Raton, FL 33431

March 22, 2023

SELS USA LLC
4747 Kester Mill Rd
Winston-Salem, NC 27103
704-495-3535

SELS (Smart Era Lighting Systems) is pleased for the opportunity to present Wrathell, Hunt Associates LLC with solar lighting for the Twisted Oaks Community Development.

SELS has been a leader in the solar lighting industry since 2013, with successful projects worldwide. As a leader in solar innovation, we are excited to present the enclosed proposal.

SELS is a designer and manufacturer of high-quality off-grid solar outdoor amenity products. We focus on performance, reliability, and aesthetics when designing our systems. We focus exclusively on providing products for government, commercial, and institutional customers, as reflected by the overall quality of our products.

It is essential to mention that solar products need to be engineered based on location and project specifics. However, after evaluating your needs, we feel confident we can offer you the best solar lighting solution for this project.

SELS fully understands the requirements and acknowledges the specific needs. Enclosed is our proposal, including necessary systems specifications, with a technical explanation of the items.

Based in NC, SELS employs American engineers and design professionals to support our domestic supply chain. In addition, we possess strong relationships with local manufacturers, making SELS an innovator in the solar lighting industry.

The enclosed proposal and pricing shall remain valid for 75 days, and our engineering team will be available to help with any questions or information you may need.

Sincerely,

Andrew Randall

Andrew Randall
Sales Director at SELS SOLAR - Smart Era Lighting Systems
4747 Kester Mill Rd Winston-Salem Nc 27103

Mobile: [+17044951978](tel:+17044951978)
Work: Arandall@selssolar.com



Save My Contact

EXECUTIVE SUMMARY TWISTED OAKS POINTE SOLAR LIGHTING PROPOSAL

Smart Era Lighting Systems (SELS) is proposing to offer a comprehensive package of solar light assembly units, installation services, and support for the Twisted Oaks Solar Lighting Installation project. The project entails installing 188 solar powered streetlights to cover the length of the roadway of the Twisted Oaks Community Development District.

SELS is committed to providing Twisted Oaks lighting solutions that comply to the FDOT standards for roadway illumination ensuring that we meet these requirements. We have placed utmost priority on basing our proposal on the FDOT Design Manual, Topic:# 625-000-002, Lighting Levels of other Roadways, which comprehensively outlines the minimum illumination levels for various roadway classifications.

Drawing from our extensive experience and technical expertise, we are highly confident in our ability to meet all of the project's specifications in compliance with FDOT regulations and project specifications.

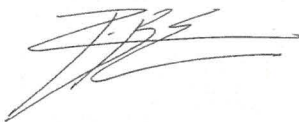
SELS has been designing, manufacturing, and installing off-grid lighting systems since 2013, and we have completed hundreds of installations in 14 countries worldwide. Our extensive experience and expertise guide every project, prioritizing performance and reliability in all design considerations.

For the Twisted Oaks Solar Lighting Installation project, SELS will provide its STL-Series streetlight, which is a durable and reliable product featuring a sleek design that can be adjusted to produce any light output up to 15,000 lumens and a range of lighting distributions based on the site's needs.

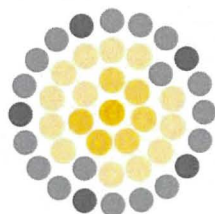
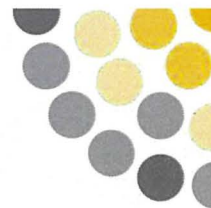
SELS' off-grid solar systems are renowned for their reliability and extended service life. We utilize NREL National Solar Database Physical Solar Model data in every design and employ top-tier components to guarantee performance.

SELS is well-equipped to provide the necessary resources and dedicated attention required for a successful installation of the solar lighting system for the Twisted Oaks community. Our forward-thinking concepts and dependable designs make us the ideal partner for Twisted Oaks.

SELS is committed to providing excellent customer service, and we will work closely with the Twisted Oaks community to ensure that our solar lighting system meets and exceeds expectations and objectives.



Rafael Badilla BSCE
CEO - SELS Solar
Office: (704) 495-3535
Mobil: (704) 3107850
Email: rbadilla@selsled.com



SELS
SMART ERA LIGHTING SYSTEMS

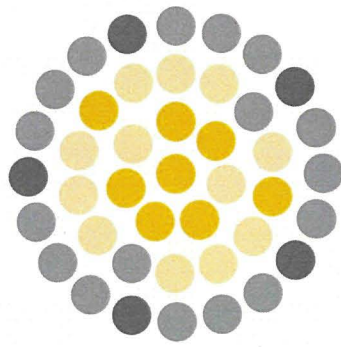
STL PRO CUT SHEET

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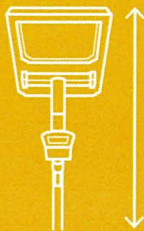
SELs

SMART ERA LIGHTING SYSTEMS



STL PRO SOLAR SYSTEM

SOLAR STREET LIGHT



STREET & AREA LIGHTING

STL PRO SERIES



THE COMPACT SOLAR LIGHTING SOLUTION

SELS present the ultimate fully integrated solar street light system. With an extremely simple installation method compared to traditional lead-acid battery systems, the STL-PRO outperforms all competitors in one sleek, enclosed design.



SUPERIOR LIGHTING.
Cast aluminum body and high efficiency LEDs provide better lighting and longer life.



ALUMINUM CASING.
Excellent heat dissipation. Direct airflow on the battery and system components.



ANTI BLACK OUT

Optimal component calibration and intelligent management system



UNEQUALED LIFETIME

Selection of the latest and highest component technology



EXTREME TEMPERATURE

Resistant.
-20 °C to +65 °C
-5 °F to +150 °F



WARRANTY

We offer a 10 year warranty on all components

COMPONENTS & ADVANTAGES

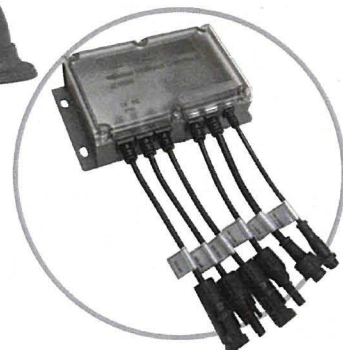


SOLAR PANEL



INFRARED MOTION SENSOR (optional)

LED FIXTURE



+ EASY MAINTENANCE
With direct access to battery and controller.



✓ SAFE
No explosion risk

BATTERY OPTIONS

Lithium Iron Phosphate **LiFePO₄**

Nickel-Metal Hydride **Ni-MH**

The eco-friendly and safe LiFePO₄ battery improves the system charge and discharge over 2500 times and has a life span of **more than 10 years**.



BATTERY MANAGEMENT SYSTEM

Electronic protection algorithm and battery management system for **best use of the battery capacity**.



MULTI PROTECTION



OVER LOAD



OVER CURRENT



OVER TEMPERATURE



OVER VOLTAGE



OVER CHARGE



OVER DISCHARGE

LiFePO₄

VS

Ni-MH

Over 4000 cycles



Over 3500 cycles

Extreme discharge tolerance 80%



Extreme discharge tolerance 80%

-20 to 75 Degree



-40 to 55 Degree

Over 10 years



Over 10 Years

Great for Warm Weather and Temperate Locations

Great for Cold Weather Locations

MPPT SMART CONTROLLER 97% CHARGING EFFICIENCY

MPPT (Maximum Power Point Tracking) maximizes solar power output regardless of weather variation.



FEATURES

- Maximum power point tracking charging
- Auto identify day/night
- Infinite dimming options
- Smart operation mode
- Waterproof IP66

IP66



REMOTE MONITORING

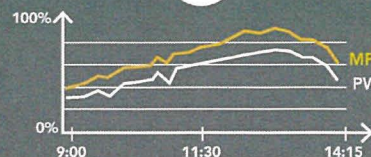


- Bluetooth (BLE), LoRa, and IR communication methods
- Check system states
- Configure operating parameters
- View diagnostic

MPPT

VS

PWM

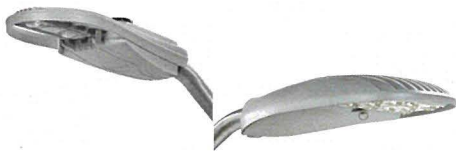


CHARGING EFFICIENCY VS TIME

STL PRO SERIES

EASY INSTALLATION INSERT ON POLE, ORIENT, & CHOOSE YOUR ANGLE

With our reinforced support bracket, the STL PRO is easy and flexible to install on a variety of poles. The panel is fully adjustable to ensure maximum solar efficiency in any installation location.



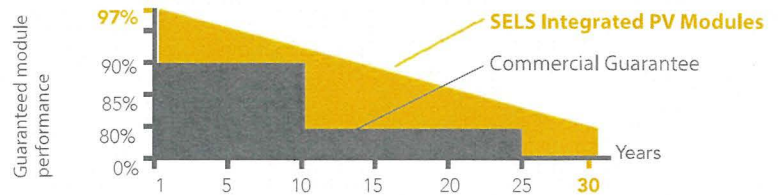
CREE XSP LED Streetlight

SOLAR PANEL 135 to 385 Watts

Monocrystalline solar panels.
Solar panel efficiency up to 19.4%.
5 busbars for better collected current capacity.



OUR PV PERFORMANCE GUARANTEE

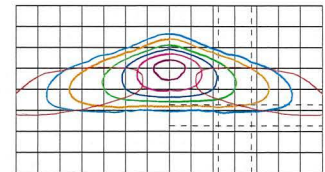


LED EFFICIENCY FROM 4500 TO 16800 LUMENS

CREE luminaires deliver incredible efficiency without sacrificing application performance. Cree achieves greater optical control with NonOptic Precision Delivery Grid compared to traditional cobra head luminaires.

- T1M
- T2M
- T3M
- T3L
- T4S
- T4M
- T5U

MULTIPLE LIGHT DISTRIBUTIONS



INFRARED MOTION SENSOR AVAILABLE

360° coverage, integrated into the luminaire housing. 25'+ detection radius.



DETECTION
8M RADIUS



OPTIONAL OPERATION MODES

PHOTOSENSOR MODE AUTOMATICALLY POWERS ON THE LIGHT AT DUSK AND OFF AT DAWN.

SELS gives you the option to select the perfect lighting profile for your project. Choose from a preprogrammed profile or give us your specs for a custom lighting solution. Fully customizable in the field with remote management.



□ 100% ON ■ 30% DIM ■ Sensor* 30% Dimming + 100% Power for 1 min when triggered

STL PRO SERIES

TECHNICAL SPECIFICATIONS

MADE TO THE
HIGHEST STANDARDS

SELS uses the best components for the
highest level of performance and durability



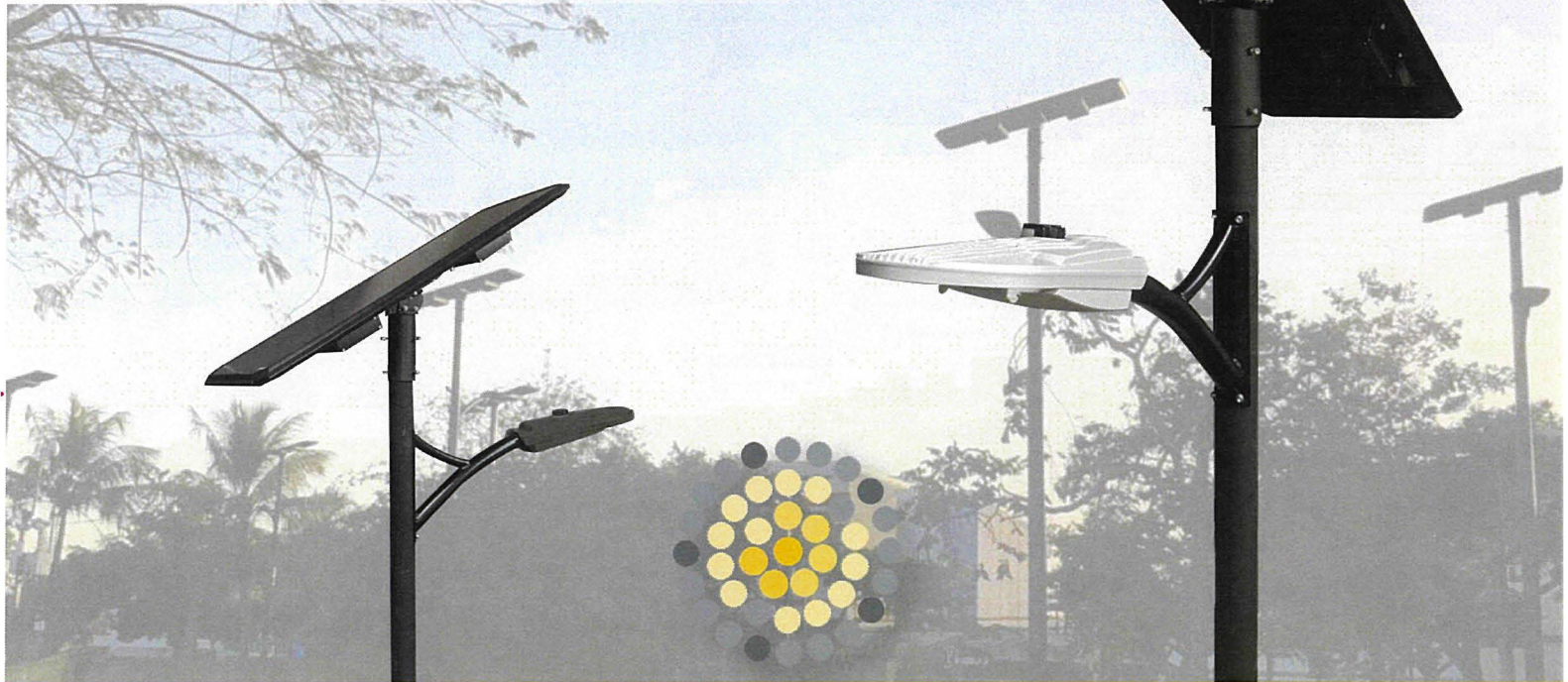
STL PRO

LED POWER
LUMINOUS FLUX

UP TO 120 WATTS
UP TO 16,800 LUMENS

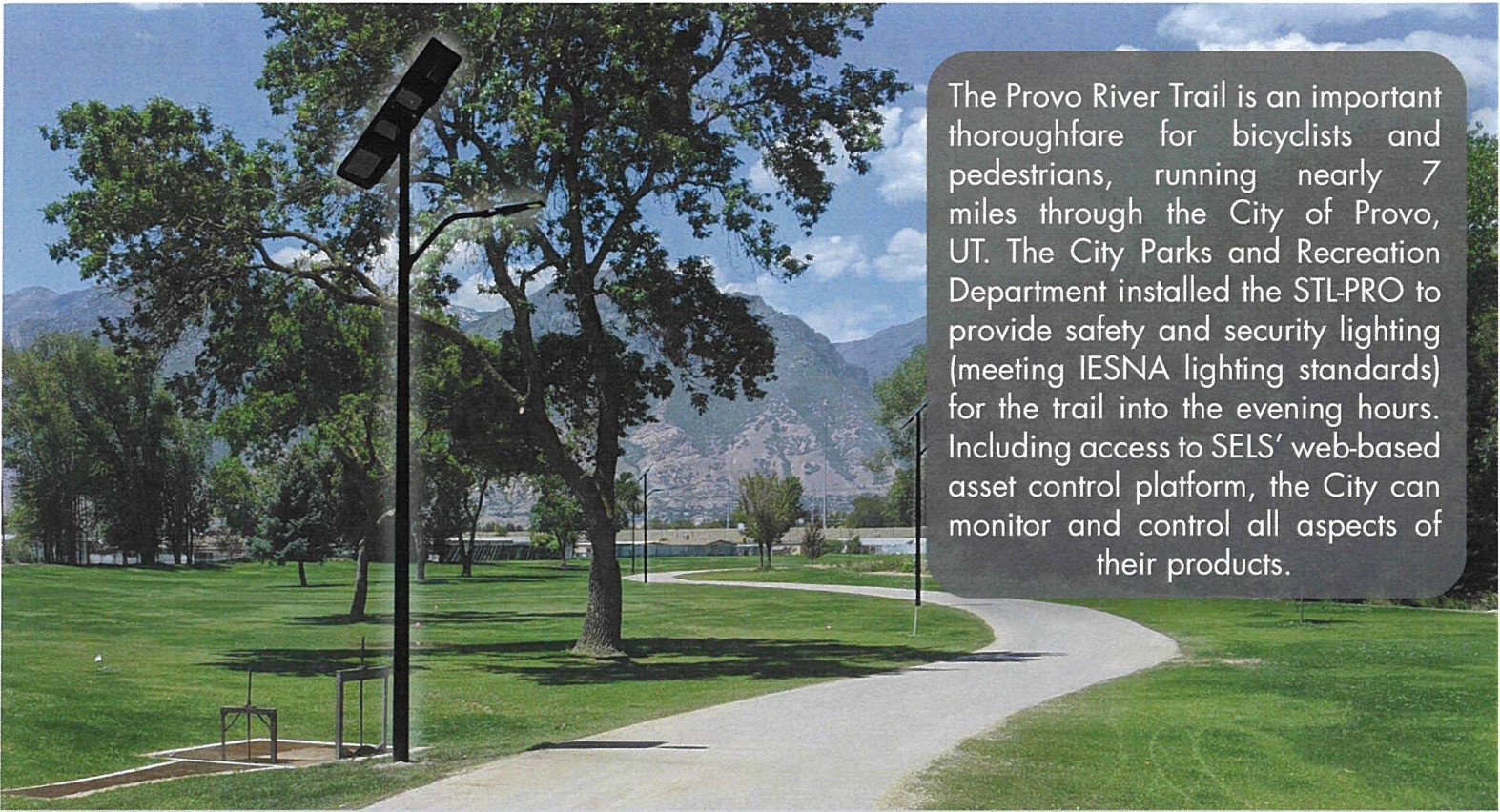
LIGHTING	<p>Efficiency UP TO 140 LUMENS / WATT</p> <p>Chips CREE XLAMP</p> <p>LED Lifetime OVER 100000 HOURS L80</p> <p>Lighting Angle ACCORDING TO PROJECT NEEDS</p> <p>Pole Height 14 - 30 FT</p>
STORAGE	<p>Technology LITHIUM IRON PHOSPHATE - NICKEL METAL HYDRIDE</p> <p>Capacity UP TO 3200 W-h</p> <p>Autonomy UP TO 5 DAYS FULL AUTONOMY</p> <p>Charging time <4 HOURS DIRECT SUN</p> <p>Lifespan OVER 4000 CYCLES: 10+ YEARS LIFETIME</p> <p>Certificate EN 61427 MSDS</p>
ENERGY	<p>Solar panel UP TO 385 WATTS</p> <p>Lifespan MONOCRYSTALLINE PANEL GRADE A: 25 YEARS</p> <p>Certificates IEC 61215 ; IEC 61730 I AND II ; IEC 60904</p>
ELECTRONIC	<p>Controller MPPT SMART CONTROLLER</p> <p>Sensor 360 DEGREE IR MOTION SENSOR OPTIONAL</p> <p>Cabling WATERPROOF CONNECTIONS, PLUG AND PLAY</p> <p>Certificates EN 55015 ; EN 61000</p>

STL-PRO



SELS

SELS' STL-PRO solar lighting systems are designed for easy and quick installation. Featuring custom aluminum extrusions and a high-strength steel mounting system, our design provides a sleek, high-performance lighting solution for a variety of applications. Our system is expandable to accommodate even the most demanding power applications, with custom sized solar panels, and energy storage through long-life lithium battery technology. SELS' proven solar power management and integrated lighting controller offers -user and field- adjustable lighting output and dimming control depending on the project need.



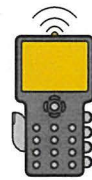
The Provo River Trail is an important thoroughfare for bicyclists and pedestrians, running nearly 7 miles through the City of Provo, UT. The City Parks and Recreation Department installed the STL-PRO to provide safety and security lighting (meeting IESNA lighting standards) for the trail into the evening hours. Including access to SELS' web-based asset control platform, the City can monitor and control all aspects of their products.

Solar Wattage Options:

- 135 Watts
- 210 Watts
- 285 Watts
- 385 Watts



Available Features with STL-Pro



Fully Programmable

Dimming and lighting schedule is customizable to customer needs. Monitor power usage on the web.



LED Lighting

Lighting Color Options: 2200K - 5000K
Lumen Options: 150 Lumens per Watt



Security Surveillance

Utilize our patent pending camera design system to keep your property safe.

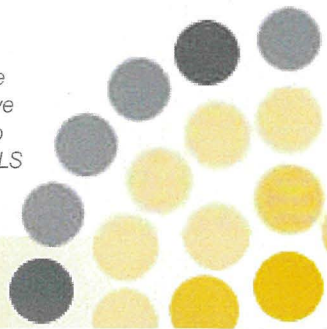


Durable Solar Panel Housing

Adjustable Angle Mounting Hilt

Water-Proof Battery Containment

"Customer satisfaction is our utmost priority. We strive to be an ethically driven company so that we can provide electricity and lighting to those who need it the most." - Rafael Badilla, President of SELS



LED Specifications

Photometric Optical Summary

Not all optics are available on all fixtures. Check ordering chart for availability

Type I
(T1)



Type II
(T2)



Type III
(T3)



Type IV
(T4)



Type V
(T5)



Type VW
(T5W)



EPA Data

Fixture	Fixture Only	Fixture with VA110-S1	2 Fixtures with VA110-D2	Fixture with VA107-S1	2 Fixtures with VA107-D2
ODN-1	1.2	2.2	4.1	3.5	5.6
ODN-2	2.6	3.6	6.6	4.9	8.3
ODN-3	3.5	4.5	8.6	5.8	9.8

Dimensions

Size 1

Width: 20"

Height: 19.5"

Weight: 40 LBS

Size 2

Width: 25"

Height: 22.5"

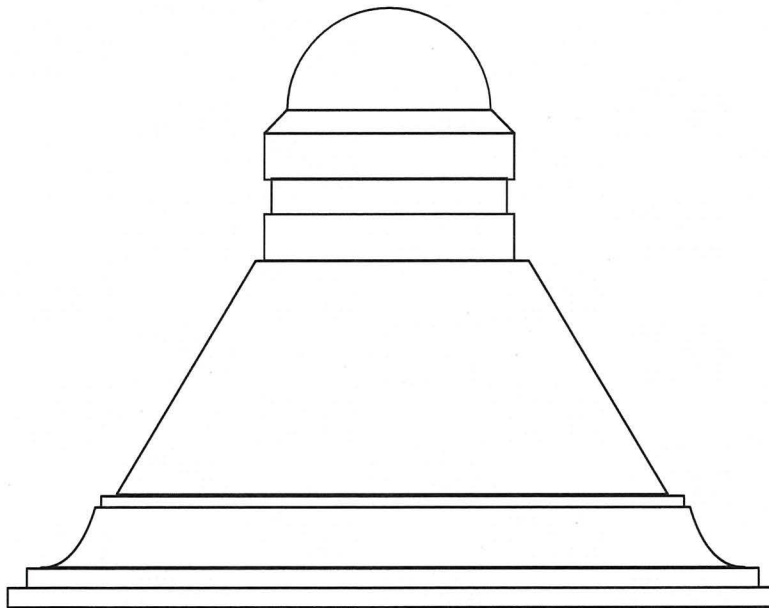
Weight: 53 LBS

Size 3

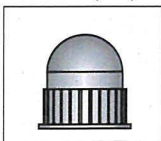
Width: 30"

Height: 24"

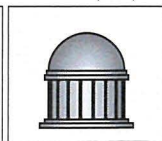
Weight: 74 LBS



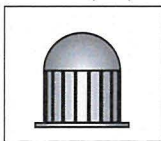
CAP 1 (C1)



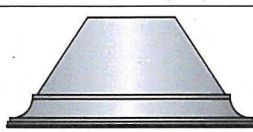
CAP 2 (C2)



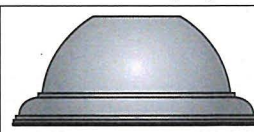
CAP 3 (C3)



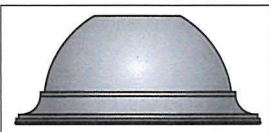
HOUSING 1 (H1)



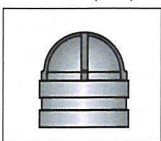
HOUSING 2 (H2)



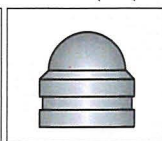
HOUSING 3 (H3)



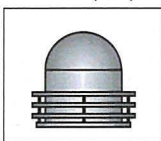
CAP 4 (C4)



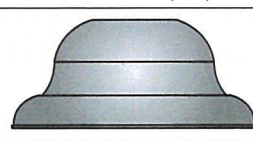
CAP 5 (C5)



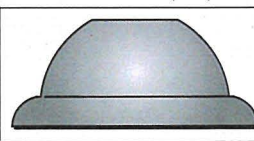
CAP 6 (C6)



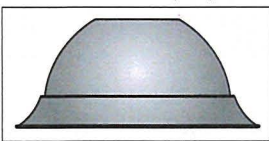
HOUSING 4 (H4)



HOUSING 5 (H5)



HOUSING 6 (H6)



Features & Specifications

Housing

- High-quality, one-piece spun aluminum shade and durable cast aluminum top cap; available in three housing sizes.
- All external hardware is stainless steel.
- One-piece spun aluminum removable door assembly..

Thermal Management

- LED provides excellent overall thermal management by maximizing the efficiency of the heat sink in the fixture. This enables the Oden - LED to withstand higher ambient temperatures and higher drive currents without degrading LED life.

Optical System

- The highest lumen output LEDs are utilized. Estimated life of the LEDs is 100,000+ hours. Available with 6 IES distribution patterns. Available with up to 96 LED. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution for neighborhood-friendly lighting.
- CRI values are 70

Quali-Guard® Finish

- Fixture components are chemically pretreated through a multiple-stage washer and finished with an electrostatically-applied, thermoset polyester powder coat textured paint with a 3 to 5 mils thickness. Finish is oven-baked at 400 °F for maximum adherence and finish hardness.
- Available in standard and custom colors.

Mounting

- LED mounts to a wide selection of decorative and custom Visionaire mounting arms. Visionaire decorative mounting arm required. See Visionaire Mounting Arms section of catalog.

Electrical Assembly

- LED is supplied with a high-performance LED driver, located in its cap, that accepts 120 V thru 277 V, and 480 V, 50 Hz to 60 Hz input. Power factor is 90%.
- Rated for -40 of operation.
- 10 kV surge protector supplied as standard.

Options

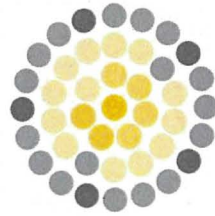
- Button type photocell
- Watt Stopper FSP-211
- 0-10 V dimming driver
- Wireless Controls
- Illuminated Rings
- Cutoff louver system

Listings

- Oden is cUL listed, suitable for wet locations.
- IP65 Rated
- DLC Listed
- IDA Certification
- LM79
- LM80
- Powder Coated Tough™



DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. <http://www.designlights.org/>
3000K must be selected for IDA certification.



SELS
SMART ERA LIGHTING SYSTEMS

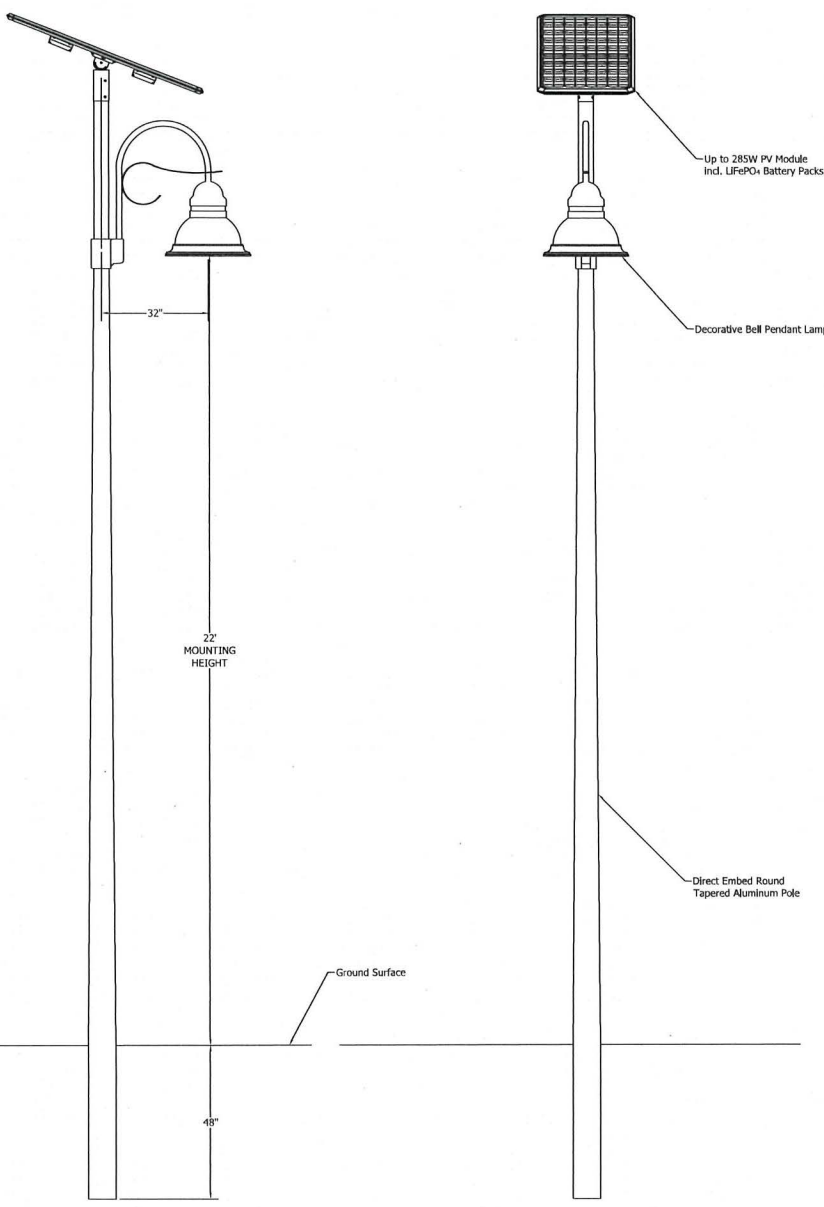
DIRECT EMBEDDED POLE & CALC

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NOTES:

24' ROUND TAPERED ALUMINUM POLE WITH EMBEDMENT DEPTH IN NORMAL SOIL CONDITIONS CAPABLE OF SUSTAINING 140MPH ULTIMATE WIND LOADING

SELS' STL-PRO SOLAR PANEL UP TO 285W, 210W SOLAR PANEL ALTERNATE AVAILABLE FOR MOUNTING ON RTA POLE.

EMBEDMENT SHALL BE VERIFIED FOR SPECIFIC LOCATION AND PROJECT BASED ON RESULT OF GEOTECHNICAL REPORT AND SOIL ANALYSIS.


ALL CONTROLS AND ELECTRONICS ENCLOSED AND PACKAGED AT SOLAR PANEL.

ANGLE OF SOLAR PANEL IS FIELD ADJUSTABLE BASED ON INSTALLATION LOCATION. DIRECTION OF SOLAR PANEL SHOULD BE SOUTH-FACING FOR INSTALLATION IN FL. LAMP SHALL BE ADJUSTED AND DIRECTED INDEPENDENT OF SOLAR PANEL ORIENTATION.

LAMP OPTICS TO BE SPECIFIED AT TIME OF ORDERING BASED ON PHOTOMETRIC ANALYSIS.

REV	DESCRIPTION	DATE	DRAWN	CHECKED	APPROVED	MFG	MATERIAL
			Garrett Higgins				

DATE	3/20/2023
DRAWN	Garrett Higgins
CHECKED	
APPROVED	
MFG	
MATERIAL	

		SELS USA LLC Winston-Salem, NC 27103 Engineering@selsed.com
TITLE		
24' RTA FOR OAKS CDD		
SIZE	B	
SCALE	1 / 10	
		SHEET 1 of 1



Light Pole Embedment Analysis

References:

FDOT Structures Design Guidelines 2023

FDOT Modifications to LRFDLTS-1 2023

AASHTO LRFD Bridge Specifications 8th Edition

Wind Load

$$V = 140 \text{ mph}$$

$$P_z = (0.00256)(0.87)(0.85)(1.14)(140^{**2})(C_d)$$

$$P_z = 42.3C_d$$

Pole:

$$\text{Pole Ht} = 24'$$

Round Tapered

$$\text{EPA above grade} = 8.5 \text{ ft}^2$$

$$C_d = 0.45$$

Luminaire:

$$\text{Mounting Ht} = 22'$$

$$\text{EPA} = 2.6 \text{ ft}^2$$

$$C_d = 0.5$$

$$P_z \text{ pole} = 19.0 \text{ psf}$$

$$P_z \text{ lum} = 21.2 \text{ psf}$$

Shear from Wind

$$V \text{ pole} = (19.0 \text{ psf})(8.5 \text{ ft}^2) = 162.0 \text{ lbs}$$

$$V \text{ lum} = (21.2 \text{ psf})(2.6 \text{ ft}^2) = 55.0 \text{ lbs}$$

$$V = 217 \text{ lbs} = 0.217 \text{ k}$$

Moment from Wind

$$M_w = (24'/2/)(0.162 \text{ k}) + (22')(0.055 \text{ k})$$

$$M_w = 3.2 \text{ k}$$

Design Loads

$$\text{Axial} = 0.173 \text{ k}$$

$$M = 3.2 \text{ ft-k}$$

$$V = 0.217 \text{ k}$$



Check Pole Embedment for Cohesionless Soil
Direct Burial No Concrete Encasement

$$L^3 - (2V_{FL}/K_p \delta D) - (2M_F/K_p \delta D) = 0$$

$$\delta = 57.6/\text{ft}^3 = 0.0576 \text{ k}/\text{ft}^3$$

$$\phi = 30 \text{ degrees}$$

$$D = 0.667'$$

$$K_p = \tan^2(45 + 30/2)$$

$$K_p = 3$$

$$L^3 - [2(0.217 \text{ k})(L)/(3)(0.0576 \text{ k}/\text{ft}^3)(0.667')] - [2(3.2 \text{ ft-k})/(3)(0.0576 \text{ k}/\text{ft}^3)(0.667')] = 0$$

$$L = 4'-0''$$

Encased in 1'-6" Diameter Concrete

$$L^3 - [2(0.217 \text{ k})(L)/(3)(0.0576 \text{ k}/\text{ft}^3)(1.5')] - [2(3.2 \text{ ft-k})/(3)(0.0576 \text{ k}/\text{ft}^3)(1.5')] = 0$$

$$L = 3'-2''$$

Summary

Embedment Depth Directly Into Soil = 4'-0"

Embedment Into 1'-6" Diameter Concrete Encasement = 3'-2"

See Attached Drawing 1 of 1

Digitally signed
by Locke D.
Bowden
Date: 2023.03.21
'17:14:36 -05'00

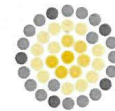


This item has been signed and sealed by Locke D. Bowden, P.E., on 03/21/2023 using SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA 256 RSA authentication code must be verified on any electronic copies.

Locke D. Bowden, P.E.

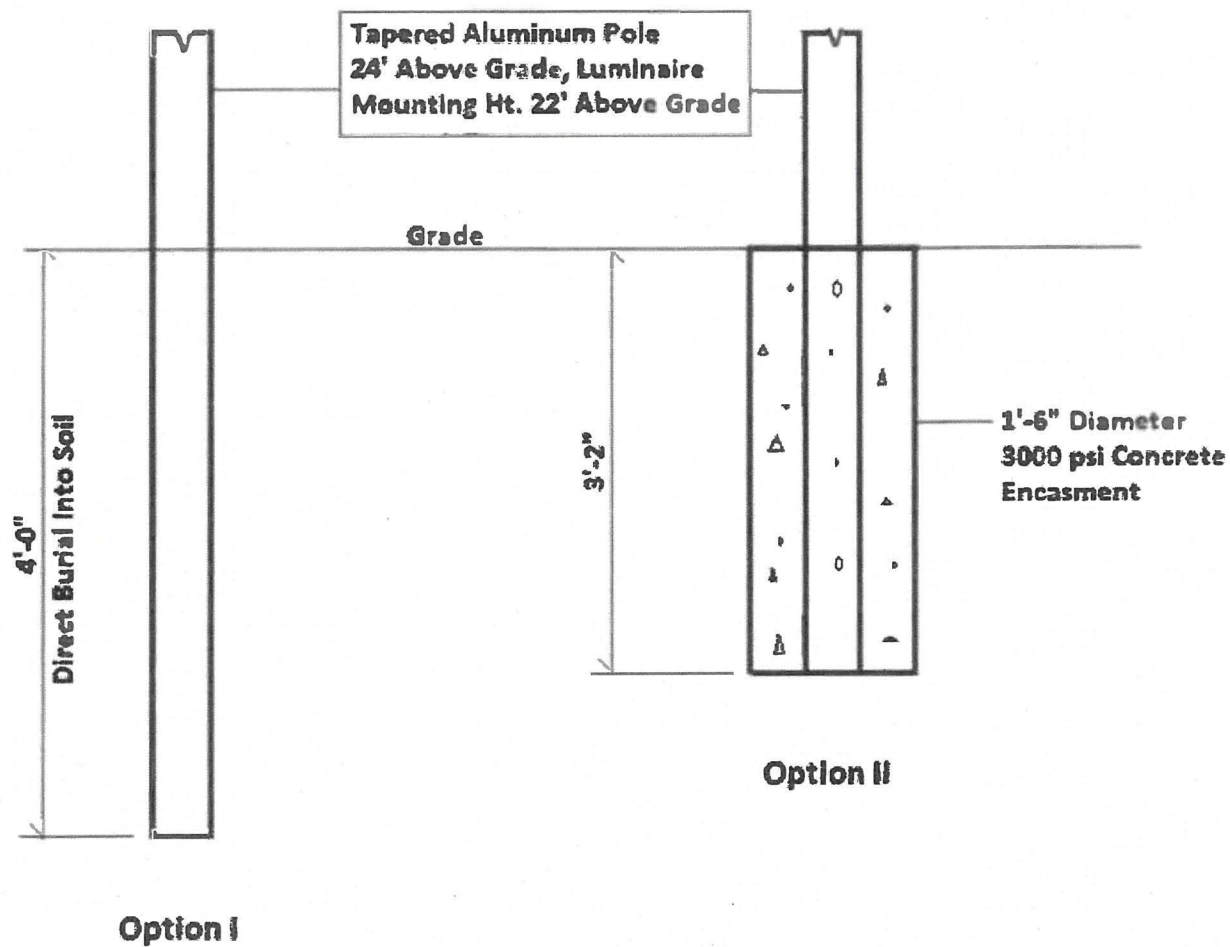
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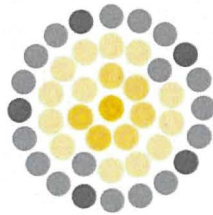


SELS
SMART ERA LIGHTING SYSTEMS

Drawing 1 of 1

Light Pole Embedment Analysis





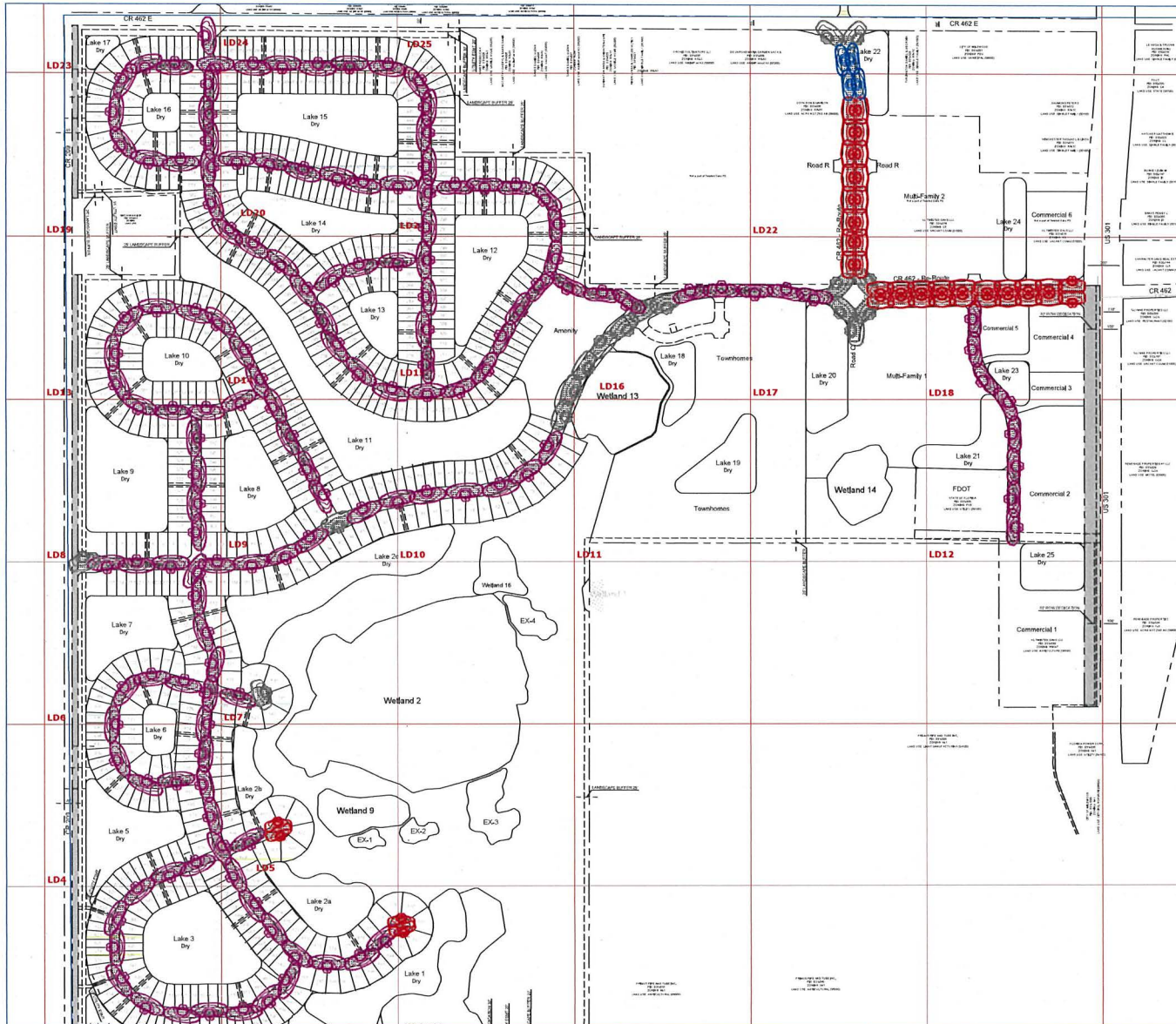
SELS
SMART ERA LIGHTING SYSTEMS

PHOTOMETRICS ANALYSIS

TWISTED OAKS POINTE COMMUNITY SOLAR STREET LIGHTS

SELS has executed photometrics analysis in accordance with specified requirements that adhere to FDOT standards for roadways, specifically Topic# 625-000-002, Table 231.2.1 Lighting Values for other roadways. It should be noted that SELS has the technical capacity to modify the photometrics analysis based on any additional requirements from the community. Such adjustments may include alterations to lighting placement, lighting type, or brightness levels in specific areas. The intent of these modifications is to guarantee that the lighting system fulfills the community's demands and preferences while still fulfilling the necessary criteria for safety and efficiency.

ILLUMINATING YOUR WORLD WITH THE POWER OF THE SUN



Photometrics based on FDOT Design Manual
 Topic: #625-000-002
 Table 231.2.1 Lighting Initial Values
 Other Roadways.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

SELS USA LLC
 4747 Keeter Mill Rd, Bldg B
 Winston-Salem, NC 27103
 Phone (704) 495-3535

SELS

ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLDO

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA

PROJECT: TWISTED OAKS

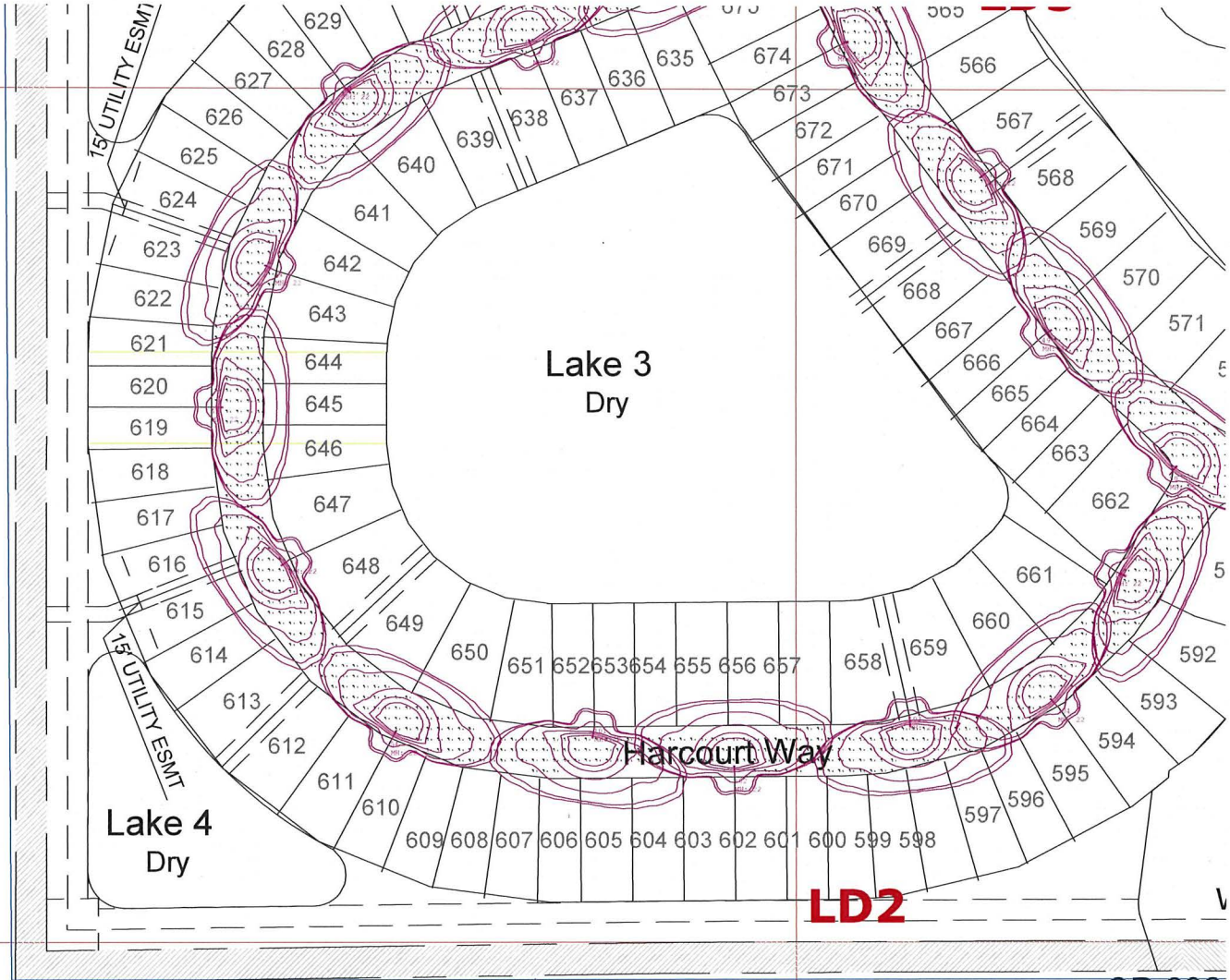
PHOTOMETRIC ANALYSIS

SHEET NO.
 1/1

LD4

LD1

LD2



BAILEY RONNIE LAVONNE SR & RONNIE JR
PID: G06-186

PUMPHREY PAUL & SANDRA
PID: G06-185

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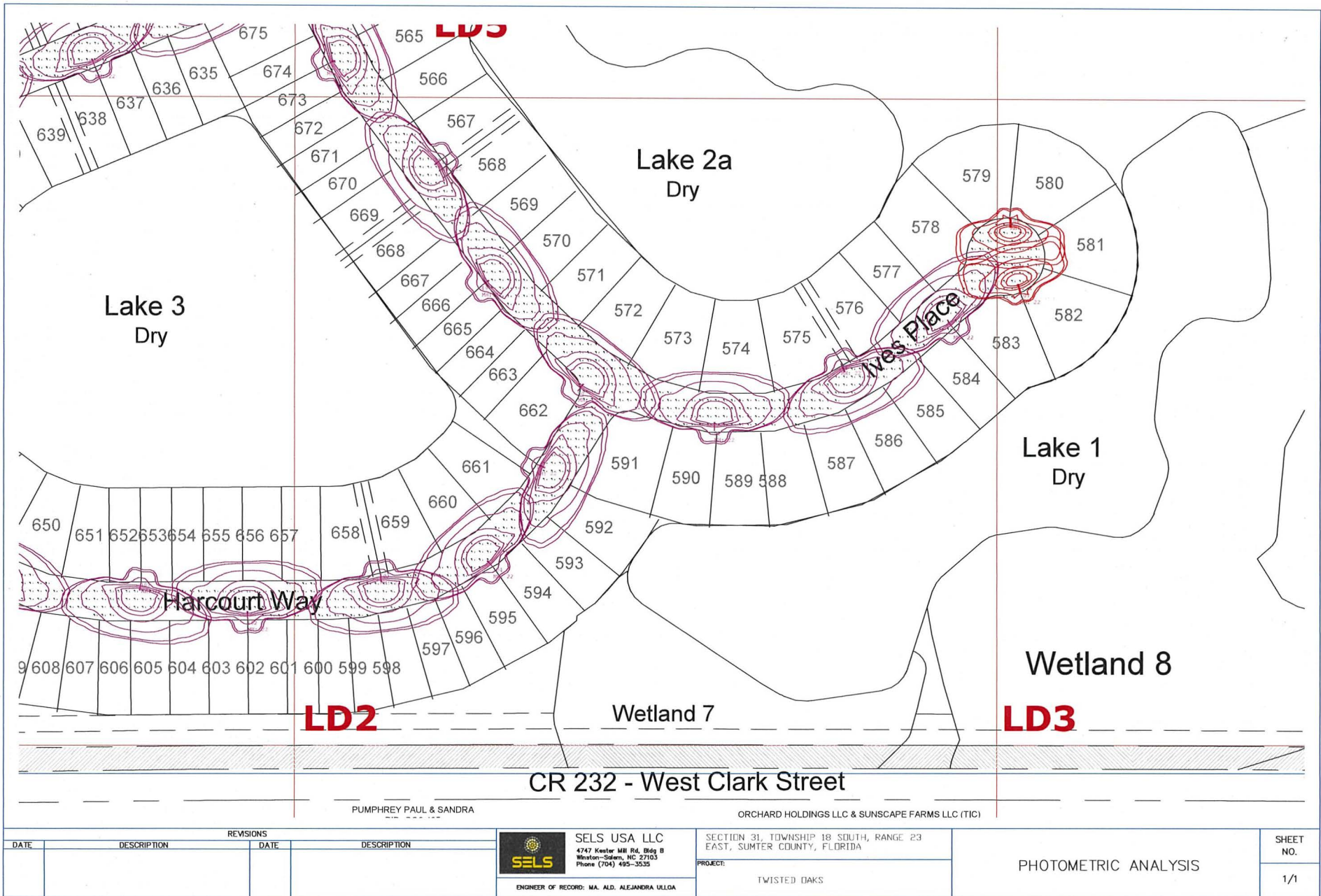
ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLOA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA

PROJECT:
 TWISTED OAKS

PHOTOMETRIC ANALYSIS

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ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLOA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMNER COUNTY, FLORIDA

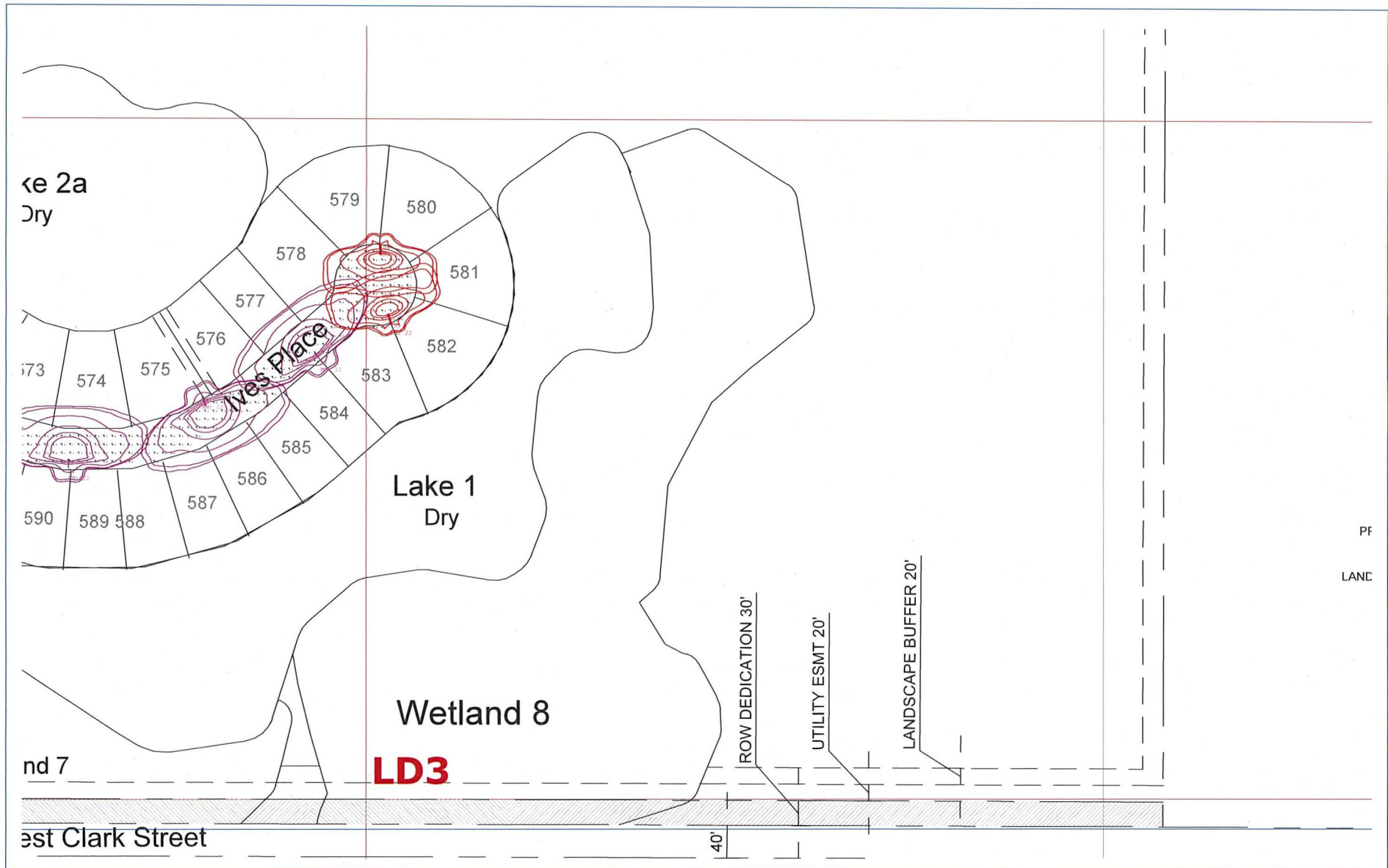
PROJECT:
 TWISTED OAKS

PHOTOMETRIC ANALYSIS

SHEET NO.
 1/1

PUMPHREY PAUL & SANDRA

ORCHARD HOLDINGS LLC & SUNSCAPE FARMS LLC (TIC)



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SELS

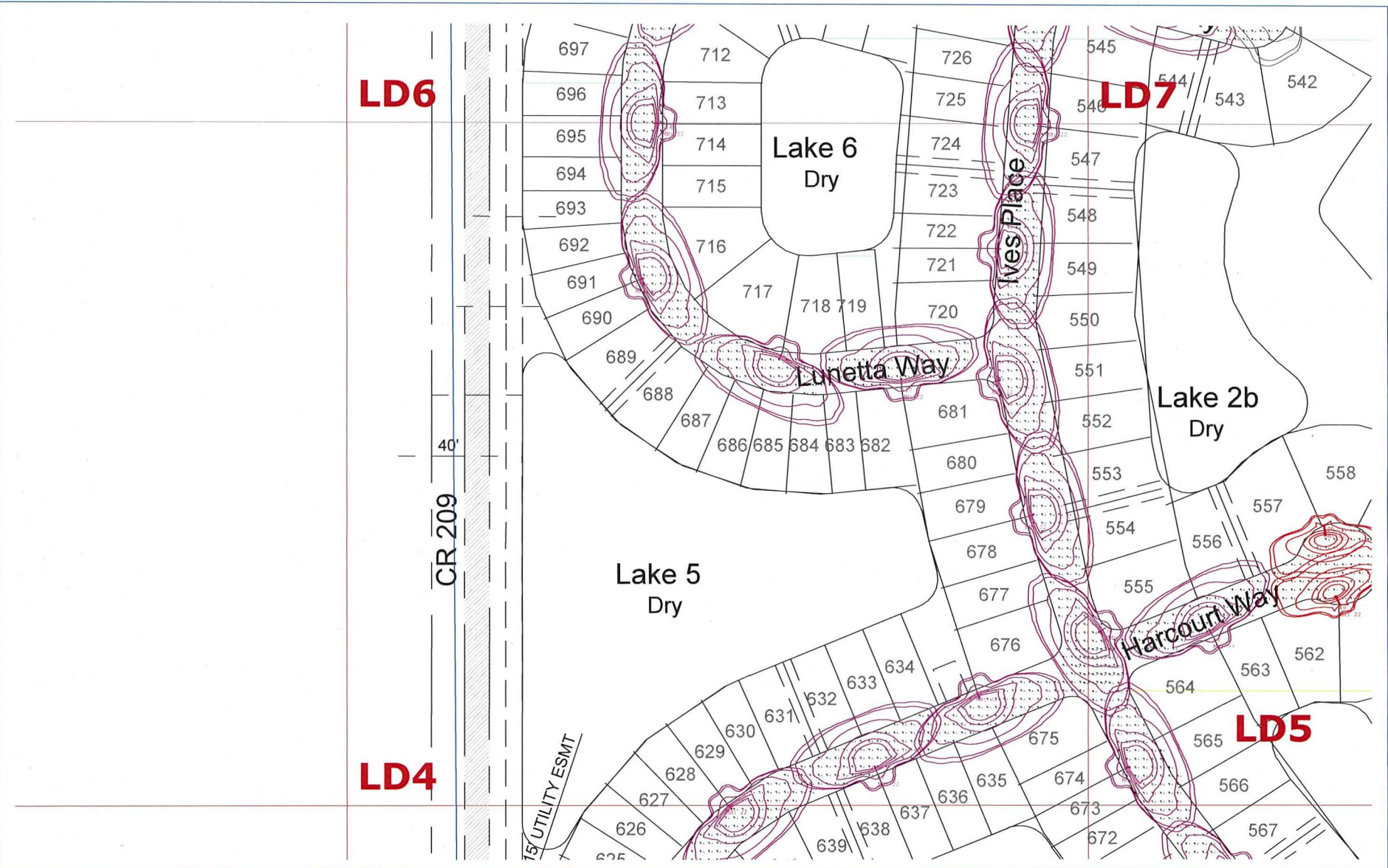
ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLOA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA

PROJECT: TWISTED OAKS

PHOTOMETRIC ANALYSIS

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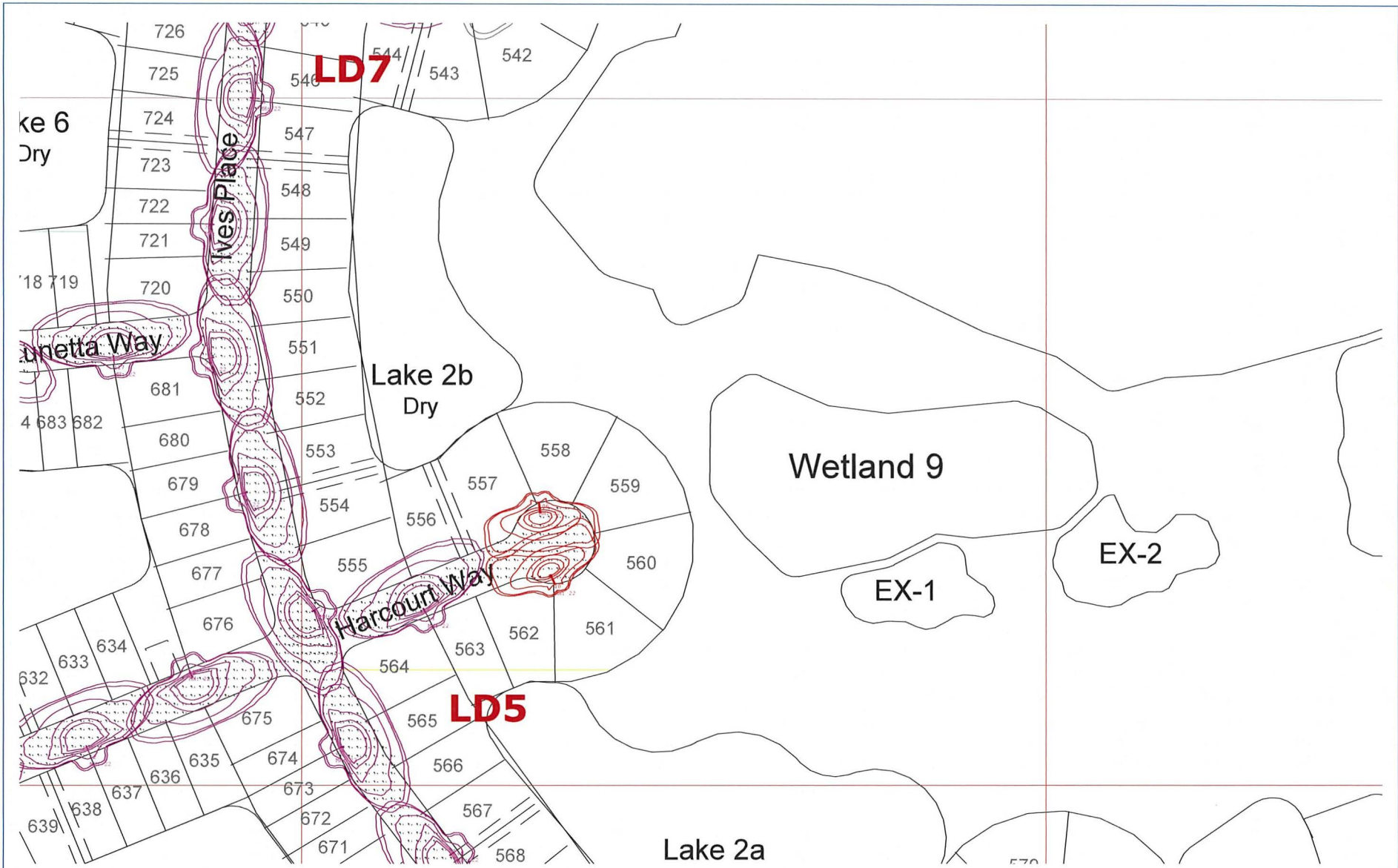
ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLDA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA

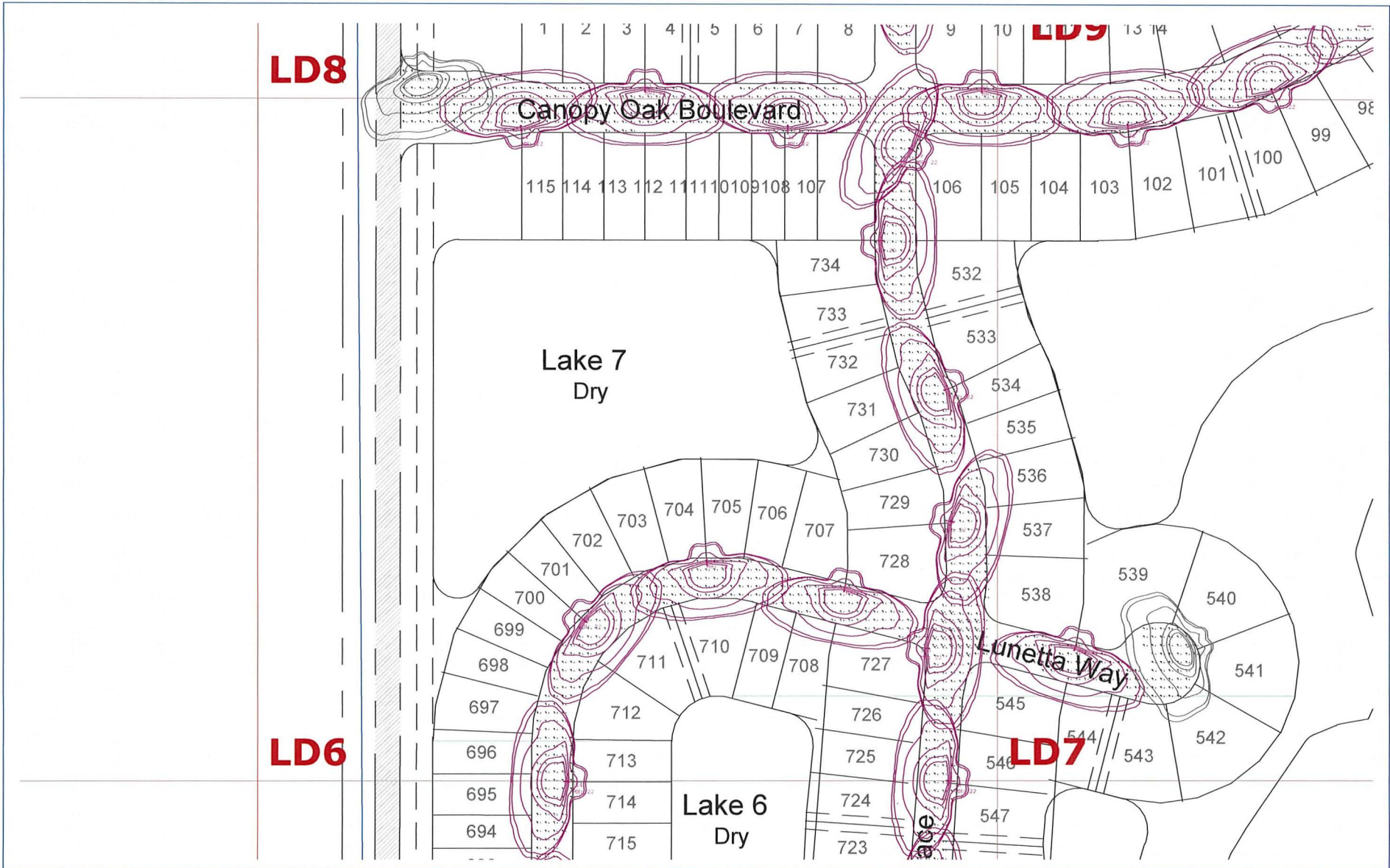
PROJECT: TWISTED OAKS

PHOTOMETRIC ANALYSIS

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DATE	DESCRIPTION	DATE	DESCRIPTION				
				ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLOA			



LD8

LD9

LD6

LD7

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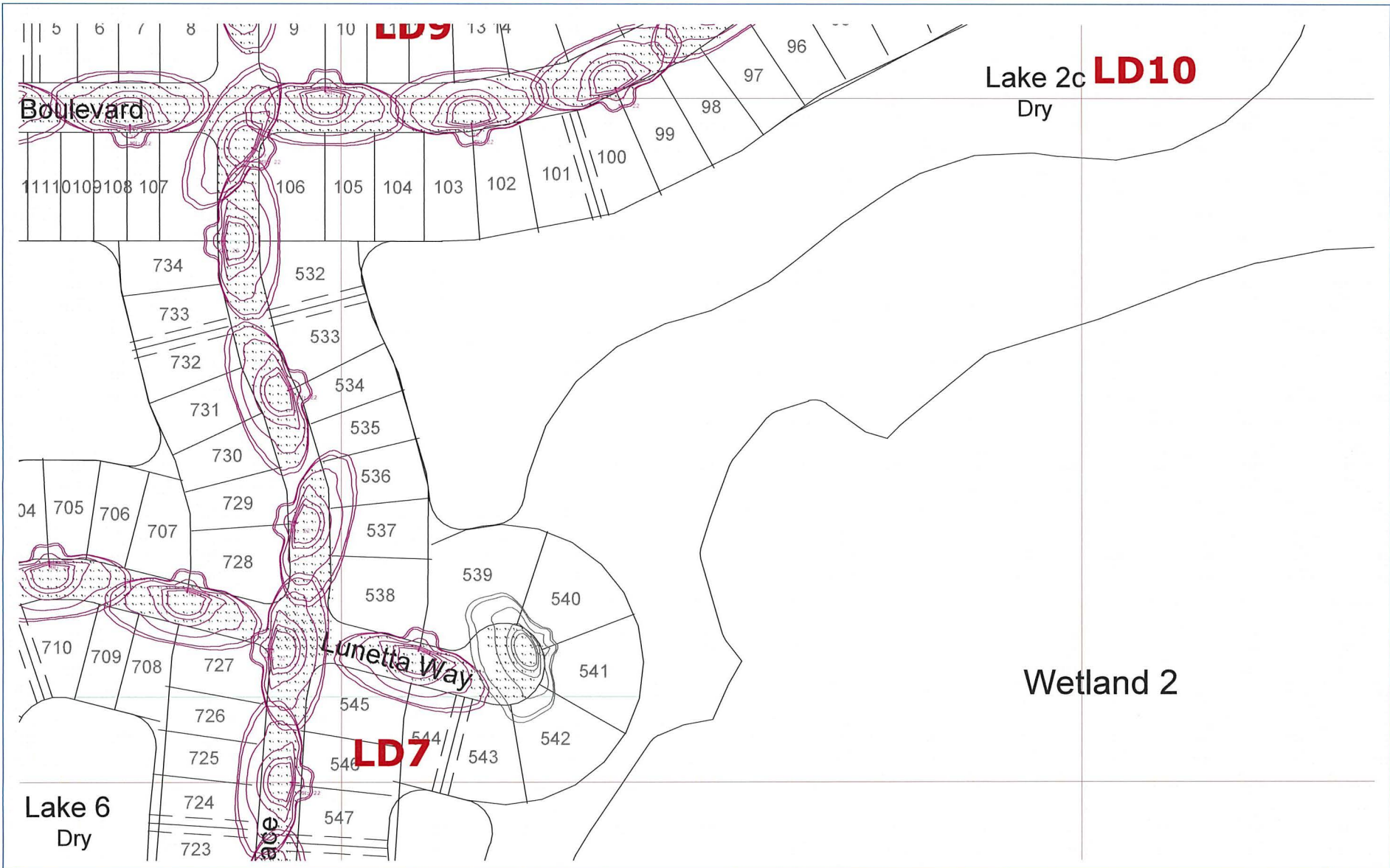
ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLOA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA


PROJECT:
 TWISTED OAKS

PHOTOMETRIC ANALYSIS

SHEET
 NO.
 1/1



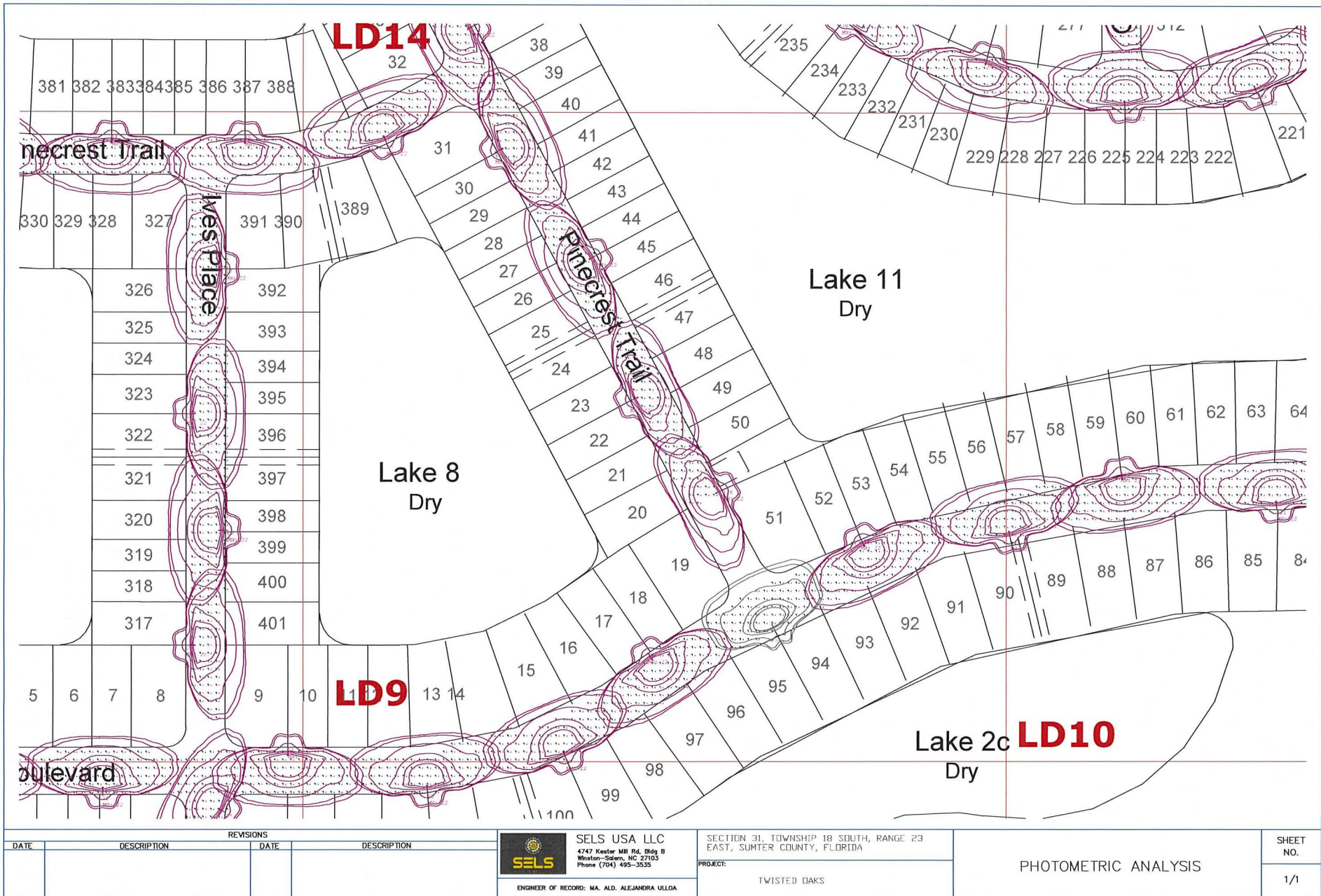
REVISIONS			
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 ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLOA

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 EAST, SUMTER COUNTY, FLORIDA
 PROJECT:
 TWISTED OAKS

PHOTOMETRIC ANALYSIS

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 NO.
 1/1



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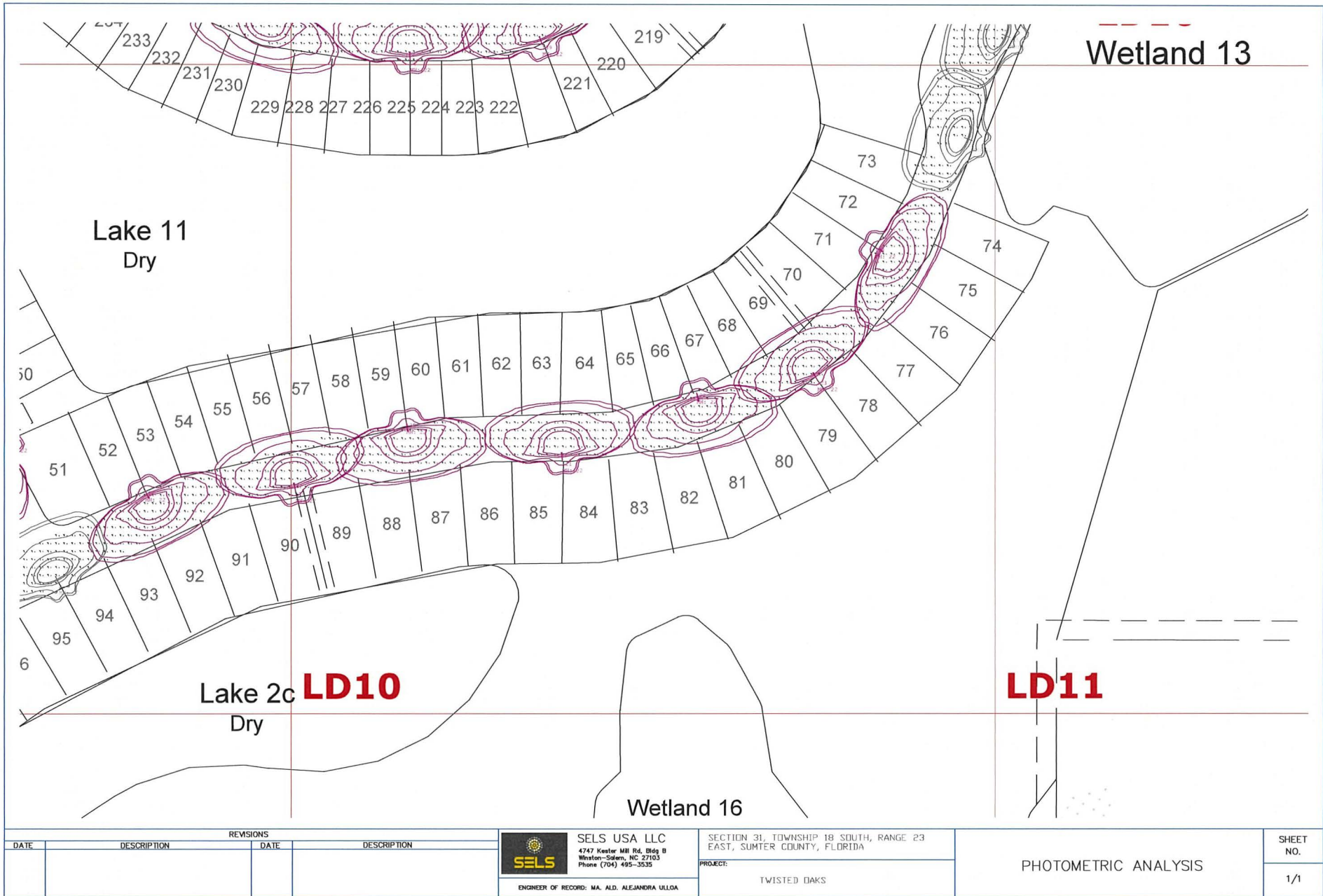
ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLGA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA

PROJECT: TWISTED OAKS

PHOTOMETRIC ANALYSIS

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 1/1



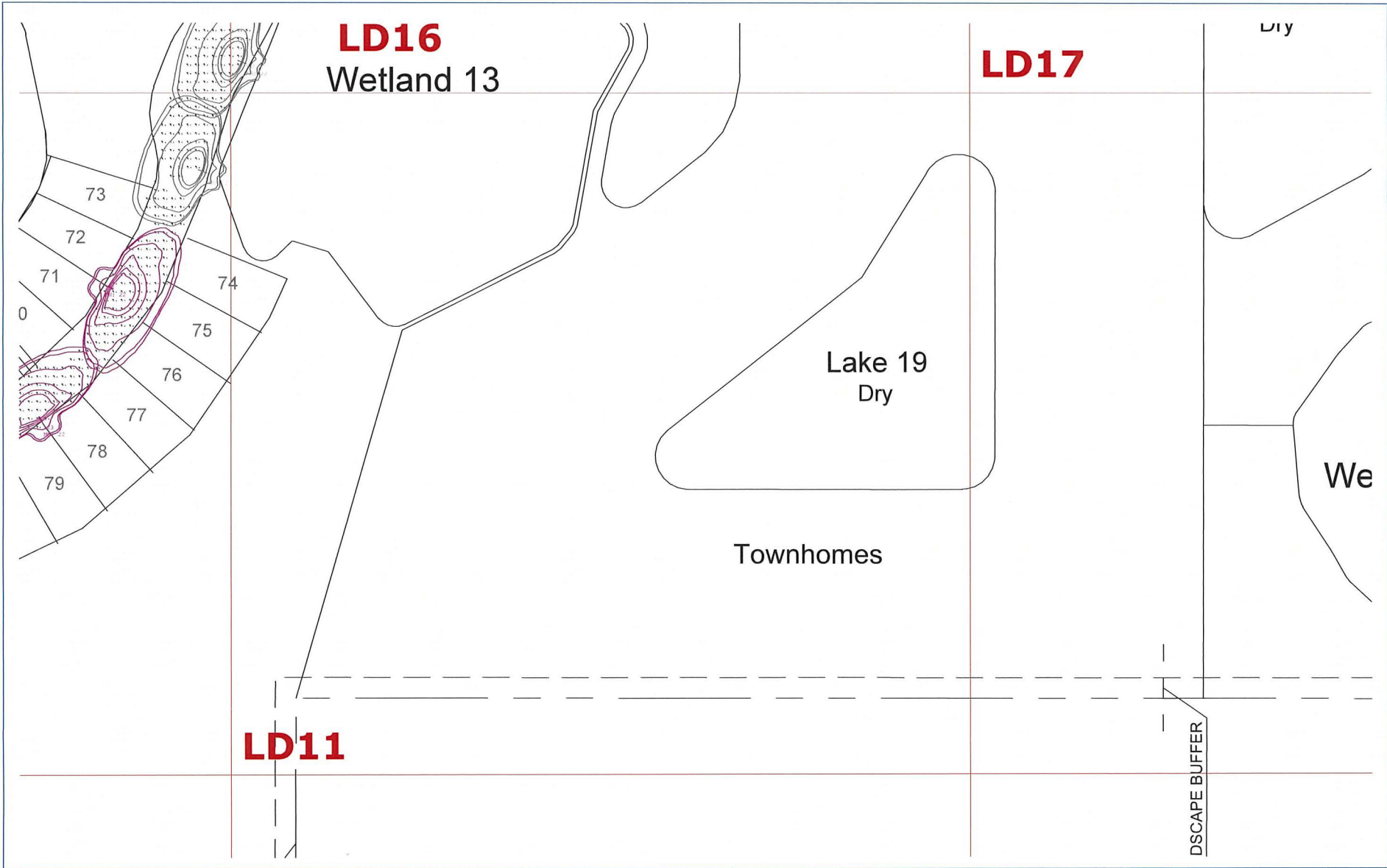
REVISIONS			
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 ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLOA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA
 PROJECT: TWISTED OAKS

PHOTOMETRIC ANALYSIS

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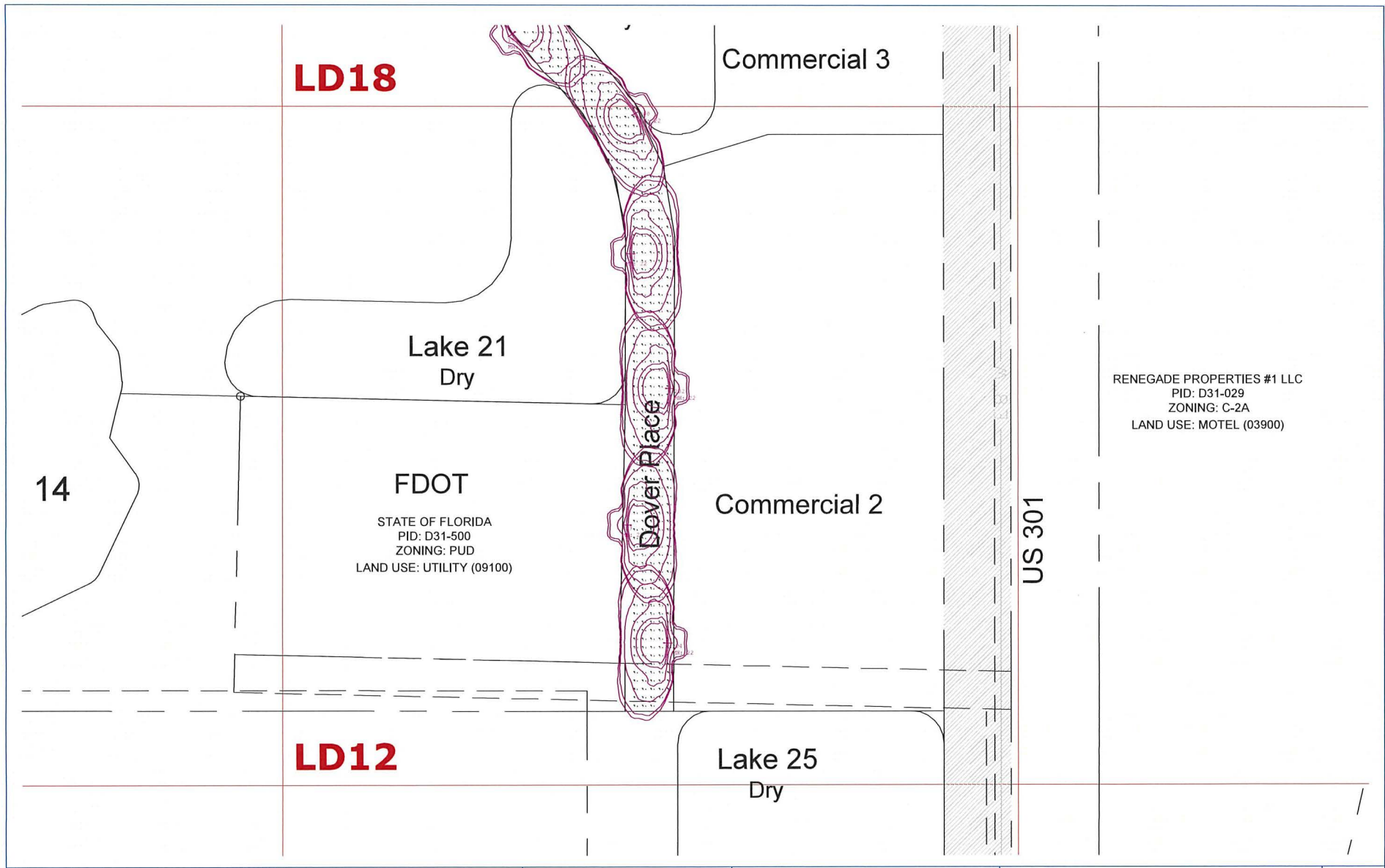
ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLOA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA

PROJECT: TWISTED OAKS

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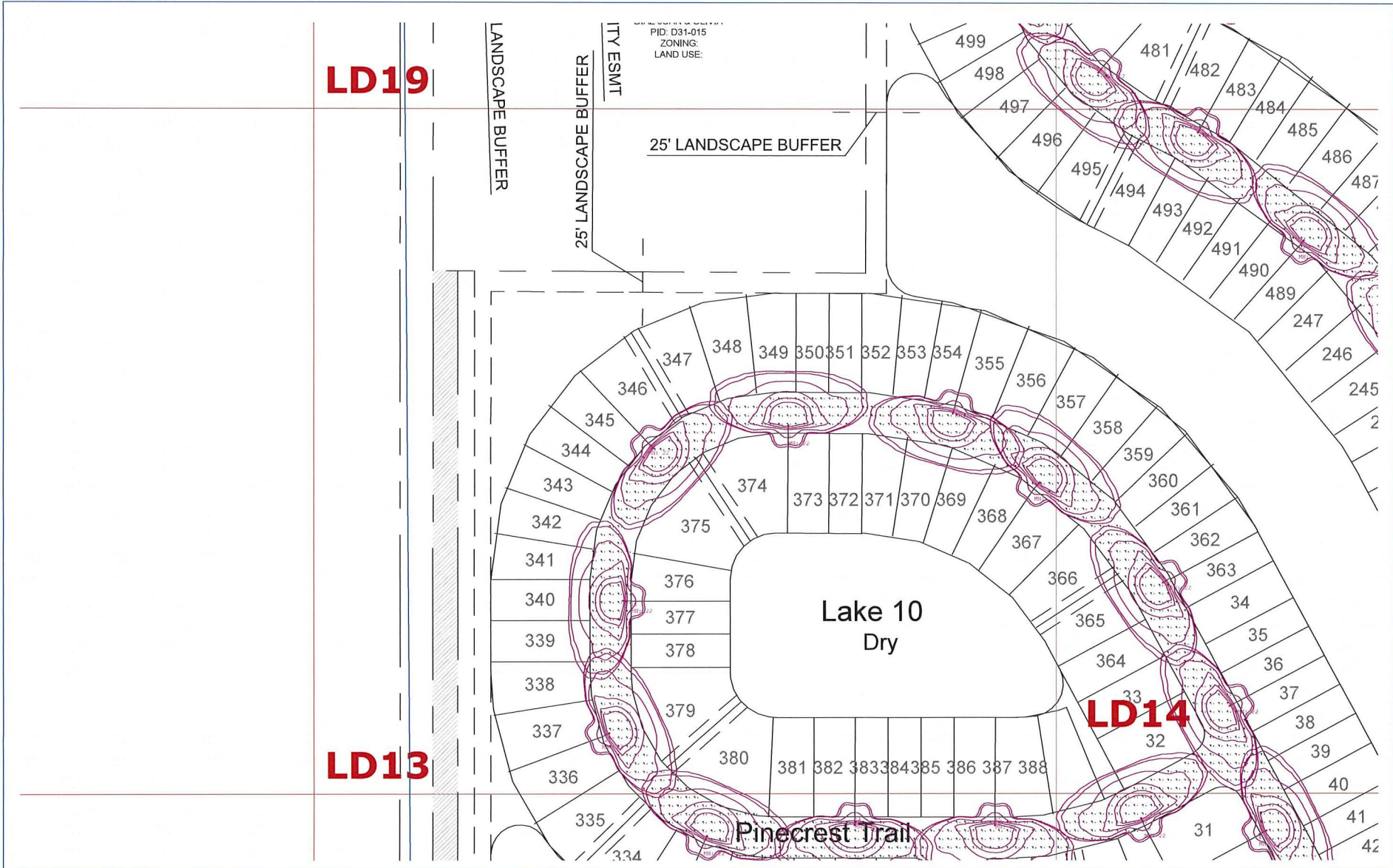
ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLGA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA


PROJECT: TWISTED OAKS

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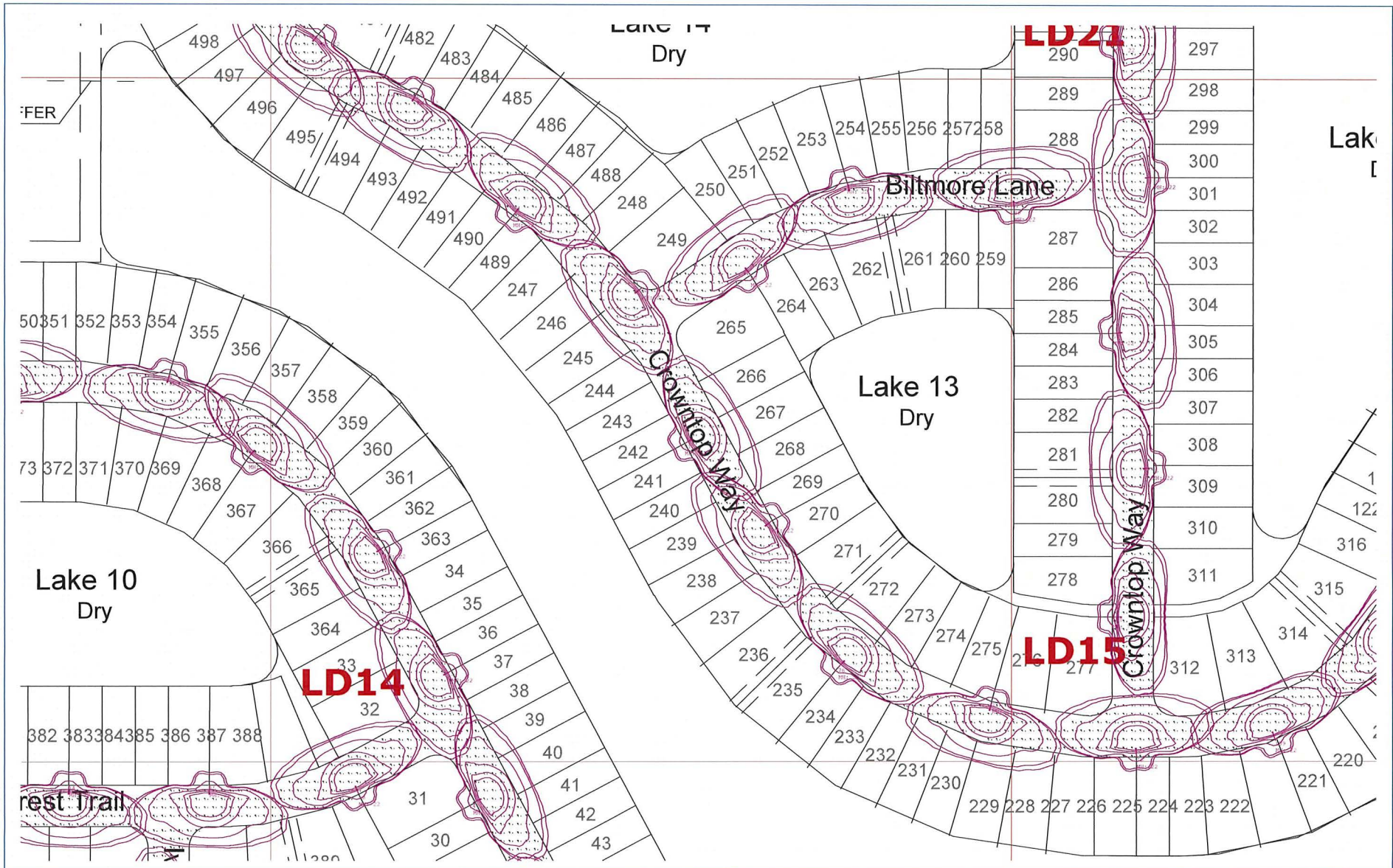


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SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA
 PROJECT: TWISTED OAKS

PHOTOMETRIC ANALYSIS
 SHEET NO. 1/1



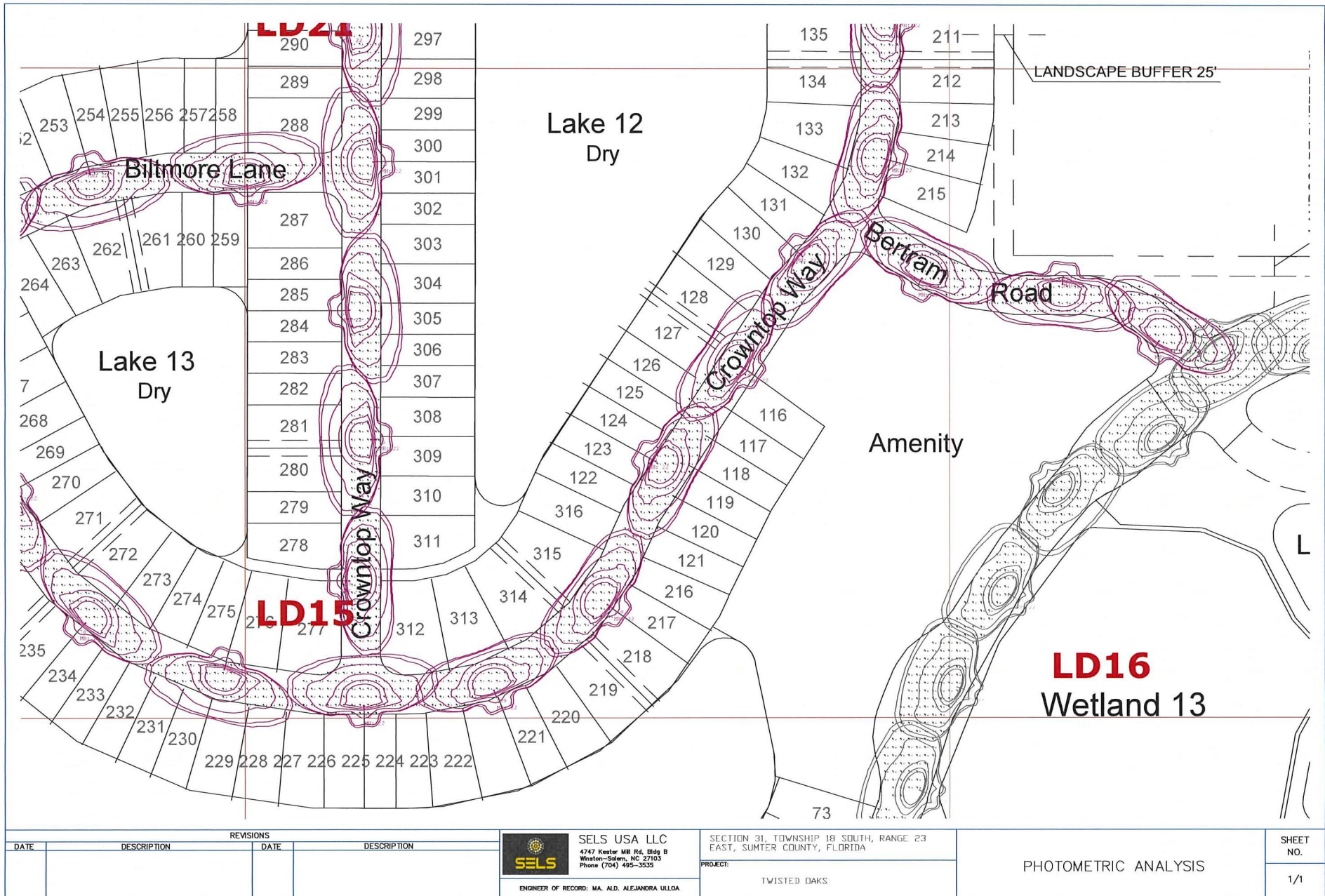
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 ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLOA


SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMNER COUNTY, FLORIDA
 PROJECT: TWISTED OAKS

PHOTOMETRIC ANALYSIS

SHEET NO.
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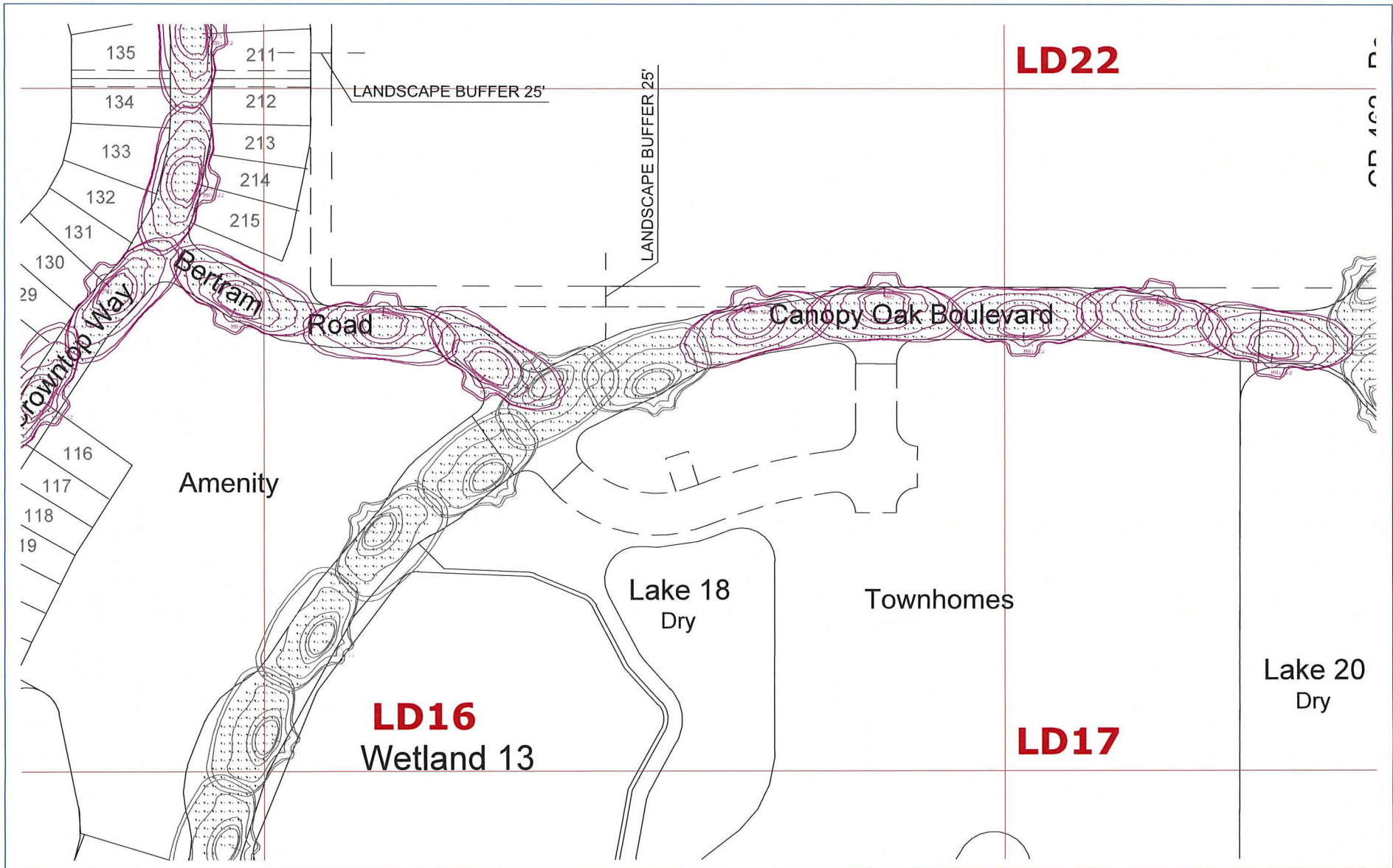
REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION


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 Phone (704) 495-3535
 ENGINEER OF RECORD: MA. AID. ALEJANDRA ULLOA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA
 PROJECT: TWISTED OAKS

PHOTOMETRIC ANALYSIS

SHEET NO.
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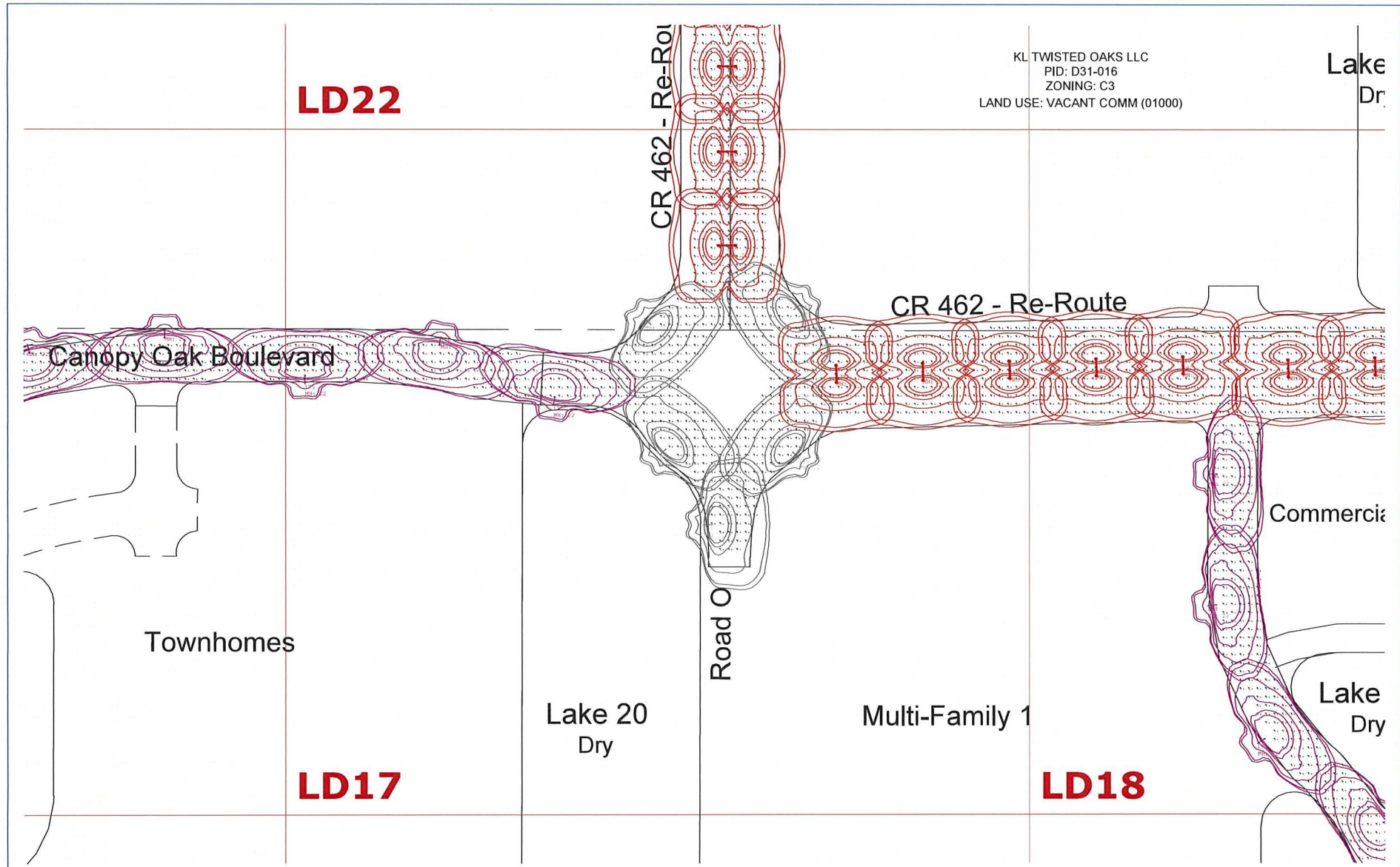
ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLOA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA

PROJECT: TWISTED OAKS

PHOTOMETRIC ANALYSIS

SHEET NO.
 1/1



KL TWISTED OAKS LLC
 PID: D31-016
 ZONING: C3
 LAND USE: VACANT COMM (01000)

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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 4747 Kester Mill Rd, Bldg B
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 Phone (704) 495-3535

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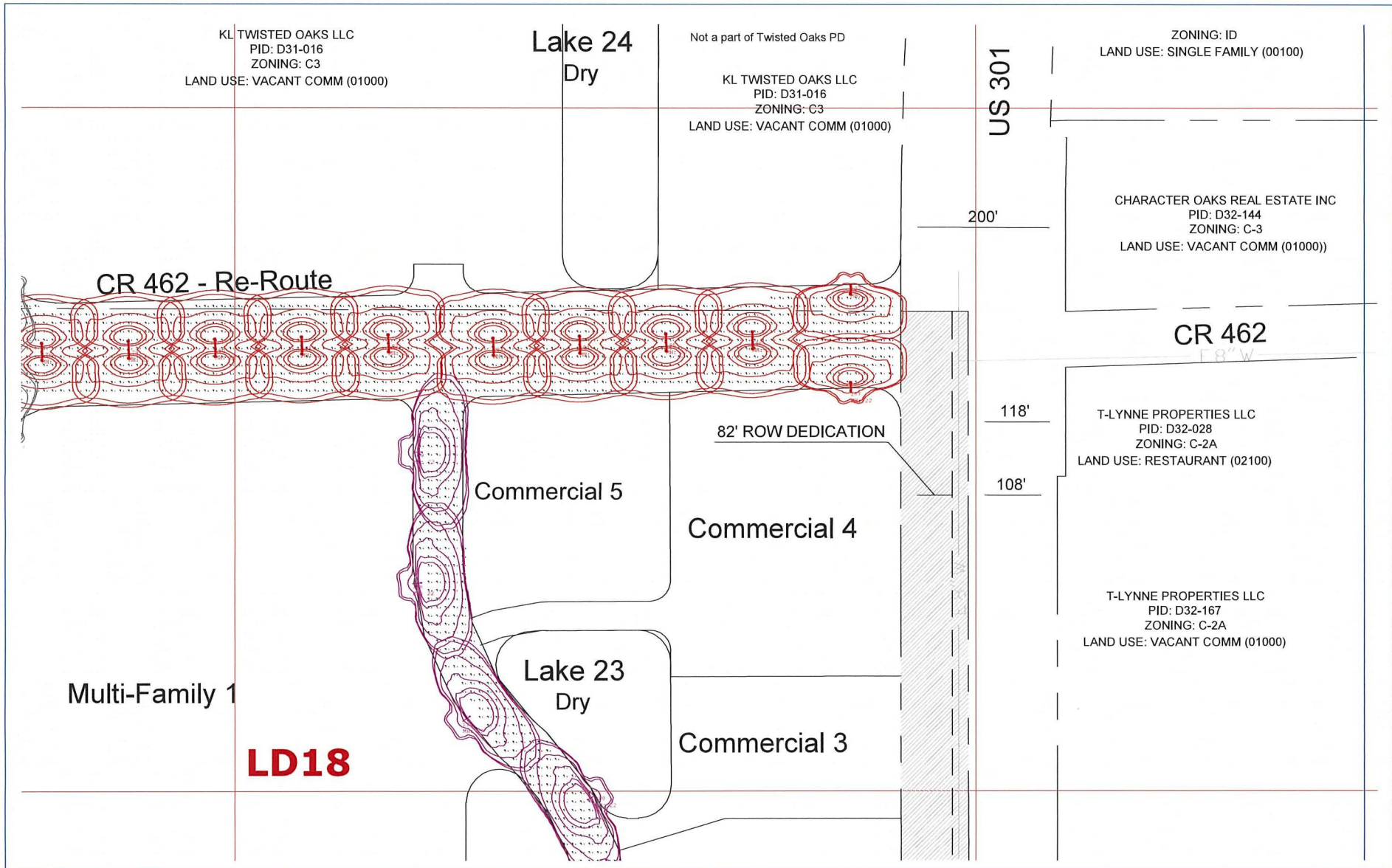
ENGINEER OF RECORD: MA. ALD. ALEJANDRIA ULLOA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA

PROJECT:
 TWISTED OAKS

PHOTOMETRIC ANALYSIS

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SELS USA LLC
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 Phone (704) 495-3535

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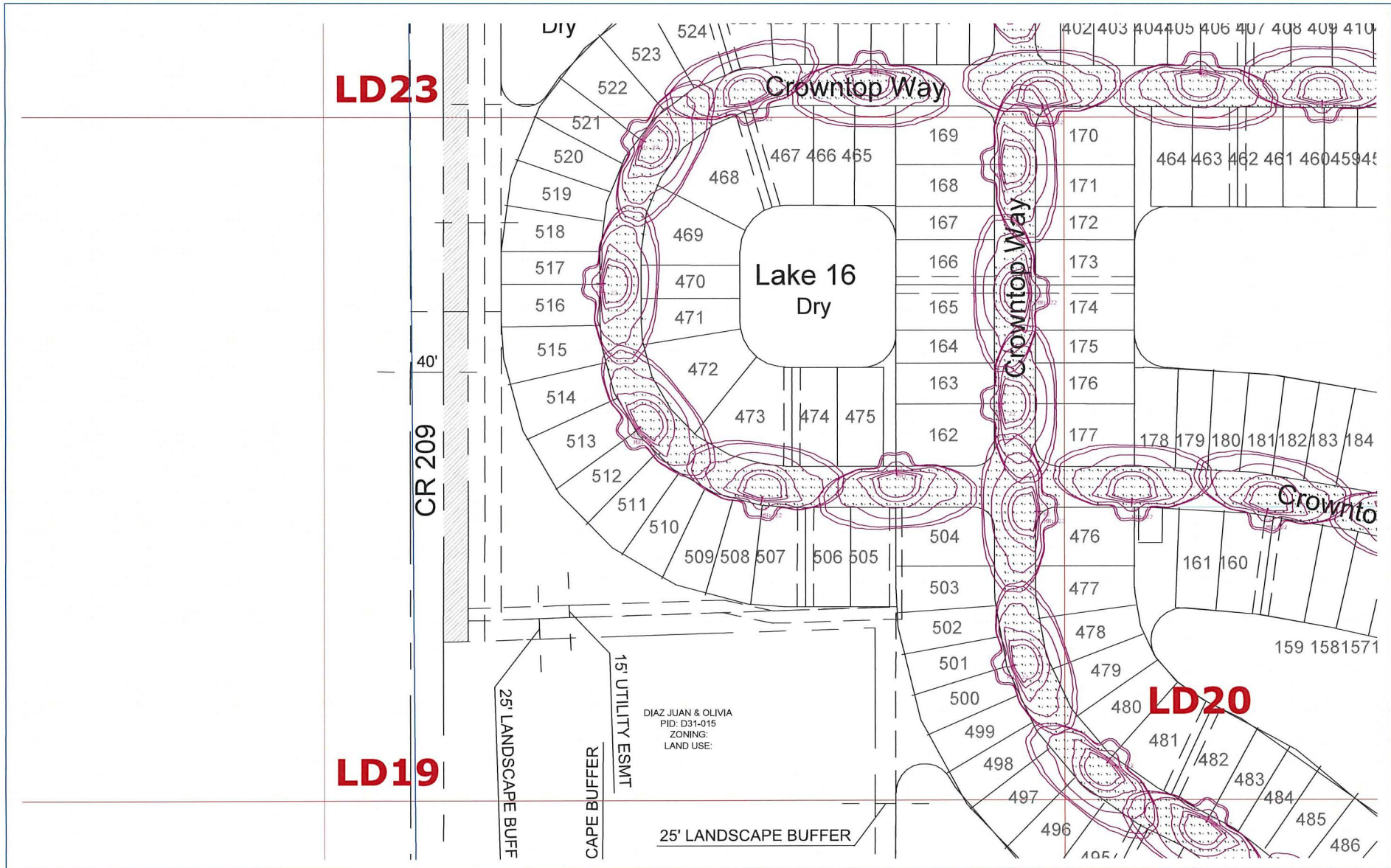
ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLOA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA

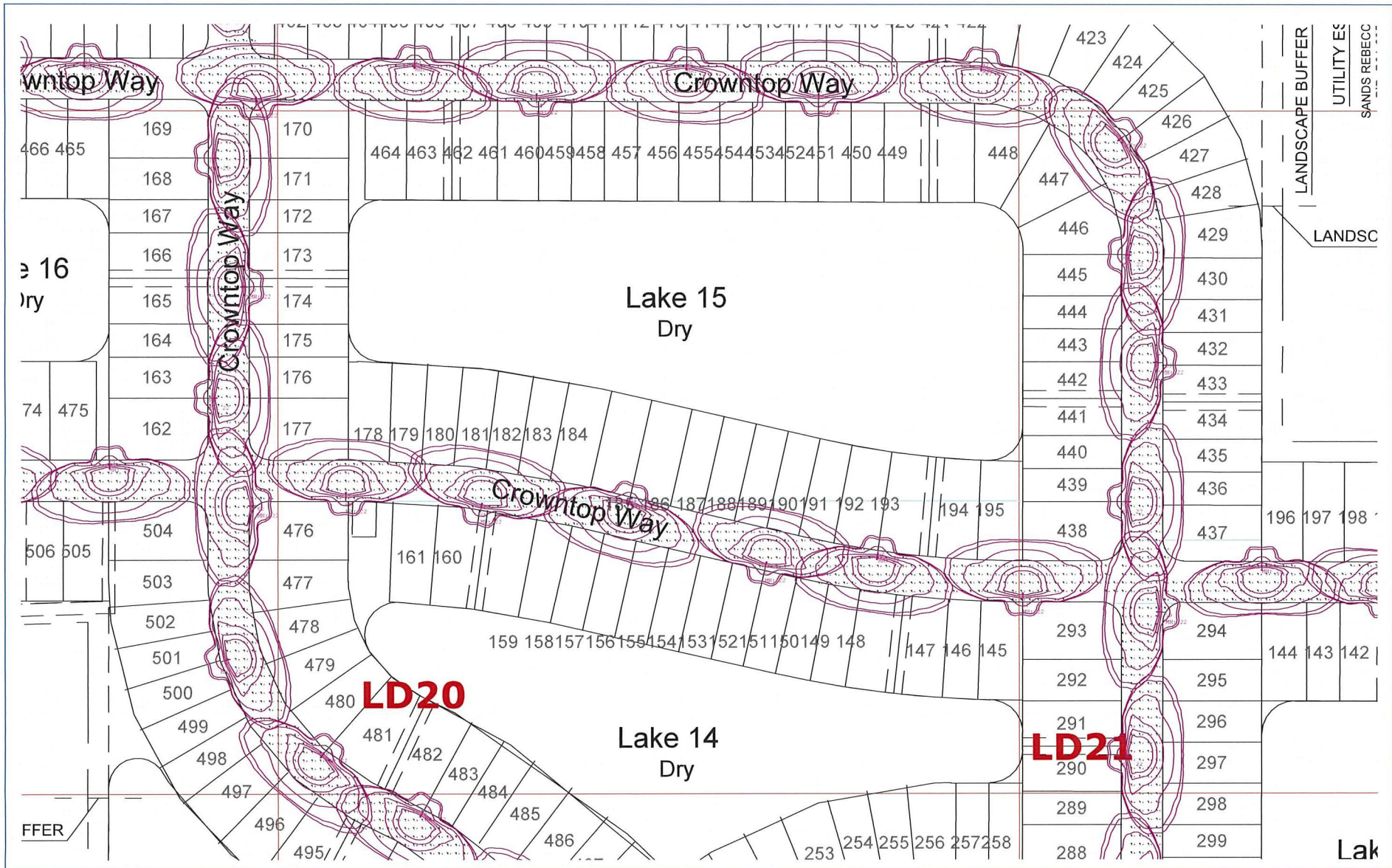
PROJECT: TWISTED OAKS

PHOTOMETRIC ANALYSIS

SHEET NO.
 1/1



REVISIONS		 SELS USA LLC 4747 Kester Mill Rd, Bldg B Winston-Salem, NC 27103 Phone (704) 495-3535	SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA PROJECT: TWISTED OAKS	PHOTOMETRIC ANALYSIS	SHEET NO. 1/1
DATE	DESCRIPTION				
		ENGINEER OF RECORD: MA. AID. ALEJANDRA ULLOA			



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DATE	DESCRIPTION	DATE	DESCRIPTION

SELS USA LLC
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SELS

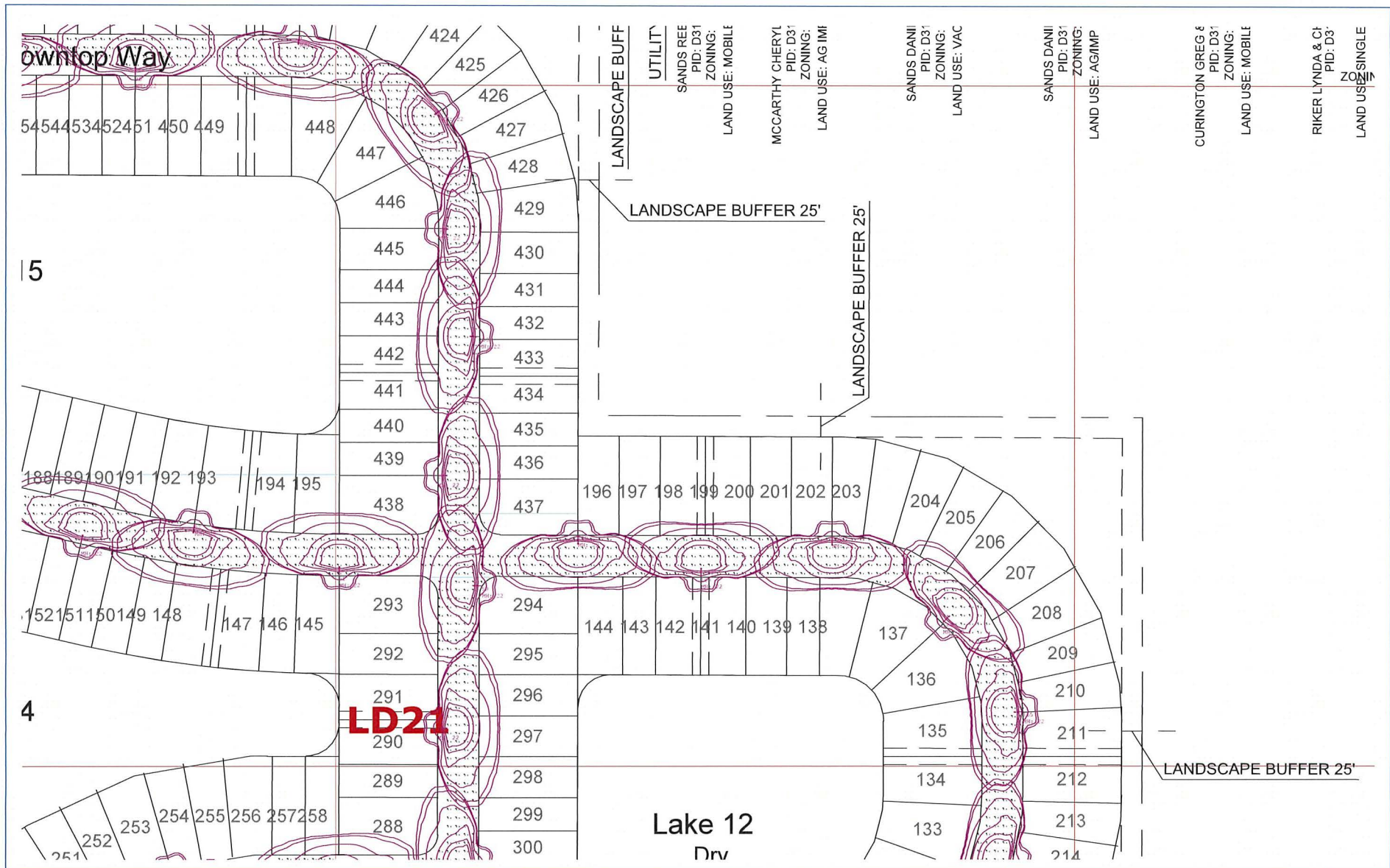
ENGINEER OF RECORD: MA. AID. ALEJANDRA ULLOA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA

PROJECT: TWISTED OAKS

PHOTOMETRIC ANALYSIS

SHEET NO.
 1/1



LANDSCAPE BUFF

UTILITY

SANDS REE
PID: D31
ZONING:
LAND USE: MOBILE

MCCARTHY CHERYL
PID: D31
ZONING:
LAND USE: AG IMI

SANDS DANI
PID: D31
ZONING:
LAND USE: VAC

SANDS DANI
PID: D31
ZONING:
LAND USE: AG/IMP

CURINGTON GREG &
PID: D31
ZONING:
LAND USE: MOBILE

RIKER LYNDIA & C
PID: D31
ZONING:
LAND USE: SINGLE

LD21

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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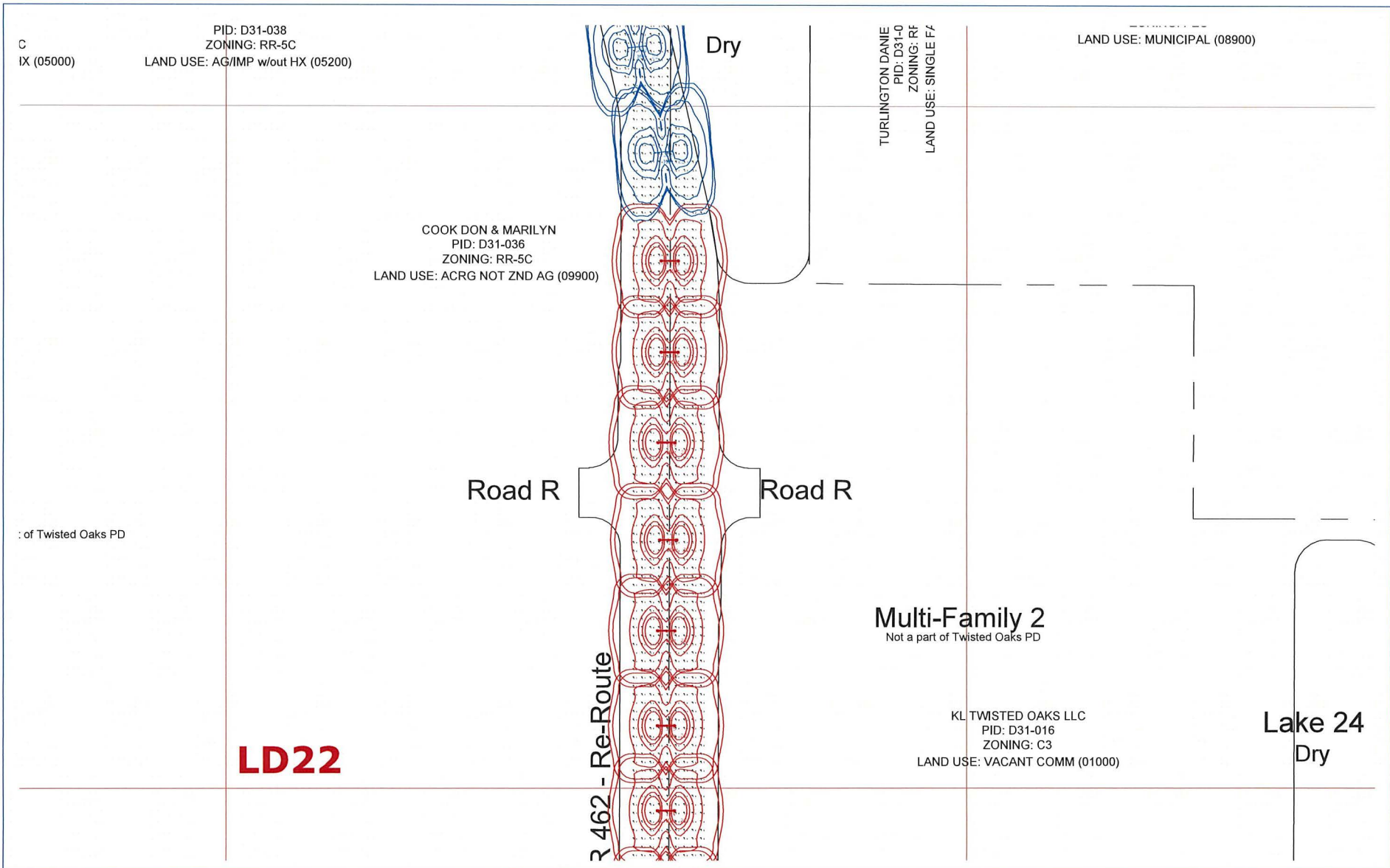
ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLOA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA

PROJECT: TWISTED OAKS

PHOTOMETRIC ANALYSIS

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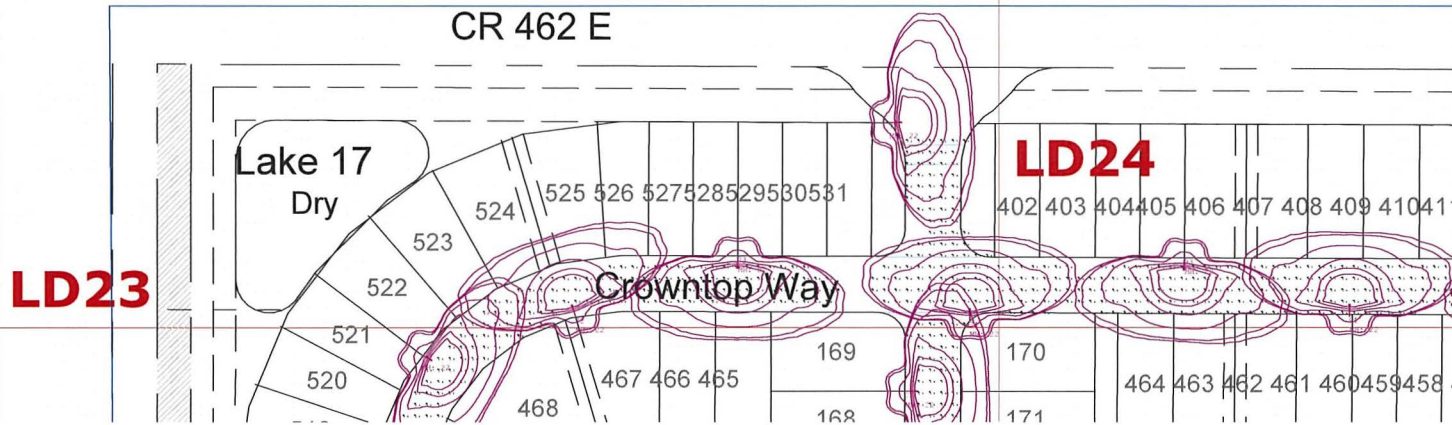
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EAST, SUMTER COUNTY, FLORIDA

PROJECT: TWISTED OAKS

PHOTOMETRIC ANALYSIS

SHEET NO.
1/1

NEWMONS L A & JACQUELINE
 PID: D30-031
 ZONING: RR-5C
 LAND USE: AG IMP w/ HX (05000)



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ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLOA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA

PROJECT: TWISTED OAKS

PHOTOMETRIC ANALYSIS

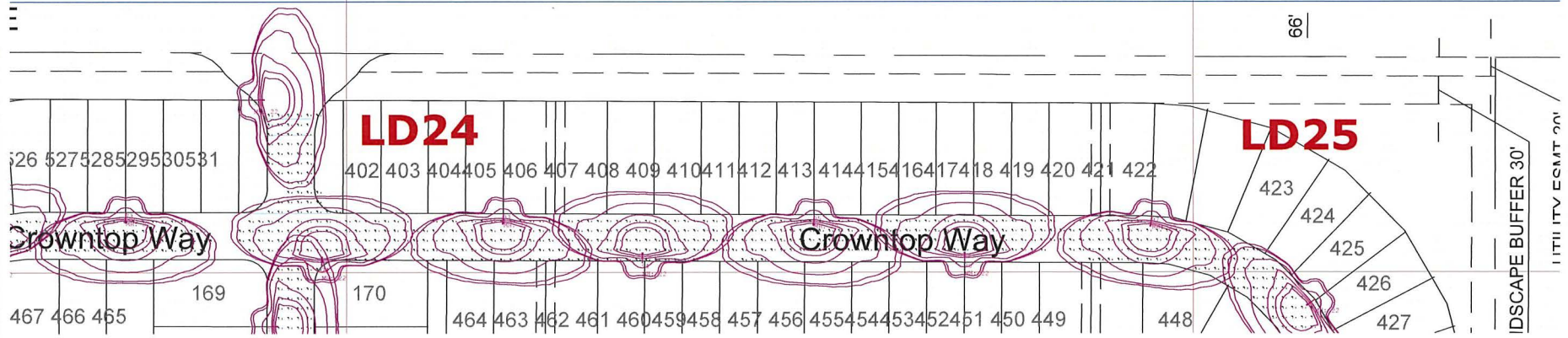
SHEET NO.
 1/1

NEWMONS L A & JACQUELINE
 PID: D30-031
 ZONING: RR-5C
 LAND USE: AG IMP w/ HX (05000)

BRINDAC DAVID A JR & KAYLA R H
 PID: D30-036
 ZONING: A10-C
 LAND USE: AG IMP w/ HX (05000)

KINNEY LANCE E & JAIMIE C
 PID: D30-081
 ZONING: RR-5C
 LAND USE: AGRICULTURAL (06000)

CRENSHAW DALE ANDERSON
 PID: D30-095
 ZONING: A10-C
 LAND USE: AGRICULTURAL (06000)



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



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 Phone (704) 495-3535

ENGINEER OF RECORD: MA. ALD. ALEJANDRIA ULLOA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA
 PROJECT: TWISTED OAKS

PHOTOMETRIC ANALYSIS

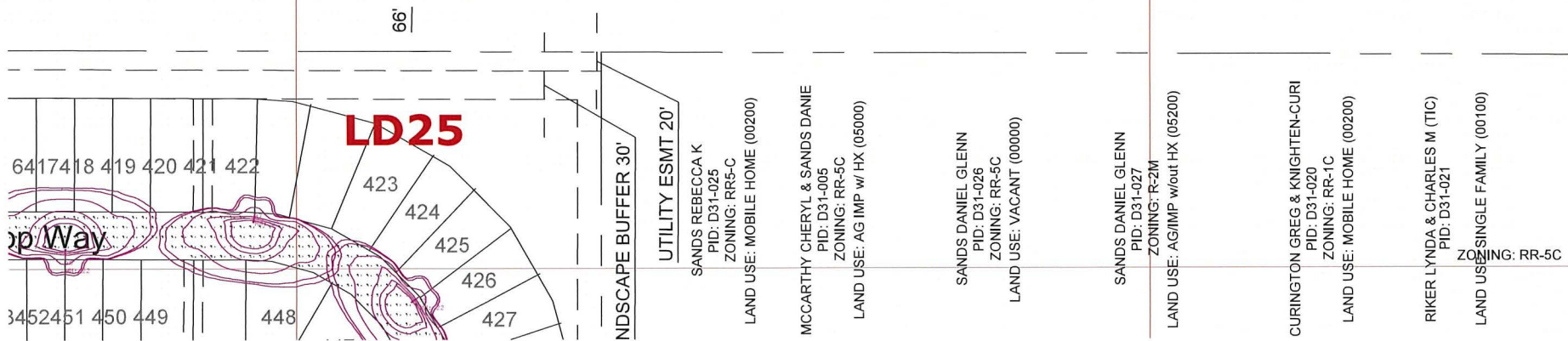
SHEET NO.
 1/1

RINDAC DAVID A JR & KAYLA R H
 PID: D30-036
 ZONING: A10-C
 LAND USE: AG IMP w/ HX (05000)

KINNEY LANCE E & JAMIE C
 PID: D30-081
 ZONING: RR-5C
 LAND USE: AGRICULTURAL (06000)

CRENSHAW DALE ANDERSON
 PID: D30-095
 ZONING: A10-C
 LAND USE: AGRICULTURAL (06000)

CRENSHAW GILBERT A & EDWENA GA
 PID: D30-014
 ZONING: A10-C
 LAND USE: AGRICULTURAL (06000)



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ENGINEER OF RECORD: MA. ALD. ALEXANDRA ULLOA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA

PROJECT: TWISTED OAKS

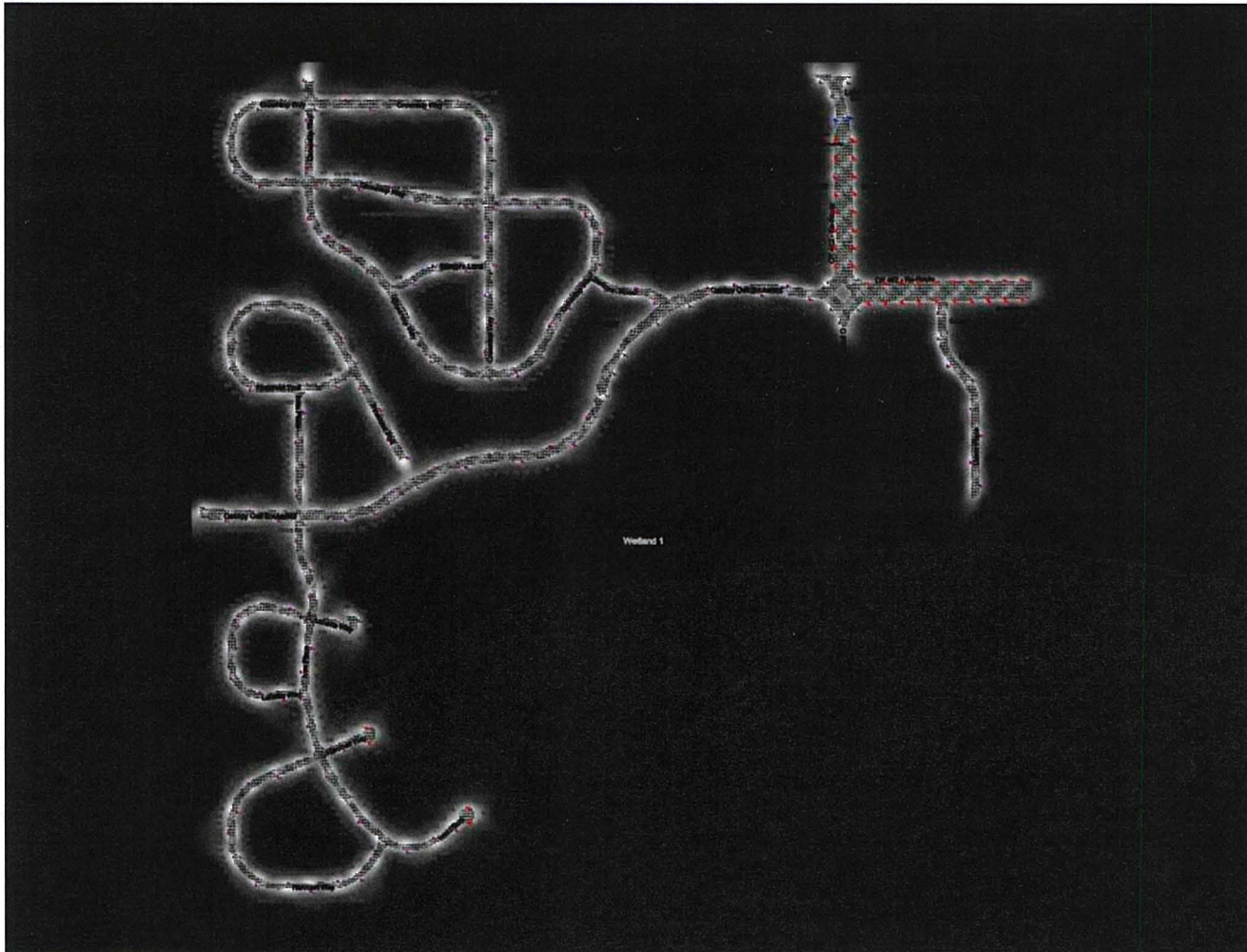
PHOTOMETRIC ANALYSIS

SHEET NO.
 1/1

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	Luminaire Watts
	17	2-XSPSM-D-HT-3ME-8L-40K7-UL-SV-1	Back-Back	2-XSPSM-D-HT-3ME-8L-40K7-UL-SV-1	66.29
	146	XSPMD-D-HT-2ME-12L-40K7-Ux-SV	Single	XSPMD-D-HT-2ME-12L-40K7-Ux-SV	95
	17	XSPMD-D-HT-3ME-12L-40K7-UL-SV	Single	XSPMD-D-HT-3ME-12L-40K7-UL-SV	95.47
	6	XSPSM-D-HT-3ME-8L-40K7-UL-SV-	Single	XSPSM-D-HT-3ME-8L-40K7-UL-SV-N	66.29
	2	2- XSPSM-D-HT-2ME-8L-40K7-Ux-SV-	Back-Back	2- XSPSM-D-HT-2ME-8L-40K7-Ux-SV-	69

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BERTRAM	Illuminance	Fc	1.23	3.2	0.4	3.08	8.00
BILTMORE LANE	Illuminance	Fc	1.02	2.7	0.4	2.55	6.75
CANOPY OAK BLOULEVAR PHASE 1	Illuminance	Fc	1.00	3.8	0.4	2.50	9.50
CANOPY OAK BOULEVARD	Illuminance	Fc	1.00	3.2	0.4	2.50	8.00
CR 462	Illuminance	Fc	1.00	3.4	0.4	2.50	8.50
CROWNTOP WAY	Illuminance	Fc	1.11	3.2	0.4	2.78	8.00
DOVER PLACE	Illuminance	Fc	1.16	3.2	0.4	2.90	8.00
HARCOURT WAY	Illuminance	Fc	1.08	2.8	0.4	2.70	7.00
IVES PLACE	Illuminance	Fc	1.07	2.7	0.4	2.68	6.75
IVES PLACE 2	Illuminance	Fc	1.14	2.9	0.4	2.85	7.25
LUNETTA WAY	Illuminance	Fc	1.05	3.1	0.4	2.63	7.75
PINECREST TRAIL	Illuminance	Fc	1.09	3.1	0.4	2.73	7.75

REVISIONS				 SELS USA LLC 4747 Keeler Mill Rd, Bldg B Whiston-Salem, NC 27103 Phone (704) 495-3535	SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA PROJECT: TWISTED OAKS	PHOTOMETRIC ANALYSIS	SHEET NO. 1/1
DATE	DESCRIPTION	DATE	DESCRIPTION				
				ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLOA			



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SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA

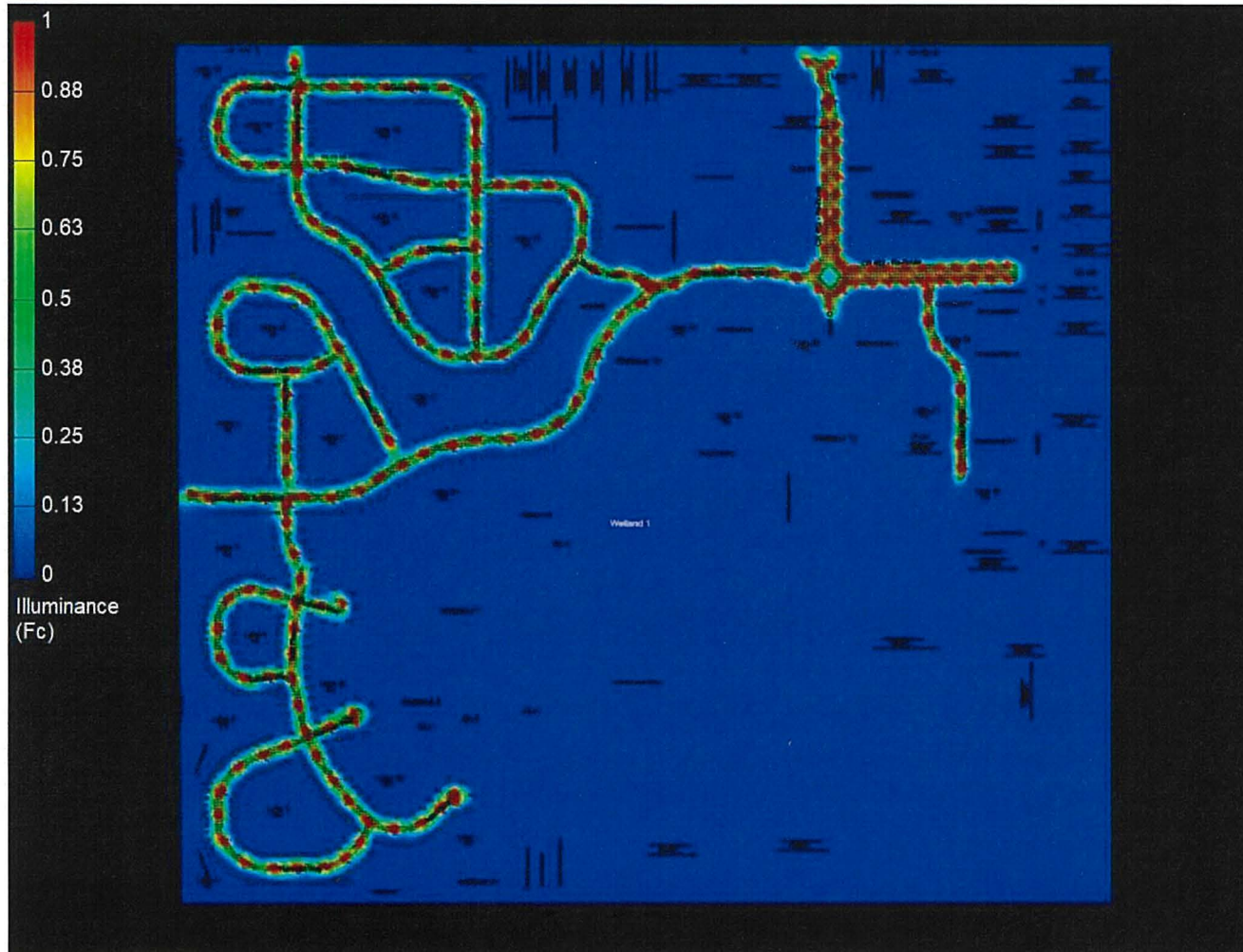
PROJECT:

TWISTED OAKS

PHOTOMETRIC ANALYSIS

SHEET
 NO.

1/1



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



SELS USA LLC
 4747 Kester Mill Rd, Bldg B
 Winston-Salem, NC 27103
 Phone (704) 495-3535

ENGINEER OF RECORD: MA. ALD. ALEJANDRA ULLOA

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23
 EAST, SUMTER COUNTY, FLORIDA

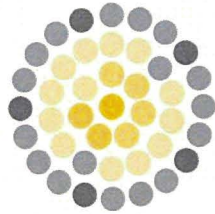
PROJECT:

TWISTED OAKS

PHOTOMETRIC ANALYSIS

SHEET
 NO.

1/1



SELS
SMART ERA LIGHTING SYSTEMS

SCOPE OF WORK

**TWISTED OAKS POINTE COMMUNITY
SOLAR STREET LIGHTS**

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Winston-Salem, NC 27103

SCOPE OF WORK Solar Lighting Delivery and Installation Twisted Oaks Community

This is a scope of work for the installation of solar lighting in the Twisted Oaks Community. It outlines the responsibilities of SELS Solar Lighting Contractor, and the Community Development District in carrying out the project.

1. Upon the agreement of the construction contract between SELS Twisted Pointe Community Development District, SELS will submit an initial invoice for down payment, percentage amount to be negotiated between the parties within one week of award notice. Subsequently, invoices will be submitted every four weeks throughout the construction process, with payment terms of 'net 30'.
2. SELS is responsible for performing all work in accordance with the plans, specifications, and contract documents as referenced in the contract. They will also coordinate with the Community Development District to obtain the necessary permitting. The scope of work does not anticipate any additional permitting required for construction.
3. The schedule of the construction project will be included as an appendix to the contract. SELS will provide a purchasing schedule with items to be purchased, lead times, PO# to vendor, and date required at the site. Ordering long-lead materials in a timely fashion is crucial to maintaining construction schedule targets. If any unforeseen delays occur, SELS will notify the Community Development District immediately.
4. SELS is responsible for coordinating with the engineering firm and the assigned contact for the project if any utilities are determined to be interfering with construction. SELS shall consult with the Project Engineer if utility exploration reveals utility conflict that cannot be avoided to identify acceptable relocation of pole location and receive written approval to adjust pole installation location.
5. SELS will provide adequate manpower to maintain the project schedule and coordinate with other contractors to minimize delays within their control. SELS will also furnish a full-time, competent, and professional work foreman who will be on the site to coordinate the work and make binding decisions on behalf of SELS.
6. SELS will maintain a record set of plans and specifications at the work site, which will be updated weekly. These plans will be marked up in detail in red to indicate changes, additions, and modifications to accommodate field and job site conditions. SELS will also provide a post-construction report, operations manuals, warranty certifications, etc. after completing the construction project.

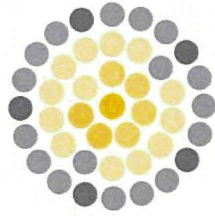
7. SELS has a tentative construction schedule of five units per day for a total of 100 installed units per month, working regular hours, with exceptions and allowances made for weather or other unforeseen circumstances.
8. Lastly, SELS will perform all work in accordance with local, city, state, and federal regulations and codes, as well as all other governing authorities having jurisdiction. In case of any conflicts between documents, scopes, and drawings, the solution that benefits the project will override and take precedence. Any conflicts should be addressed through the Request for Information (RFI) process for clarification.

Technical SCOPE OF WORK Solar Lighting Delivery and Installation Twisted Oaks Community

The Technical Scope of Work for Solar Lighting Installation outlines the requirements and specifications for the installation of solar lighting systems in Twisted Oaks Community Development. The following are the detailed explanations of each point:

1. The solar lighting systems and proposed design are based on the Florida Department of Transportation (FDOT) Design Manual, specifically on Topic: #625-000-002 Table 231.2.1 Lighting Initial Values Other Roadways. This ensures that the design meets the required standards and specifications set by FDOT.
2. The solar lighting units will be composed of round tapered aluminum poles and goose neck arm(s) with a solar panel mounted on top of the pole. The batteries and electronics will be housed in an enclosure located under the solar panel, which will be manufactured with NEMA standards. The pole, mast arm(s), and solar panel brackets will be coated with baked thermoset powder in the desired color (to be specified by the customer). Power storage will use lithium iron phosphate batteries (LiFePO₄), and the capacity will be varied based on load and location. All brackets and hardware will be manufactured with 316 stainless steel to ensure corrosion resistance.
3. All pole installations are based on specs as direct burial, according to specs. SELS will design the best method and procedure of installation for the direct burial pole with a certified structural engineer on the state of Florida after the contract is awarded.
4. All lighting systems will be equipped with Lora WAN (Long Range Wide Area Network) communication protocol to control and monitor function remotely - Smart City Capabilities. The communication system will require 3-4 gateways that shall be installed on lighting poles throughout the project site.

5. Installation of a given unit will be completed in stages according to Twisted Oaks Community Development. The first stage is to install the pole unit. The second stage consists of installing all hardware to the pole, including the solar panel, lamp, electronics, enclosure, batteries, etc., and commissioning the powering-on of the unit to function autonomously and at full function.
6. The total project consists of 188 poles throughout the length of the roadways on Twisted Oaks Community Development. Installation shall be completed in several phases of 100 poles each.
7. All soil, grass, and landscaping shall be returned to its original state following excavation of soil for installation of the foundation. This ensures that the installation does not damage the surrounding environment.
8. Prior to installation, SELS shall lay out all new lamp locations by additional survey and inspect for utility conflicts at each location where utility conflict is uncertain. SELS shall coordinate with Project Engineer to determine a suitable relocation point should there be unavoidable utility conflicts discovered at planned installation location.
9. SELS shall establish a staging location for equipment and supplies for the project. This ensures that all the required equipment and supplies are readily available during the installation process.
10. SELS shall coordinate with other project contractors to minimize conflicts during the parallel construction and installation. This ensures that the installation process does not interfere with other ongoing construction activities on the site.



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ALR CALCULATION OPTION

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Lighting System Performance Report

Project Name

Twisted Oaks Community Development District
 Roadway Lighting

Location

Wildwood, FL
 (28.86, -82.04)

System Configuration

	Total LED Load	120 W		
PV Wattage	285 W	Battery Capacity	102.6 A-h	
PV Angle (from horizontal)	35 Deg	Battery Voltage	25.6 V	
Azimuth Angle	180 Deg	Battery Quantity	1 Ea	
		Battery Type	LiFePO ₄	

Location Characteristics

	Daily Average Peak Sun Hours	Daily Average PV Energy Collection
October	5.87 hrs	1338.36 Watt-hrs
November	5.24 hrs	1194.72 Watt-hrs
December	4.84 hrs	1103.52 Watt-hrs
January	5.31 hrs	1210.68 Watt-hrs
February	5.25 hrs	1197 Watt-hrs

Charging performance from PV module derated to 80% to account for surface degradation and internal cell degradation over 25 year lifetime.

Operating Profile (Longest Night)

Dec 21 Sunset: 5:41 pm || Dec 22 Sunrise: 7:16 am || Length of Night: 12hrs, 35min

Load Usage (per night) 12 hrs
 Dimming Profile SMART MODE

Performance Characteristics

December Array : Load Ratio	1.31
Battery Autonomy (Hours)	30.77 hrs
Battery Autonomy (Nights)	4.40 days

To ensure maximum operational life, power storage performance derated to include maximum depth of discharge limited to 80%.

Note: User defined adjustments may be made by the project owner using SELS' online lighting control platform. The solar lighting controller uses a built-in real-time clock allowing for dusk to dawn transition detection and user selected parameters.

4

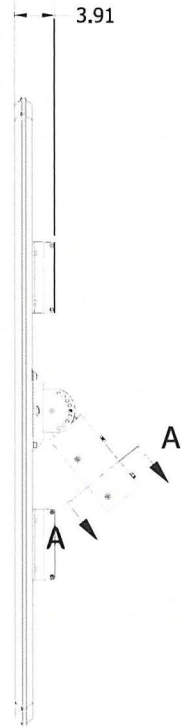
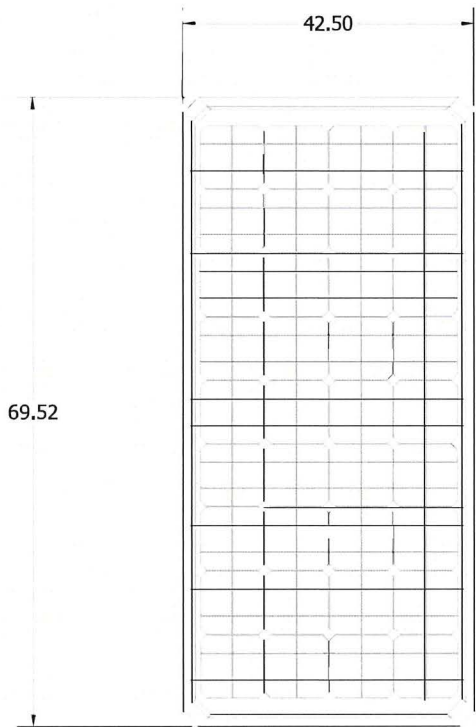
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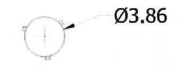
B

B



NOTES:

285W MONOCRYSTALLINE PV MODULE
 102 Ah | 25.6V LiFePO₄ BATTERY TOTAL
 WEIGHT: 108 LBS



SECTION A-A
 SCALE 1 / 12

A

A

REV	DESCRIPTION	DATE	DRAWN
			Garrett Higgins
		2/28/2023	
			CHECKED
			APPROVED
			MFG
			MATERIAL



SELS USA LLC
 Winston-Salem, NC 27103
 Engineering@selsled.com

TITLE

285W STL-PRO OVERVIEW

SIZE

B

SCALE 1 / 12

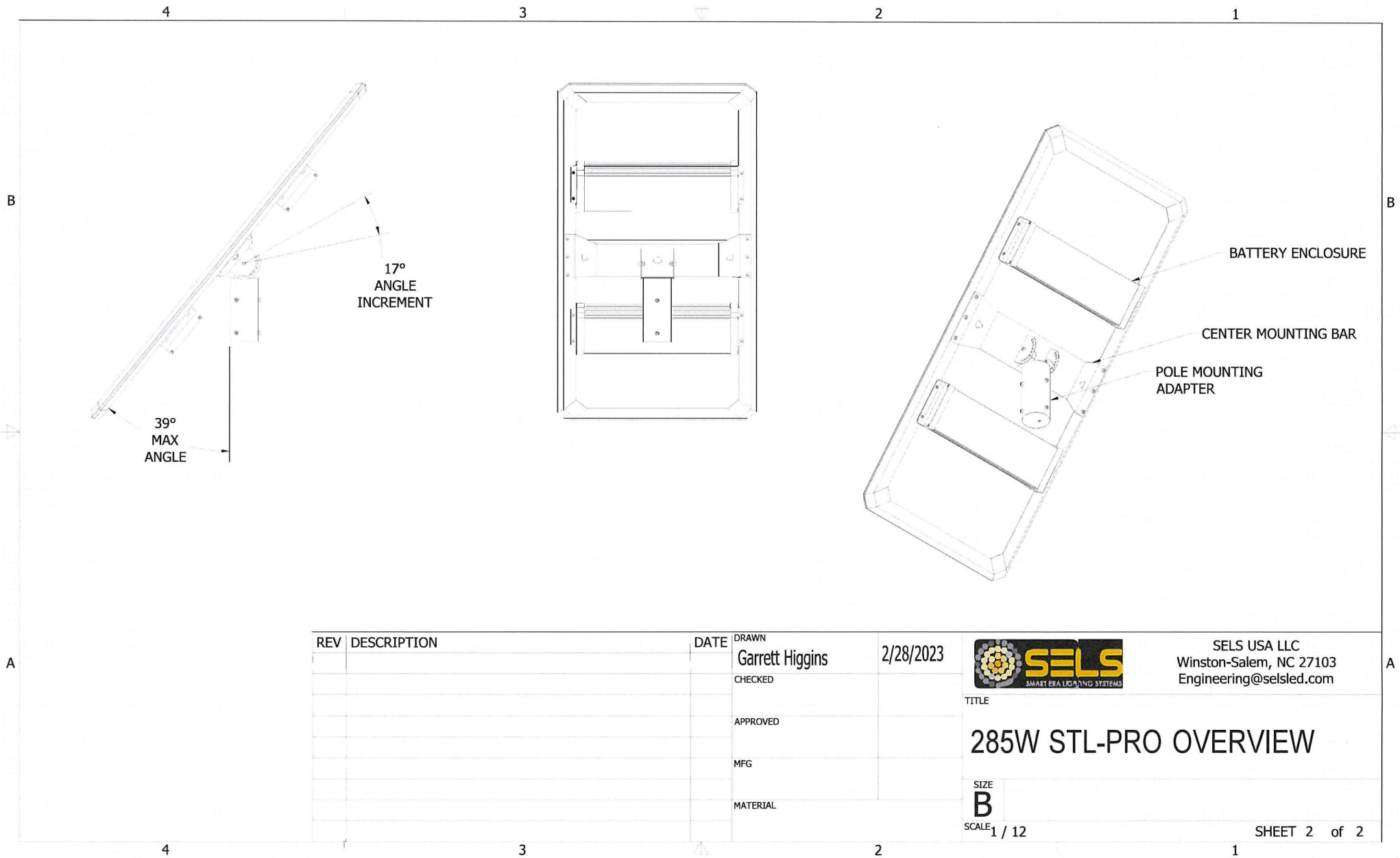
SHEET 1 of 2

4

3

2

1



REV	DESCRIPTION	DATE

DRAWN
Garrett Higgins
 2/28/2023
 CHECKED
 APPROVED
 MFG
 MATERIAL



SELS USA LLC
 Winston-Salem, NC 27103
 Engineering@selsled.com

TITLE

285W STL-PRO OVERVIEW

SIZE
B

SCALE 1 / 12

SHEET 2 of 2



Lighting System Performance Report

Project Name

Twisted Oaks Community Development District
 Roadway Lighting

Location

Wildwood, FL
 (28.86, -82.04)

System Configuration

	Total LED Load	90 W		
PV Wattage	210 W	Battery Capacity	122.4 A-h	
PV Angle (from horizontal)	35 Deg	Battery Voltage	12.8 V	
Azimuth Angle	180 Deg	Battery Quantity	1 Ea	
		Battery Type	LiFePO ₄	

Location Characteristics

	Daily Average Peak Sun Hours	Daily Average PV Energy Collection
October	5.87 hrs	986.16 Watt-hrs
November	5.24 hrs	880.32 Watt-hrs
December	4.84 hrs	813.12 Watt-hrs
January	5.31 hrs	892.08 Watt-hrs
February	5.25 hrs	882 Watt-hrs

Charging performance from PV module derated to 80% to account for surface degradation and internal cell degradation over 25 year lifetime.

Operating Profile (Longest Night)

Dec 21 Sunset: 5:41 pm || Dec 22 Sunrise: 7:16 am || Length of Night: 12hrs, 35min

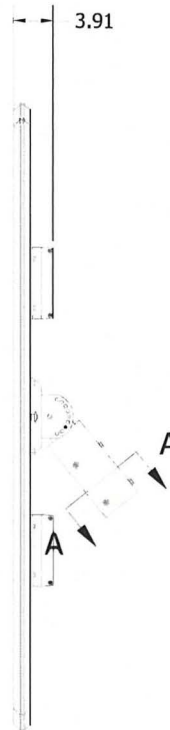
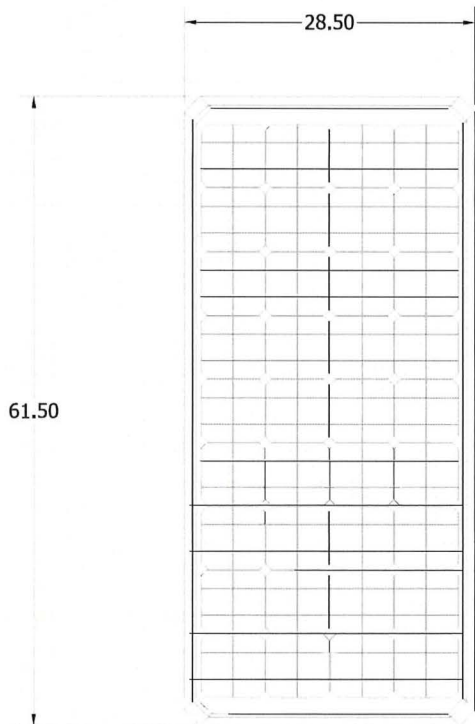
Load Usage (per night) 12 hrs
 Dimming Profile SMART MODE

Performance Characteristics

December Array : Load Ratio	1.31
Battery Autonomy (Hours)	24.47 hrs
Battery Autonomy (Nights)	3.50 days

To ensure maximum operational life, power storage performance derated to include maximum depth of discharge limited to 80%.

Note: User defined adjustments may be made by the project owner using SELS' online lighting control platform. The solar lighting controller uses a built-in real-time clock allowing for dusk to dawn transition detection and user selected parameters.



NOTES:

210W MONOCRYSTALLINE PV MODULE
 122.4 Ah | 12.8V LiFePO₄ BATTERY
 TOTAL WEIGHT: 72LBS



SECTION A-A
 SCALE 1 / 12

REV	DESCRIPTION	DATE	DRAWN
			Garrett Higgins
			2/28/2023
			CHECKED
			APPROVED
			MFG
			MATERIAL



SELS USA LLC
 Winston-Salem, NC 27103
 Engineering@selsled.com

TITLE
210W STL-PRO OVERVIEW

SIZE
B
 SCALE 1 / 12

4

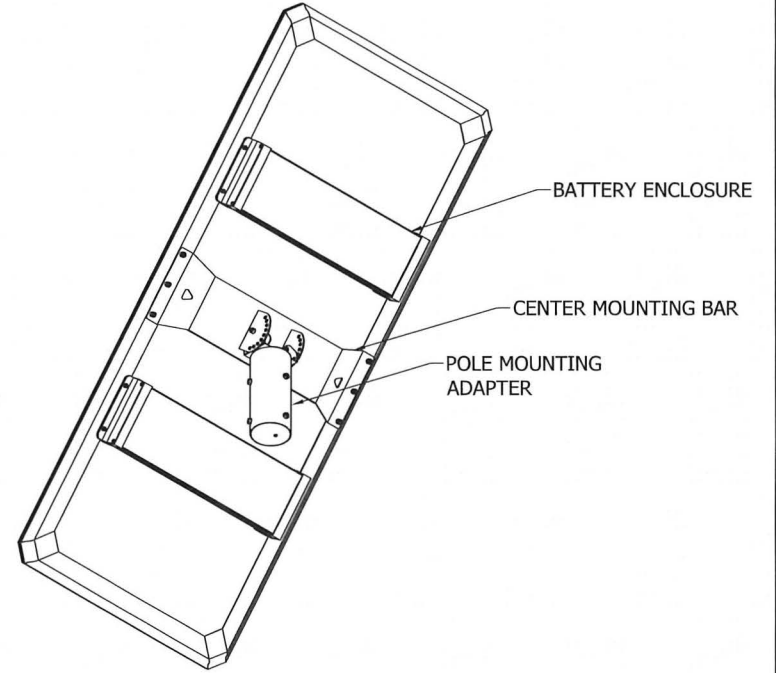
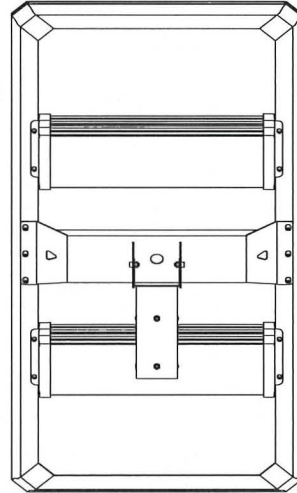
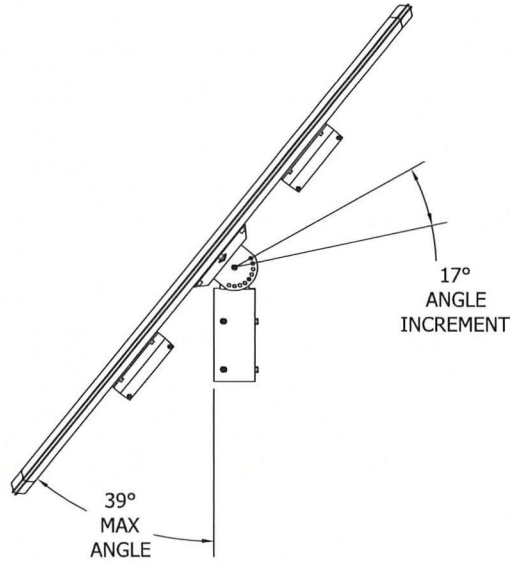
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B

B



A

A

REV	DESCRIPTION	DATE	DRAWN
			Garrett Higgins
			CHECKED
			APPROVED
			MFG
			MATERIAL

2/28/2023



SELS USA LLC
 Winston-Salem, NC 27103
 Engineering@selsled.com

TITLE

210W STL-PRO OVERVIEW

SIZE

B

SCALE 1 / 12

SHEET 2 of 2

4

3

2

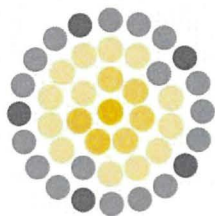
1

Explanation of Solar System Design

When designing a complete solar powered system, SELS begins with the worst-case load usage, usually winter solstice for a lighting system. To reliably estimate the optimum solar power production to sustain the system indefinitely, we base all calculations around the specific location where the system will be installed. Additionally, because the sun does not shine the same in all locations, we rely on data compiled over decades by the US Department of Energy's National Renewable Energy Lab (NREL). The system sizing is based on Typical Meteorological Year data sets derived from at least 15 years of data in the National Solar Radiation Database (NSRDB), considering also temperature, angle of the solar panel relative to the horizon, and direction of panel relative to the polar azimuth.

Though the design calculations are quite complicated, we can break down the reliability and performance of a solar power system to a single number called Array-to-Load Ratio (ALR). This is an easy to understand concept describing the amount of energy that can be conservatively expected to be generated and stored to the system batteries on a given day, relative to the amount of energy used by the electronic loads of the system. An ALR over 1.3 can be expected to be exceptionally reliable and with SELS' other system design parameters, is guaranteed to operate without failure for 365 days a year, for many years. SELS has hundreds of solar lighting systems installed around the world dating back to 2013 with zero outages or failures. Based on system location and load usage, the proposed design achieves an ALR over 1.31 with true battery backup of over 3.50+ DAYS.

Battery autonomy is defined as the battery's ability to support the system load, under normal operating conditions, with no charging input to the battery. When considering total battery capacity, it is important to differentiate between usable capacity and nameplate capacity. Usable capacity varies based on battery chemistry and treatment. In the case of Lithium Iron Phosphate, we limit the discharge to 80% to maximize the life of the battery system and improve cycle performance.



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SELS - Smart Era Lighting Systems
 4747 Kester Mill Rd, Bldg B
 Winston-Salem, NC 27103

Quote

704-495-3535
arandall@selsolar.com
 CustomerService@selsled.com

OPTION 1

Date: 3/22/2023

Quote Number: 12531

To: TWISTED OAKS POINTE COMMUNITY DEVELOPMENT
 Craig Wrathell
 gillyardd@whhassociates.com

Reference: TWISTED OAKS COMMUNITY DEVELOPMENT DISTRICT - STREET LIGHTS

Qty	Description of Goods & Services	Price	Total
169	Solar Street Light, 210W Solar Panel, LifePo4 Batteries, 122,4 Ah, 12.8V, LED Output from Bell head, 90W Multiple Light Distrubution according to photometrics, I,II, III, IV, V, Color Temperature 4000k	\$ 3,325.00	\$ 561,925.00
19	Solar Street Light, 285W Solar Panel, LifePo4 Batteries, 102,6 Ah, 25.6V, LED Output from Bell head, 120W Multiple Light Distrubution according to photometrics, I,II, III, IV, V, Color Temperature 4000k	\$ 4,425.00	\$ 84,075.00
188	Round Tapered Direct Burial Aluminum Pole with Goose Neck arm	\$ 1,380.00	\$ 259,440.00
188	Installation Services per Solar Lighting System	\$ 1,425.00	\$ 267,900.00
4	Product Delivery Schedule	\$ 3,200.00	\$ 12,800.00
<p>NOTE: Tax exempt status at time of order</p> <p>NOTE: Quote Valid: 60 Days</p> <p>NOTE: The delivery schedule adheres to the prescribed time frame of 30 days subsequent to receiving a written request from the district.</p>			
		Amount	\$ 1,186,140.00
		Tax	
		Total Quotation Price	\$ 1,186,140.00

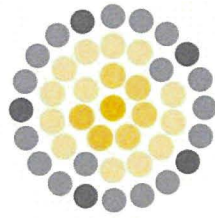
This material is intended solely for use by the addressee and its agents at addressee organization. This quote request is sent to compare available offers and does not imply entering into a legally binding agreement. Quote valid for 60 days from date of issue.

Wire Payment Information

Bank Name:	Truliant Bank
Account Name:	SELS USA LLC
Account Number:	400056013926
Fed Wire:	253177832

For and on behalf of
 SELS USA LLC

www.SELSLED.com



SELS
SMART ERA LIGHTING SYSTEMS

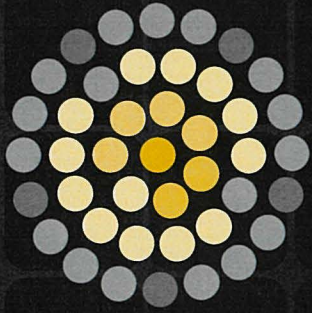
SMART CITY CAPABILITIES

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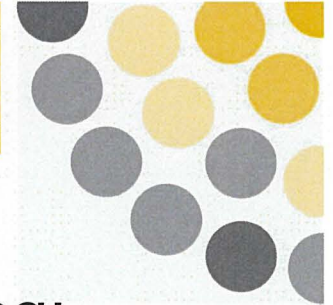
SMART ERA LIGHTING SYSTEMS

US HEADQUARTERS
ADDRESS: 4747 KESTER MILL RD, PHONE: +1 (704) 495-3535
WWW.SELSLED.COM

STREET LIGHT
MANAGEMENT PLATFORM



Smart Solar Streetlighting Control System by SELS



Networked control system addresses the following:



No Lighting Control

No ongoing control option for changing environmental needs



High Sustained Cost

Potential labor burdens and power costs associated with device modifications



Waste

Ineffective lighting strategy resulting in wasted power



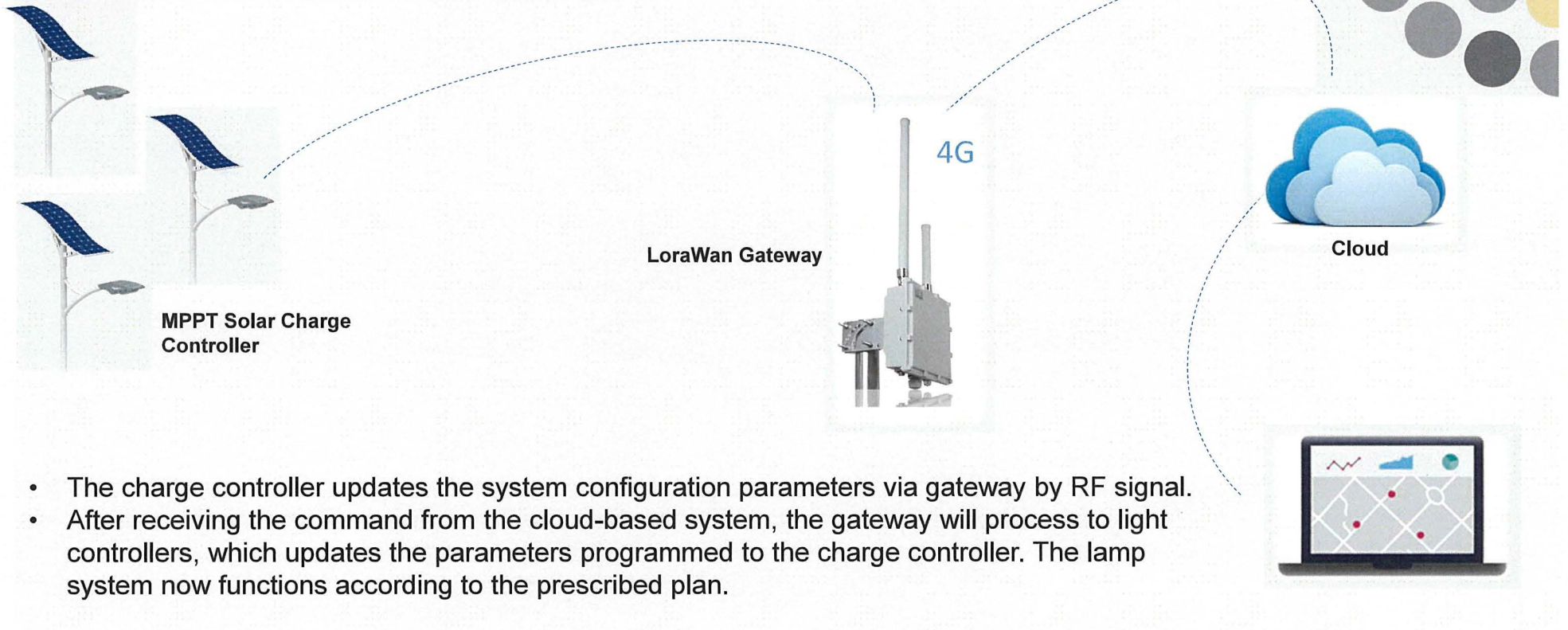
SELS Smart Street Lighting?



- Long Range
- Wide Area, Low Power Consumption
- Low Deployment Cost
- Bi-direction
- Standard LoRaWAN Network/Application Server
- Convenient Installation
- Easy Network Establishment
- Quick LoRa Devices Added
- Easy Maintenance



Control System Outline



- The charge controller updates the system configuration parameters via gateway by RF signal.
- After receiving the command from the cloud-based system, the gateway will process to light controllers, which updates the parameters programmed to the charge controller. The lamp system now functions according to the prescribed plan.



Control System Specs



WE-GM-10 series gateway is a communication gateway based on LoRaWAN protocol standard. It is a key node device for building low-power wide area networks. The gateway has full-duplex data forwarding capability, meeting the requirements of high communication distance and low power consumption. Used in conjunction with SELS' LoRa enabled solar lighting controller, the user may network up to 2,000 nodes

12V~36V wide voltage DC input

Conforms to LoRaWAN wireless transmission protocol to support transmission and reception of full-duplex LoRa communication

Support multiple network access methods such as 2G/3G/4G and LAN

Adaptive data transfer rate

Output power up to 23dBm

Sensitivity dropped to -142.5dBm

Supports 8 channels concurrently, with up to 2,000 accessible nodes

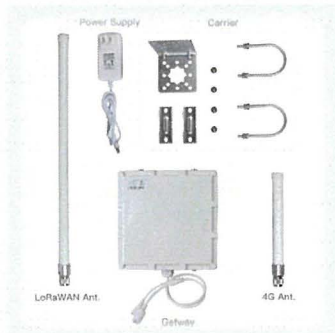
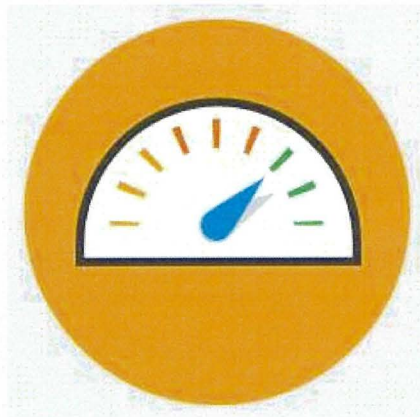
The farthest transmission distance is 15km (line of sight), 2km (city distance)

Supports various operating frequencies such as US915MHz, EU868MHz, CN470MHz, AU915MHz

Effective lightning protection grounding protection



Performance Parameters



Communication parameters:

Operating frequency:
US915MHz/EU868MHz/CN470MHz/AU915MHz

Channels: 8 125KHz, rate adaptive, support for spreading factor SF7-SF12

Transmit power: < 23dBm

Receive sensitivity: > -142.5dBm

Transmission distance: 2Km (city) / 15Km (line of sight)

Access method: LAN, 2G/3G/4G

Data Protocol: UDP/TCP/MQTT

LoRa antenna: T-NC female interface

4G antenna: T-NC female interface



SELS Smart Street Light Controller (Nodes)



No-Load-Loss: 42mA/12V; 23mA/24V

System Voltage: 24V

Charging Current: 15A

Max.Solar Panel Power: 200W/12V; 400W/24V

Solar Panel Input voltage: <60

MPPT Tracking Efficiency: >99%

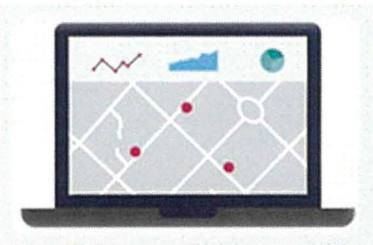
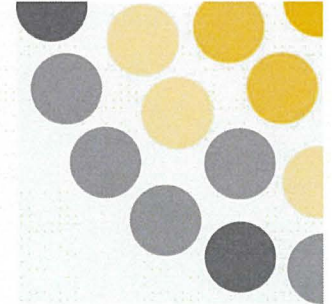
Charging Conversion Efficiency: 93% to 96%

Load Conversion Efficiency: 92% to 96%

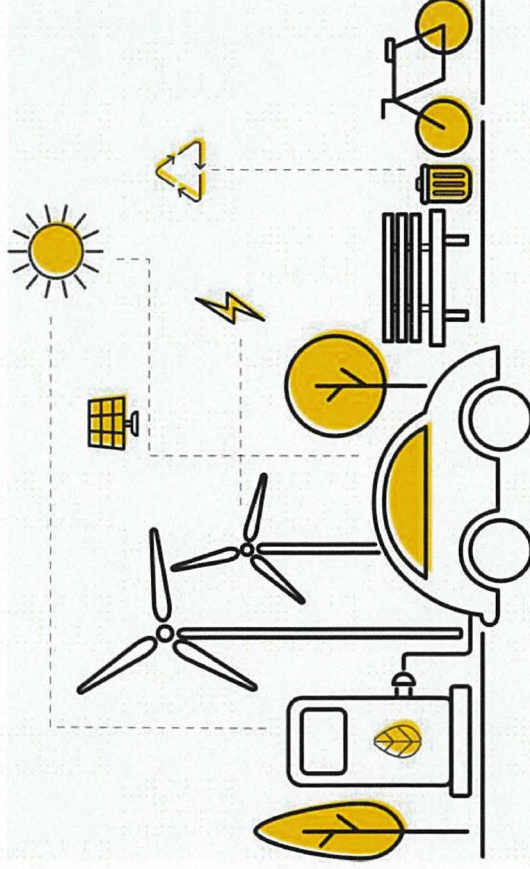
Output Current: 70mA to 5600mA

Load Current Accuracy: Load Current>300mA

Max Load Power: 80W/12V; 160W/24V



SELS Street Light Management Platform



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SELS Solar Lighting

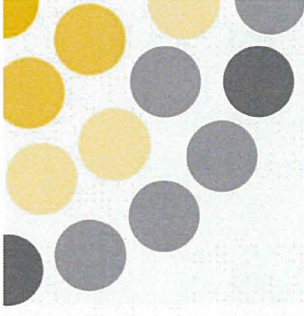
Welcome Page

A screenshot of the SELS Street Light Management Platform login page. The page features a dark background with a long-exposure photograph of a highway at night, showing light trails from cars. In the top left corner, the SELS logo is displayed, consisting of a circular icon of dots and the text "SELS SMART ERA LIGHTING SYSTEMS". The main content area is white and contains the following elements:

- The heading "Welcome" in a large, serif font.
- The sub-heading "SELS Street Light Management Platform" in a smaller, sans-serif font.
- A text input field with a person icon and the placeholder text "-Please enter your account name".
- A text input field with a lock icon and the placeholder text "-Please enter your login password".
- A checkbox labeled "Remember password" which is checked.
- An orange rounded rectangular button with the text "Sign In".



Main Page



Notice: No announcement information!

SELS



Project Summary

Show your general project situation, real-time data, project editing, permission allocation, manage project grid and street lamp attribute association to provide you with a concise project overview.



Project management

View and manage your device information and various editing settings according to the project classification. Flexibly use the grouping strategy to control large area switch, brightness and so on.



Video surveillance

Display all surveillance videos, real-time synchronous viewing, playback, probe direction can be flexibly controlled.



Weather monitoring

Display the surrounding environment information detected by intelligent devices, multi-faceted auxiliary setting of the correct brightness strategy of switching lights, so that the lighting control equipment more in line with the needs of life.



GIS map

GIS uses fully display the lighting control under the flag and display differently according to different equipment types and different equipment status, so as to facilitate users to quickly view and control the operation accordingly.



Alarm maintenance

Remind the wear and tear status of the equipment in real time, manage the basic information of the maintenance personnel, and quickly check the work status of the maintenance personnel.



Historical data

Through lists, histograms and polygonal maps to show the trend of data verification, flexible selection of equipment for comparative operation, so that equipment management is clearer and reporting is simpler.



User management

View your basic personal information, as well as geographical and permission information, to control the various permissions of your sub-account.



Operation log

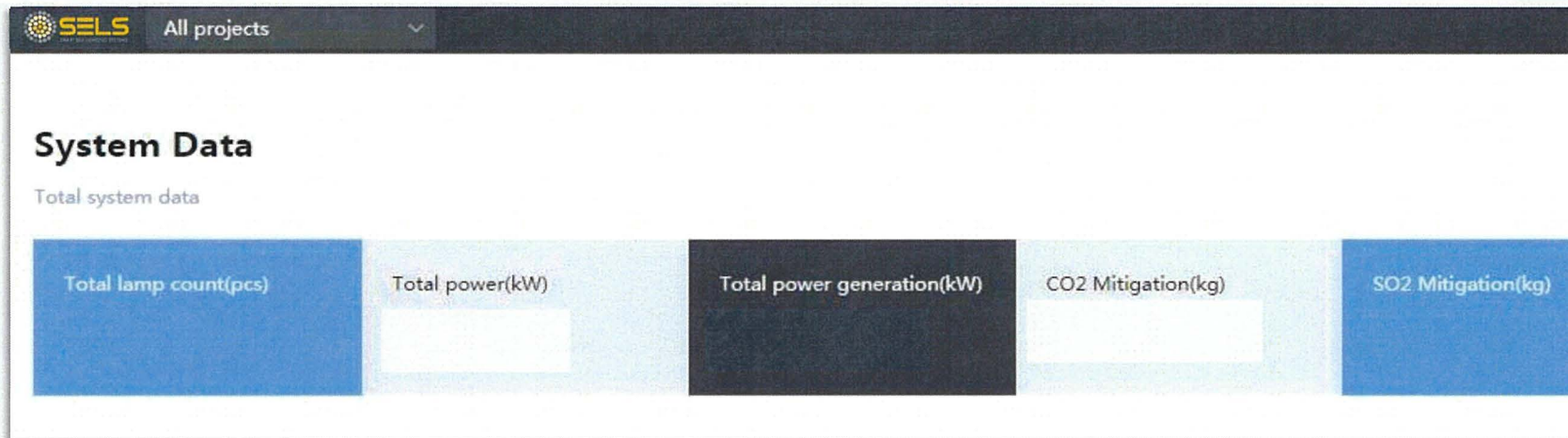
Real-time display platform account operation status, keyword query, classification search, fast traceability of historical operation.



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SELS Solar Lighting

System Data



Project Summary

Show your general project situation, real-time data, project editing, permission allocation; manage project grid and street lamp attribute association to provide you with a concise project overview

Shows total lamps currently managed by your account



Project Management

SELS Notice: project 005541 street lamp has been over release, please enter the page of alarm maintenance to check the details, and deal with it in time!

lumbering : 0 ...

26 Total lamps count(pcs)

1 Total gateways count(pcs)

26 100% Total online count(pcs)

3 11.54% Total light count(pcs)

0 0% Total fault count(pcs)

Today Sun 10-13 Mon 10-14 Tue 10-15 Wed 10-16 Thu 10-17 Fri 10-18

Cloudy Light Rain Light Rain Light Rain Light Rain Light Rain Light Rain

07:00 18:45

21°C / 15°C 19°C / 12°C 22°C / 14°C 21°C / 13°C 21°C / 14°C 21°C / 12°C

26/26 All Off-line Warning Add Lamp Batch Update

Search by lamp number search

Export Excel Field management Refresh strategy

+ Add Project

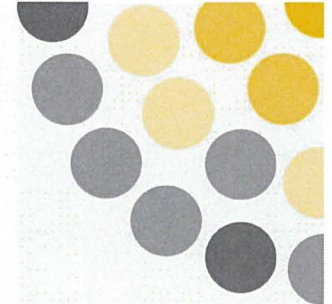
Number	Lamp number	Road	Lamp status	Network status	Update time	Wireless module address	Lamp power(W)	Charging stage	Battery volt	Operation
1	000001	环湖路	off		2019-10-12 15:0...	06300938	0	Floating	27.4	Detail Modify Record GIS Parameter
2	000002	环湖路	80		2019-10-11 21:3...	00001479	12.96	There is no charge	26	Detail Modify Record GIS Parameter
3	000003	环湖路	off		2019-10-06 15:3...	00000066	0	Floating	27.3	Detail Modify Record GIS Parameter
4	000004	环湖路	off		2019-10-12 10:2...	00001352	0	Improve charging	28.7	Detail Modify Record GIS Parameter
5	000005	环湖路	off		2019-10-02 05:2...	00000027	8.31	There is no charge	25.5	Detail Modify Record GIS Parameter

User can monitor and manage all the lamps under the same project.



www.selsled.com

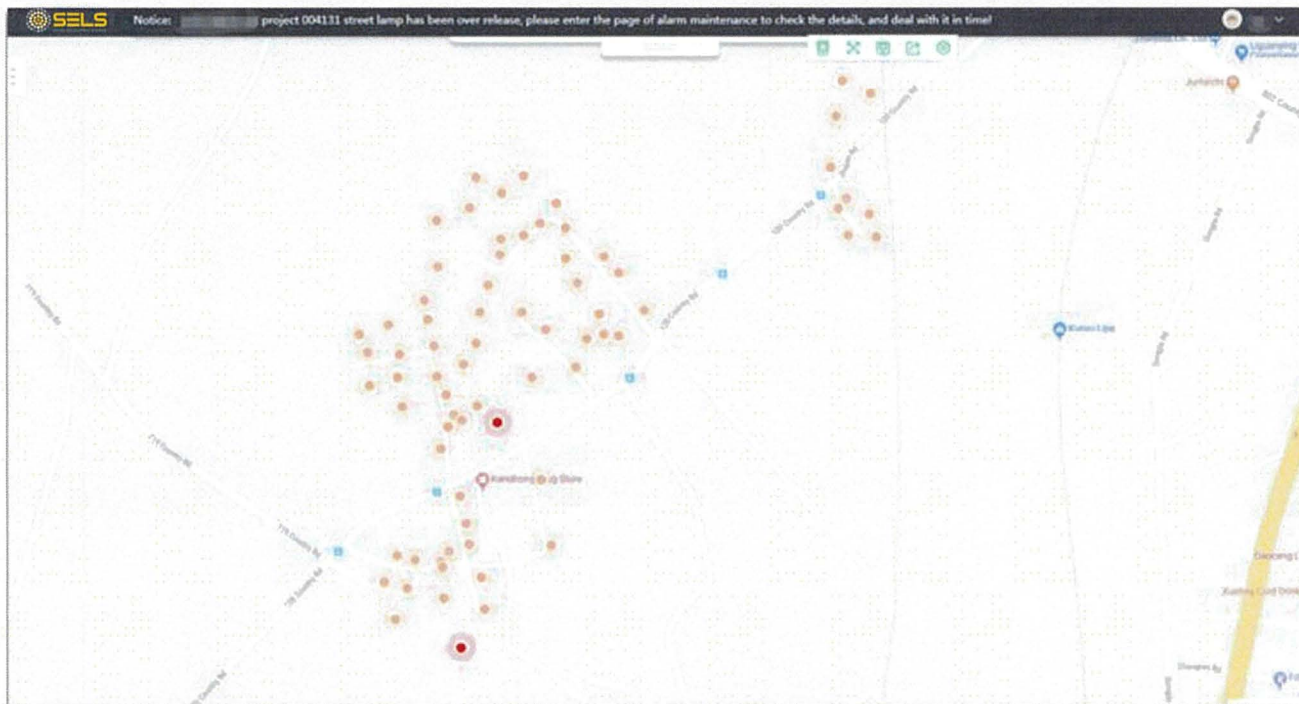
SELS Solar Lighting



project management

View and manage your device information and various editing settings according to the project classification, flexibly use the grouping strategy to control large area switch, brightness and so on.

GIS Map



Support positioning and GIS map presentation

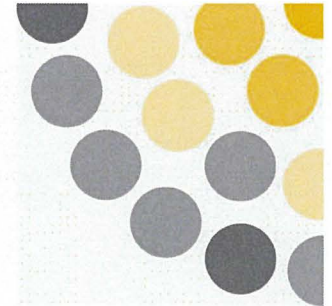


GIS map

GIS maps fully display the lighting control under the flag, and display differently according to different equipment types and different equipment status, so as to facilitate users to quickly view and control the operation accordingly.



Alarm Report and Maintenance



SELS Notice: project 002457 street lamp has been load short circuit, please enter the page of alarm maintenance to check the details, and deal with it in time!

Alarm Historical alarm Inspection setup Export Excel Print Refresh

Search Enter keywords to search Time Start time - End Time Type All Callout All

Number	Project name	Alarm lamp	Alarm event	Type	Update time
1		000002	Abnormal battery voltage	Over release	2019-10-14 17:40:05
2		000002	Abnormal battery voltage	Overpressure	2019-10-14 17:35:04
3		000011	Abnormal battery voltage	Load short circuit	2019-10-14 17:34:33
4		000002	Abnormal battery voltage	Battery failure	2019-10-14 17:30:07
5		000002	Abnormal battery voltage	Internal overtemperature	2019-10-14 17:25:03
6		000012	Abnormal battery voltage	External overtemperature	2019-10-14 17:23:15
7		002701	over release	Untreated	2019-10-14 17:22:31
8		000322	Abnormal battery voltage	Untreated	2019-10-14 17:21:13
9		000012	Abnormal battery voltage	Untreated	2019-10-14 17:21:02
10		000002	Abnormal battery voltage	Untreated	2019-10-14 17:20:05
11		100046	over release	Untreated	2019-10-14 17:19:30
12		000015	Abnormal battery voltage	Untreated	2019-10-14 17:17:53
13		000005	Battery Overdischarge	Untreated	2019-10-14 17:16:52

Alarm maintenance

Remind the wear and tear status of the equipment in time, synchronize the maintenance status of the equipment in real time, manage the basic information of the maintenance personnel, and quickly check the work status of the maintenance personnel.

View detailed alarm reports and historical alarms



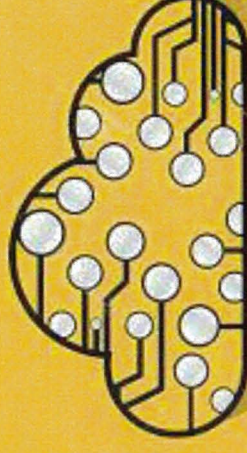
System Requirements

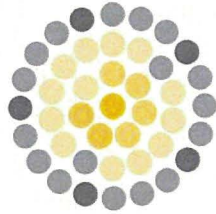
SELS or Customer Administrated

Virtual Private Server (Microsoft Azure, AWS, Google Cloud, etc.)

4G Cellular Subscription (Verizon, AT&T, etc.)

Internet Accessible Computer Terminal for Modifications and Alerts





SELS

SMART ERA LIGHTING SYSTEMS

WARRANTY INFORMATION

**TWISTED OAKS POINTE COMMUNITY
SOLAR STREET LIGHTS**

ILLUMINATING YOUR WORLD WITH THE POWER OF THE SUN

www.SELSsolar.com

4747 Kester Mill Rd.
Winston-Salem, NC 27103



Smart Era Lighting Systems
4747 Kester Mill Rd, Winston-Salem, NC 27103
p. (704) 495-3535 | f. (336) 997-9790
CustomerService@SELSLED.com

SELS Full Product Warranty

Introduction

Thank you for your recent purchase of SELS solar powered products manufactured by Smart Era Lighting Systems (SELS USA LLC). SELS manufactures to the highest international standards of quality and reliability, and we stand by this product with a full 10-year warranty.

Warranty Coverage

SELS USA LLC warrants the following components according to the corresponding time periods.

Photovoltaic (Solar) Panels – 20 years from date of purchase.

Electrical components including batteries, electronics, power management hardware, lighting fixtures, wiring and connectors – 10 years from date of purchase.

Mounts & Hardware – 10 years from date of purchase.

Within the period of this warranty, SELS USA LLC will repair or replace, free of charge, any component proving defective in material or workmanship. All warranty repairs and service must be performed by an authorized SELS technician. All expenses related to replacing or repairing a defective part under this warranty shall be assumed by SELS USA except for the following exclusions, which shall be assumed by the buyer.

Warranty Exclusions

This warranty does not apply to any costs, repairs, or services for the following:

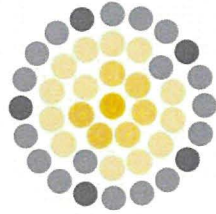
1. Damage resulting from misuse, abuse, accidents, alterations, or improper installation, Acts of God
2. Repairs carried out by non-authorized installers or repairers, or the cost of correcting such unauthorized repairs.

How to Obtain Services

In the unlikely event of a component failure affecting product performance, the customer should contact SELS customer service department to request an evaluation and warranty claim. SELS will send out an authorized representative to evaluate the defect material and, if necessary, deliver a replacement at no cost to the customer. This process can be initiated by calling SELS Customer Service at (704) 495-3535 or emailing at CustomerService@SELSLED.com. In order to track warranty entitlement, SELS solar product must be purchased from an authorized retailer or distributor, record of which may be obtained through said dealer.

Limitation on Liability

In no event shall SELS USA LLC be liable for consequential damages for breach of this warranty. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to the buyer.



SELS

SMART ERA LIGHTING SYSTEMS

EXPERIENCE AND REFERENCES

TWISTED OAKS POINTE COMMUNITY SOLAR STREET LIGHTS

ILLUMINATING YOUR WORLD WITH THE POWER OF THE SUN

www.SELSsolar.com

4747 Kester Mill Rd.
Winston-Salem, NC 27103

SMART ERA LIGHTING SYSTEM EXPERIENCE – www.SELSsolar.com

CITY OF SARASOTA, FL

BENJAMIN FRANKLIN DR.

The Benjamin Franklin Dr Solar Lighting Project was undertaken by the City of Sarasota, Florida, which is renowned for its commitment to preserving the environment and promoting sustainability, while striving to create a world-class community that is attractive to visitors from all over the world.

The project involved the installation of solar lighting along the 1.6-mile stretch of Benjamin Franklin Drive, which runs from St Armand's Circle to Ted Spurling Nature Park. Due to the location's sensitivity as a sea turtle nesting beach, high-end condominiums and hotels, and its placement within the Coastal Construction Control Line, the City faced a significant challenge in finding the best lighting solution.

To address these challenges, the City enlisted the services of external engineering firms, the Florida Fish and Wildlife Conservation (FWC), and its own engineering team to evaluate the project's needs. After careful consideration, SELS was chosen to design and engineer the lighting for this unique project.

The SELS team faced numerous challenges, including the need for the lighting to be environmentally sensitive due to the presence of sea turtles in the nesting area. The team evaluated lighting spectrum and cut-off options to minimize light trespass and promote marine turtle conservation. In addition, the lighting design had to meet the lighting standards of both the FWC and the Department of Transportation (DOT), with their differing requirements for amber color, non-intrusive, low-height luminaires and bright, clear lighting with high uniformity.

Furthermore, the team had to contend with other challenges such as high winds, storm surge during hurricanes, and a high water table during construction. Despite these obstacles, the project was successfully completed, making it the first large-scale solar lighting project to be approved by both the FWC and DOT.

The Benjamin Franklin Dr Solar Lighting Project represents a significant milestone in the use of solar-powered lighting for cities and municipalities. At SELS, we are proud of our ability to meet the challenges posed by this project and position ourselves as leaders in commercial solar-powered solutions.

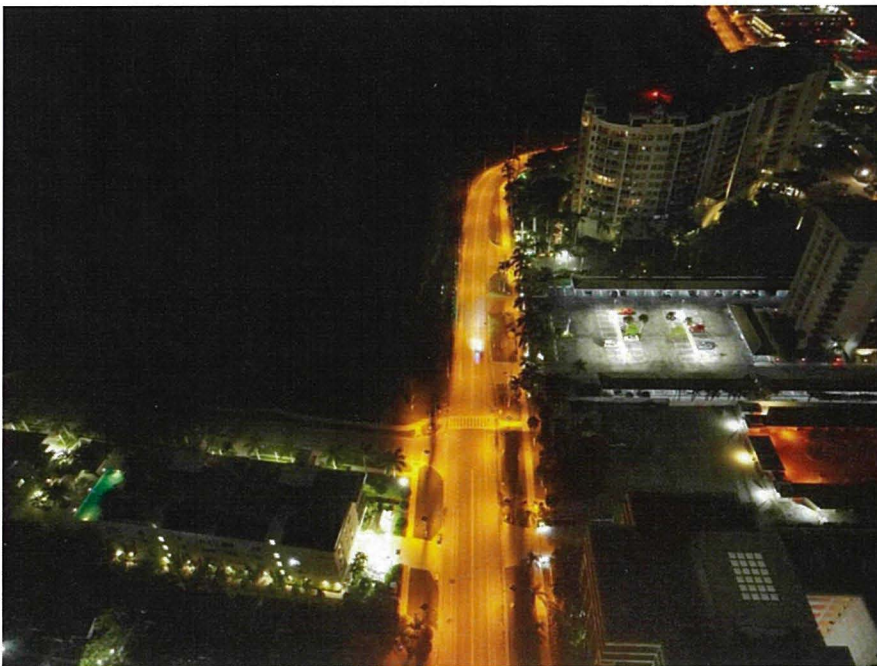
Robert R. Heggan, Jr., P.S.M., P.L.S. Coordinator – Capital Projects / City Surveyor

Phone: (941) 263-6137

Mobile: (941) 724-9636

Email: robert.heggan@sarasotafl.gov

1761 12th Street, Sarasota, FL 34236



US CUSTOMS AND BORDER PROTECTION

The Customs and Border Protection, being the primary agency responsible for ensuring the security of the United States borders, had a pressing need for reliable and efficient power and lighting systems to support the activities and operations of their personnel. Given the remote locations of some of their facilities and the challenging terrain in which they operate, the agency sought to procure solar power generators and light towers that could provide a sustainable and cost-effective solution to their power needs.

The specifications provided by the Customs and Border Protection were extensive and highly demanding, reflecting the criticality of their operations and the need for reliable and robust equipment. The agency required systems that could withstand extreme weather conditions, operate silently to avoid detection, high lumen luminaires, and offer long-lasting performance without the need for frequent maintenance.

In this context, SELS, stepped up to the challenge and offered a range of products that met and exceeded the specifications put forward by the Customs and Border Patrol. SELS worked closely with the agency to understand their unique needs and developed a custom-designed model that could offer the best possible performance in the challenging conditions faced by the organization.

The result of this collaboration was a solar power generator and light tower system that not only met but surpassed the expectations of the agency. The system was designed to offer long-lasting performance, withstanding harsh weather conditions and providing a reliable source of power and illumination to support the activities of the Customs and Border Patrol personnel.

In summary, the partnership between the Customs and Border Protection and SELS resulted in the successful procurement of a highly specialized and unique solar power generator and light tower system, tailored to the demanding needs of the organization. The solution provided by SELS demonstrated their commitment to providing sustainable and high performance solar powered solutions that meet the needs of their clients, while also showcasing their expertise and innovation in the field of renewable energy.

Vincent Kraft

Supervisory Mission Support Specialist

U.S. Customs and Border Protection

Office of Field Operations

San Luis, Arizona Port of Entry

Office: 928.627.8854 ext. 7370

Mobile: 520.289.1037

vincent.kraft@cbp.dhs.gov

Mistelle Watkins

Contracting Officer

Border Enforcement Contracting Division

Customs and Border Protection

Dept. Homeland Security

Email: mistelle.watkins@cbp.dhs.gov



PROVO, UTAH

PROVO RIVER PARKWAY SYSTEM

The Provo River Parkway System is a highly-regarded trail system that continues to expand and enhance its offerings. Its origins lie at Utah Lake State Park, where the Provo River meets the lake, and the Provo River Trail follows the river's meandering path through Provo City and Provo Canyon. The Parkway caters to a variety of outdoor enthusiasts, including walkers, joggers, bicyclists, horseback riders, and rollerbladers, and spans over 15 miles across city and county-operated parks, residential areas, and commercial districts.

Provo City is dedicated to fostering a strong economy, nurturing a healthy community, and preserving the environment. With these goals in mind, the city strives to create a sustainable community that can endure and thrive for future generations.

To advance its sustainability objectives, Provo City partnered with SELS to provide Solar Park Lighting for the expansive trail. SELS was selected due to its reputation and expertise in the field. One of the main advantages of SELS' solar lighting solution is its real-time monitoring and control capabilities, which can be accessed via any web-enabled device.

Currently, SELS has installed its solar lighting solution along 1.9 miles of the trail, with plans to cover all areas that require safety lighting. The versatile STL PRO Solar Lighting model was used for this project, which features an 18ft pole and a dark sky-compliant luminaire. The solar lighting system was placed at an average of 165 ft apart, ensuring uniform illumination of the trail while minimizing any impact on the surrounding wildlife and ecosystems.

SELS is honored to continue its partnership with Provo City and to contribute to the enhancement and preservation of one of the most iconic trails in the United States.

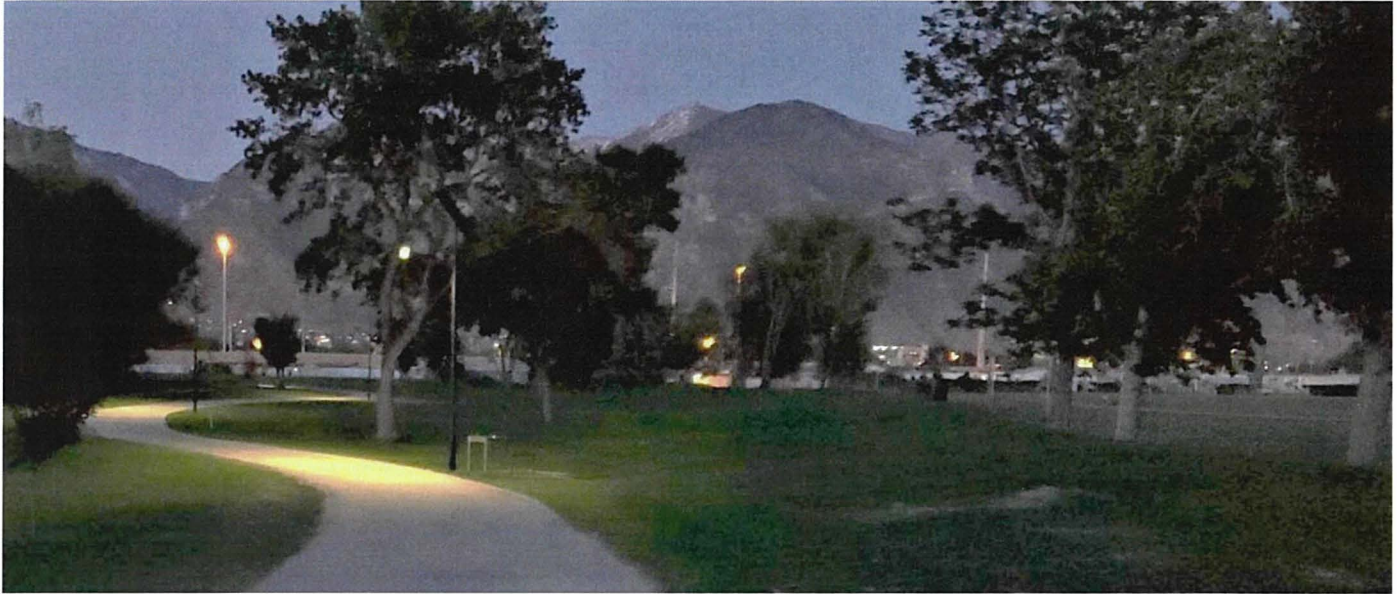
John V. Bunderson

Provo Parks & Recreation

Parks Project Manager

office: (801) 852-6643

email: JBunderson@provo.org



City of Augusta, SC

RIVERVIEW PARK

Riverview Park is a central recreational complex in North Augusta, South Carolina, which hosts the national amateur basketball recruiting showcase, EYBL Nike Peach Jam, attracting thousands of visitors annually. The City was concerned about the safety of visitors in the park during the evening due to insufficient lighting in the parking lots, roads, and playgrounds.

The Director for Parks, Recreation & Tourism, Rick Meyer, evaluated various options and suggested exploring solar lighting as a potential solution. As a park that is in use throughout the year and receives hundreds of visitors every day, compromise on the use of facilities or the safety of visitors is not an option. The City of North Augusta chose SELS and our Charleston Distributor, Supergreen Solutions, to provide high-quality solar lighting across the vast 149-acre park.

SELS and Supergreen Solutions developed a cost-effective installation plan using the ST-series solar lighting system, which met the lighting requirements without the need for wiring, and eliminated the monthly power bill for outdoor lighting. The project was completed in January 2020, resulting in significant cost savings for the City. The solar lighting system provided the necessary lighting at a fraction of the cost of traditional systems, resulting in substantial ongoing savings.

Rick Meyer

Director, Parks, Recreation, & Tourism

North Augusta Parks, Recreation & Tourism

PO Box 6400

North Augusta, SC 29861-6400

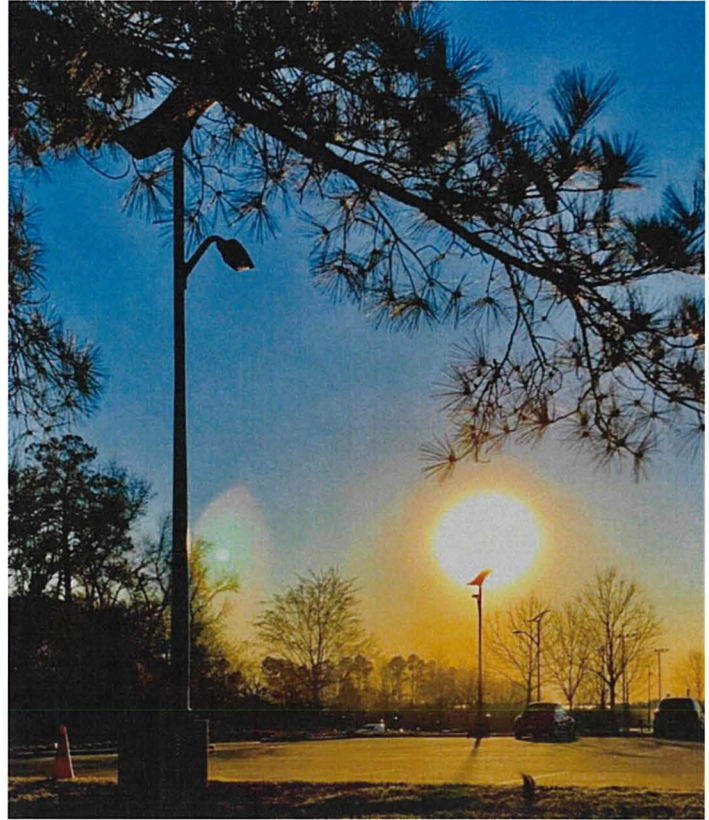
Office: 803.441.4301

Fax: 803.441.4319

rmeyer@northaugusta.net

www.northaugusta.net

**North
Augusta**
South Carolina's Riverfront



LYNWOOD, CA

RICARDO LINEAR PARK

The Ricardo Lara Linear Park in Lynwood, California serves as an exemplary model of repurposing underutilized land to meet the needs and aspirations of a historically marginalized community. The park was created to address the negative impacts of a massive freeway corridor that has burdened the community for decades, with the aim of restoring a sense of community among its residents.

Today, Ricardo Lara Linear Park stands as a vibrant community asset, featuring flourishing community gardens, playgrounds bustling with children, and aesthetically pleasing solar lighting that provides safety during evening hours. The park has successfully transformed the infrastructure that once divided and isolated the community into a unifying and valuable amenity.

The park's excellence was recognized in 2018 when it won the Urban Open Space Award, the Community Impact Award from the Urban Land Institute, and the Southern California Honor Award from the American Society of Landscape Architects. Beyond its recreational and aesthetic benefits, the park also plays a critical environmental role by filtering stormwater along an I-105 freeway embankment.

Given the park's environmental responsibility, it was imperative that any lighting solutions be equally sustainable. After experiencing poor-quality solar lighting in the past, the City of Lynwood sought a trustworthy partner in SELS to provide reliable and sustainable lighting for this mile-long park. SELS successfully demonstrated its solar lighting technology, rebuilding trust in solar lighting as a viable option for future ambitious projects.

SELS' SP-Series Solar Park lamps were installed in the park, providing safety lighting to an area that had previously been five acres of fallow land along the freeway corridor. This innovative lighting solution is not only functional but also serves as a high-value community amenity that offers much-needed environmental and recreational benefits.

Jennifer Hernandez

City of Lynwood | Public Works Department

11330 Bullis Road

Lynwood, CA 90262

T: (310)603-0220, ext. 827

Email: jhernandez@lynwood.ca.us





CLEMSON , SC

CLEMSON UNIVERSITY

Clemson University engaged in a project to evaluate the performance and durability of solar lighting systems at two of its facilities. The university's engineering department led this initiative to educate students about the potential of solar power systems and their ability to perform comparably to grid-connected lighting systems. The university considered several options and ultimately selected SELS for its advanced technology, aesthetic appeal, intellectual property, and communication system that provided real-time data for analysis by students.

For SELS, this project was noteworthy not only because it involved educating customers but also because it offered an opportunity to demonstrate the viability of sustainable solutions in terms of cost-effectiveness, design, and technology while matching the performance of grid-connected alternatives. SELS provided the necessary materials and expertise to design and implement the system, which was installed by the university's facilities team. Since its installation over four years ago, the system has operated without any issues or outages. The success of this project was documented in November 2018.

SNOWIL LOPES | CLEMSON UNIVERSITY

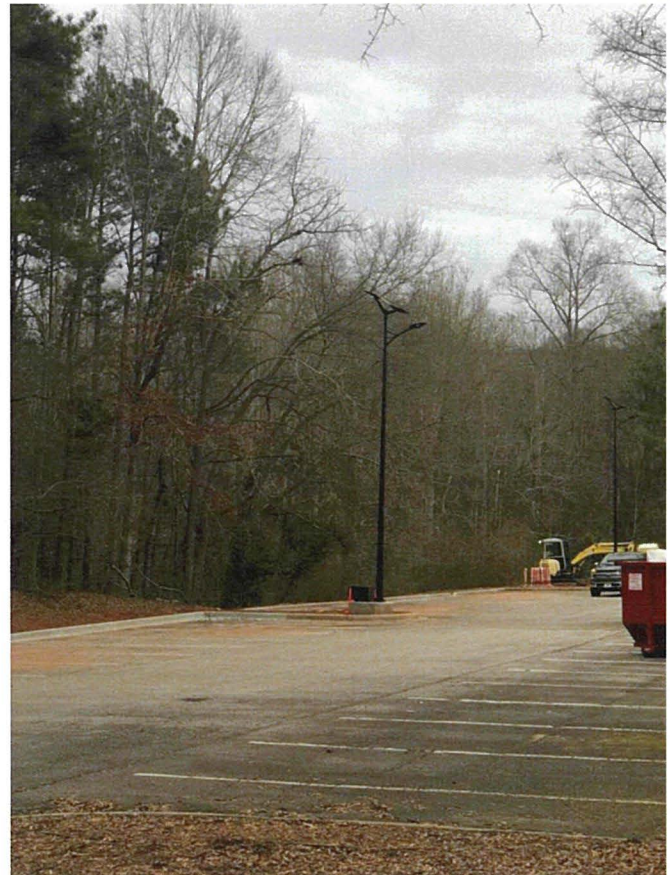
Energy Engineer and System Analyst

University Facilities Utility Services

Email: snowil@clemson.edu



CLEMSON
UNIVERSITY



MYRTLE BEACH, SC

MYRTLE BEACH CONVENTION CENTER

The City of Myrtle Beach in South Carolina is renowned for its natural beauty, outdoor activities, and hosting millions of visitors annually for both leisure and business. The Myrtle Beach Convention Center is the largest of its kind in the southeast, making it a crucial hub for various events and gatherings.

In 2018, the Convention Center embarked on a modernization project that aimed to upgrade the outdoor lighting, landscaping, and amenities. While the landscaping and hardscaping design went smoothly, the cost of running wires to the new light locations proved to be a significant challenge. To find a cost-effective solution, the project team evaluated multiple options, ultimately deciding to go with solar lighting.

After extensive research, the Convention Center selected SELS as their solar lighting partner. One of the main reasons for choosing SELS was their custom-engineered solutions that cater to specific location requirements. SELS presented a solution that was significantly below the total cost of running wiring and did not involve landscape destruction or remediation.

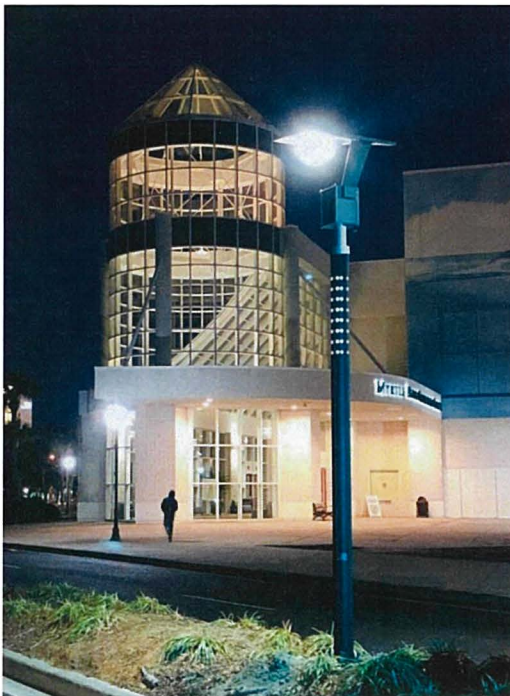
SELS installed ST-series area lights, commercial-quality landscape lighting, and a charging station in less than a week with minimal disruption to operations, as per the project timeline in June 2018. The installation provided the Convention Center with an eco-friendly and cost-effective lighting solution that enhances the aesthetic appeal of the facility while saving on energy costs.

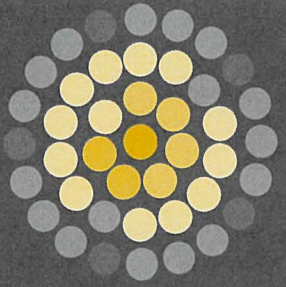
Paul Edwards – General Manager Myrtle Beach Convention Center

2101 North Oak Street, Myrtle Beach, SC 29577

T: (843) 385-1513

Email: PEdwards@cityofmyrtlebeach.com





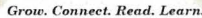
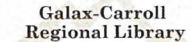
SELS

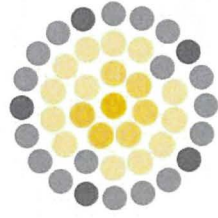
SMART ERA LIGHTING SYSTEMS

OUR CLIENTS

SELS is proud to work with a diverse group of municipalities, universities, and corporations. Listed below are our most successful projects.

Our goal is to combine excellent engineering with the latest design aesthetics to bring the highest quality solar products to satisfy every client's specific needs.





SELS

SMART ERA LIGHTING SYSTEMS

OUR FAMILY OF PRODUCTS

**TWISTED OAKS POINTE COMMUNITY
SOLAR STREET LIGHTS**

ILLUMINATING YOUR WORLD WITH THE POWER OF THE SUN

www.SELSolar.com

4747 Kester Mill Rd.
Winston-Salem, NC 27103

Family of Products

Solar Park and Pathway



SP9555 SP9556 SP9557

Solar Street Lighting



ST-Series

Fully Integrated Lighting



FI-Pro

STL-Pro

Solar Charging Stations



SB1020

SB1010

SB1060

SB1080

Solar Transit



TPS

SBS

SSL

Solar Bollards



SG9040

SG9030

SG9050

Pucks and Pavers



LSP 44

LSP 5

LSP 84

LSP 88

Mobile Power Unit



Features Provided:



Security Surveillance

Utilize our patent pending camera design system to keep your property safe.



AC Power

120 volt output supports NEMA 5-15 ground and ungrounded plugs for powering large electric devices.



LED Lighting

Lighting Color Options: 2200K - 5000K
Lumen Options: 150 Lumens per Watt



Fully Programmable

Dimming and lighting schedule is customizable to customer needs. Monitor power usage on the web.



USB Charging

Plug in a USB cord to charge or power any device.



Wifi

Extend your current wifi network or create a new one utilizing LTE connectivity.



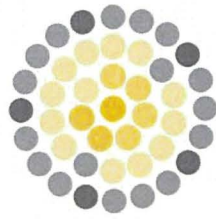
Wireless Charging

Fast-charge any phone, tablet, headphones or other devices that are wireless charging compatible.



Bluetooth Speaker

Connect your device and play music to elevate the ambiance.



SELS

SMART ERA LIGHTING SYSTEMS

INSURANCE

**TWISTED OAKS POINTE COMMUNITY
SOLAR STREET LIGHTS**

ILLUMINATING YOUR WORLD WITH THE POWER OF THE SUN

www.SELSolar.com

4747 Kester Mill Rd.
Winston-Salem, NC 27103



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/7/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER World Insurance Associates, LLC 656 Shrewsbury Ave Suite 200 Tinton Falls NJ 07701 License#: BR-961573 SELSUS0001	CONTACT NAME: PHONE (A/C, No, Ext): 732-380-0900 FAX (A/C, No): E-MAIL ADDRESS: <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width:20%;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Century Surety Company</td> <td>36951</td> </tr> <tr> <td>INSURER B : Clear Spring Property and Casualty Company</td> <td>15563</td> </tr> <tr> <td>INSURER C : LLoyds of London</td> <td>15792</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Century Surety Company	36951	INSURER B : Clear Spring Property and Casualty Company	15563	INSURER C : LLoyds of London	15792	INSURER D :		INSURER E :		INSURER F :	
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INSURER F :															

COVERAGES **CERTIFICATE NUMBER:** 2126582707 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y		CCP- 1038071	2/22/2023	2/22/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 DED \$ 500
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	CS-WK-000012487-0	8/30/2022	8/30/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	PROFESSIONAL LIABILITY			ANE425827121	8/30/2022	8/30/2023	LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
LOCATION ADDRESS: 4747 KESTERMILL ROAD, WINSTON SALEM, NC 27103
Said insurance shall name NRPA, The Convention Center Authority of the Metropolitan Government of Nashville and Davidson County, its officials, directors, officers, agents and employees (collectively, its "Representatives") are included as Additional Insured with respects to General Liability and Automobile Liability coverages.

CERTIFICATE HOLDER SELS USA LLC 4747 Kester Mill Rd, Winston Salem, NC, 27103	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/21/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BIBERK P.O. Box 113247 Stamford, CT 06911	CONTACT NAME: PHONE (A/C, No, Ext): 844-472-0967 FAX (A/C, No): 203-654-3613 E-MAIL ADDRESS: customerservice@biBERK.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED Sels USA LLC Smart Era Lighting Systems 4747 Kester Mill Rd Winston-Salem, NC 27103	INSURER A: Berkshire Hathaway Direct Insurance Company NAIC # 10391	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
INSURER F:		

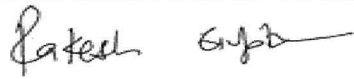
COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

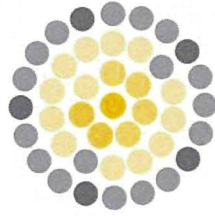
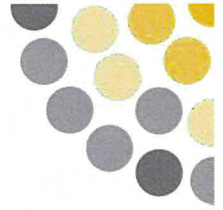
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ 0 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 0 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 0 GENERAL AGGREGATE \$ 0 PRODUCTS - COMP/OP AGG \$ 0
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	N9WC899080	02/25/2023	02/25/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$2,000,000 E.L. DISEASE - EA EMPLOYEE \$2,000,000 E.L. DISEASE - POLICY LIMIT \$2,000,000
	Professional Liability (Errors & Omissions): Claims-Made						Per Occurrence/Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Exclusions:
Rafael Badilla;
Additional Named Insured: Smart Era Lighting Systems

CERTIFICATE HOLDER Sels USA LLC 4747 Kester Mill Rd Winston-Salem, NC 27103-	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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SELS

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FINANCIALS

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4747 Kester Mill Rd.
Winston-Salem, NC 27103

SELS USA LLC FINANCIAL
STATEMENTS December 31, 2022

Brown Jenkins & Oneyear, P.A.
Certified Public Accountants

Brown Jenkins & Oneyear, P.A.
Certified Public Accountants
326 South Main Street
Winston-Salem, NC 27101

To the Shareholder(s)
SELS USA LLC
4747 Kester Mill Rd
Winston-Salem, NC 27103

Management is responsible for the accompanying financial statements of SELS USA LLC (an S Corporation), which comprise the statement of assets, liabilities, and equity - income tax basis as of December 31, 2022, and the related statements of revenue and expenses - income tax basis for the twelve months and twelve months then ended in accordance with the income tax basis of accounting, and for determining that the income tax basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the income tax basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with the income tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, equity, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.



Brown Jenkins & Oneyear, P.A.

February 10, 2023

SELS USA LLC

Profit and Loss

January 1, 2022 - December 31, 2022

	TOTAL
Income	
Refunds-Allowances	-118.66
Sales	1,957,602.95
Sales of Product Income	1,316,293.11
Shipping Income	-100.00
Total Income	\$3,273,677.40
Cost of Goods Sold	
Cost of Goods Sold	1,170,479.94
Customs Clearance	38,486.94
Duties and Taxes	20,685.15
Inventory Shrinkage	-1,200.00
Job Supplies	4,853.64
Merchant Fees	47.58
Shopify Fees	972.66
Total Merchant Fees	1,020.24
Shipping, Freight, & Deliver - COS	151,190.79
Total Cost of Goods Sold	\$1,385,516.70
GROSS PROFIT	\$1,888,160.70
Expenses	
Advertising & Marketing	26,355.50
Ask My Accountant	-28,497.17
Bank Charges & Fees	2,658.15
Car & Truck	19,127.73
Charitable Contributions	300.00
Commissions & Fees	45.00
Computer & Internet Expenses	8,508.55
Contractors	230,443.25
Dues & Subscriptions	555.68
Equipment Rental	4,366.70
Insurance	12,867.20
Interest Paid	6,113.07
Legal & Professional Services	56,435.97
Meals & Entertainment	19,755.95
Melio Credit card fee	105.00
Office Supplies & Software	26,578.78
Other Business Expenses	54.80
Patent	2,251.34
Payroll Expenses	
Taxes	23,184.45
Wages	297,528.35
Total Payroll Expenses	320,712.80

SELS USA LLC

Profit and Loss

January 1, 2022 - December 31, 2022

	TOTAL
QuickBooks Payments Fees	2,828.65
R&D	33,964.16
Reimbursable Expenses	10,103.80
Rent & Lease	38,113.00
Repairs & Maintenance	9,211.83
Small Tools and Equipment	2,489.44
Taxes & Licenses	14,014.00
Telephone	13,557.81
Trade Show Expense	12,378.80
Training and Education	2,354.22
Travel	30,300.23
Travel Meals	2,896.34
Utilities	7,857.57
Total Expenses	\$888,808.15
NET OPERATING INCOME	\$999,352.55
Other Income	
Cash Back Reward	318.04
Insurance Proceeds	14,228.98
Interest Earned	23.32
Total Other Income	\$14,570.34
Other Expenses	
Other Miscellaneous Expense	105.00
Penalties	3,222.69
Total Other Expenses	\$3,327.69
NET OTHER INCOME	\$11,242.65
NET INCOME	\$1,010,595.20

SELS USA LLC

Balance Sheet

As of December 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking 8815 - 5	34,024.73
Checking Truliant (3926)	244,175.00
First Horizon Checking - 6716	3,167.27
First Horizon Savings - 6695	1,479.12
Paypal	103.47
Primary Business Checking (2997)	-965.44
SAVING ACCOUNT SUNTRUST	49,241.83
Savings Truliant (3918)	226,430.89
Truist Checking (9402)	-50.20
Total Bank Accounts	\$557,606.67
Accounts Receivable	
Accounts Receivable (A/R)	278,288.72
Total Accounts Receivable	\$278,288.72
Other Current Assets	
Escrow Money	50,000.00
Inventory Asset	1,404,325.00
Prepaid Expenses	20,467.00
Surety & Construction Bonds	0.00
Uncategorized Asset	-6,569.11
Undeposited Funds	0.00
Total Other Current Assets	\$1,468,222.89
Total Current Assets	\$2,304,118.28
Fixed Assets	
Accumulated Depreciation	-17,576.88
Computer Equipment	5,239.22
Furniture & Fixtures	5,818.21
Leasehold Improvements	3,185.65
Machinery & Equipment	2,868.54
Vehicles	22,283.47
Total Fixed Assets	\$21,818.21
Other Assets	
506 Investments Loan Receivable	0.00
Due to/From GRUPO ABA	10,030.00
Fraud Charges	0.00
Loan to CR Housing Developments	5,000.00

SELS USA LLC

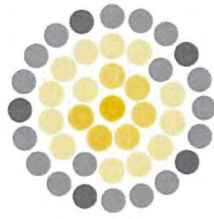
Balance Sheet As of December 31, 2022

	TOTAL
Loans to Simplified	12,000.00
Security Deposits Paid	0.00
Total Other Assets	\$27,030.00
TOTAL ASSETS	\$2,352,966.49
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	239,085.35
Total Accounts Payable	\$239,085.35
Credit Cards	
Blue Business Cash(TM) (1002) - 3	18,439.47
CHASE CREDIT CARD (2896)	37,190.32
Total Credit Cards	\$55,629.79
Other Current Liabilities	
506 Investments Loan Payable	10,340.22
California Department of Tax and Fee Administration Payable	15,675.94
Direct Deposit Payable	0.00
Ecoterra Loan Payable	299,598.56
Florida Department of Revenue Payable	0.00
Illinois Department of Revenue Payable	0.00
Loan from Shareholder	0.00
Missouri Department of Revenue Payable	0.00
North Carolina Department of Revenue Payable	20,567.69
Ohio Department of Taxation Payable	0.00
Out Of Scope Agency Payable	0.00
Payroll Liabilities	
Federal Taxes (941/943/944)	1,840.05
Federal Taxes (941/944)	0.00
Federal Unemployment (940)	689.49
NC Income Tax	17,894.00
NC Unemployment Tax	2,895.48
Total Payroll Liabilities	23,319.02
Sales Tax Payable	-93.75
South Carolina Department of Revenue Payable	0.00
Utah State Tax Commission Payable	0.00
Total Other Current Liabilities	\$369,407.68
Total Current Liabilities	\$664,122.82

SELS USA LLC

Balance Sheet As of December 31, 2022

	TOTAL
Long-Term Liabilities	
Note Payable - Colorado	11,301.78
Note Payable - F150	-5,392.10
SBA LOAN	142,707.00
Total Long-Term Liabilities	\$148,616.68
Total Liabilities	\$812,739.50
Equity	
Opening Balance Equity	-16,901.67
Paid in Capital	194,525.47
Retained Earnings	1,258,724.81
S Distributions	-11,850.71
Net Income	115,729.09
Total Equity	\$1,540,226.99
TOTAL LIABILITIES AND EQUITY	\$2,352,966.49



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SUNBIZ REGISTRATION

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Winston-Salem, NC 27103

State of Florida

Department of State


I certify from the records of this office that SELS USA LLC is a limited liability company organized under the laws of the State of Florida, filed on February 7, 2019, effective February 5, 2019.

The document number of this limited liability company is L19000039084.

I further certify that said limited liability company has paid all fees due this office through December 31, 2023, that its most recent annual report was filed on March 2, 2023, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Fourteenth day of March,
2023*




Secretary of State

Tracking Number: 3591620771CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



SMART SOLAR LIGHTING: SELS



SELS

SMART ERA LIGHTING SYSTEMS

4747 Kester Mill Rd,
Winston-Salem, NC 27103
704-495-3535

E- MAIL

INFO@SELSSOLAR.COM

www.SELSolar.com

**TWISTED OAKS
POINTE**

COMMUNITY DEVELOPMENT DISTRICT

7C

TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS – STREET LIGHTS EVALUATION MATRIX

RFP FOR STREET LIGHTS	PRELIMINARY REQUIREMENTS	SCHEDULE	EXPERIENCE	FINANCIAL CAPACITY	PRICE	TOTAL POINTS
PROPOSER	PASS/FAIL	10 POINTS	35 POINTS	10 POINTS	45 POINTS	100 POINTS
Recovered Energy Technologies USA Inc.						
SELS USA LLC						

NOTES:

Completed by: _____
Board Member's Signature

Date: _____

Printed Name of Board Member

**TWISTED OAKS
POINTE**

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2023**

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 6,000	\$ -	\$ -	\$ 6,000
Undeposited funds	4,216	-	-	4,216
Due from Landowner	7,746	187	-	7,933
Due from general fund	-	58	22	80
Total assets	<u>\$ 17,962</u>	<u>\$ 245</u>	<u>\$ 22</u>	<u>\$ 18,229</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 11,881	\$ 246	\$ 22	\$ 12,149
Due to Landowner	-	3,756	157	3,913
Due to debt service fund	58	-	-	58
Due to capital projects fund	22	-	-	22
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>17,961</u>	<u>4,002</u>	<u>179</u>	<u>22,142</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	7,747	-	-	7,747
Total deferred inflows of resources	<u>7,747</u>	<u>-</u>	<u>-</u>	<u>7,747</u>
Fund balances:				
Restricted for:				
Debt service	-	(3,757)	-	(3,757)
Capital projects	-	-	(157)	(157)
Unassigned	(7,746)	-	-	(7,746)
Total fund balances	<u>(7,746)</u>	<u>(3,757)</u>	<u>(157)</u>	<u>(11,660)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 17,962</u>	<u>\$ 245</u>	<u>\$ 22</u>	<u>\$ 18,229</u>

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ 8,786	\$ 37,347	\$ 102,290	37%
Total revenues	<u>8,786</u>	<u>37,347</u>	<u>102,290</u>	37%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	3,307	4,104	25,000	16%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent**	-	-	1,000	0%
Trustee***	-	-	5,500	0%
Telephone	16	83	200	42%
Postage	-	-	500	0%
Printing & binding	42	208	500	42%
Legal advertising	-	-	6,500	0%
Annual special district fee	-	-	175	0%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	381	381	500	76%
Website				
Hosting & maintenance	-	1,680	705	238%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>7,746</u>	<u>31,666</u>	<u>102,290</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	1,040	5,681	-	
Fund balances - beginning	<u>(8,786)</u>	<u>(13,427)</u>	-	
Fund balances - ending	<u>\$ (7,746)</u>	<u>\$ (7,746)</u>	<u>\$ -</u>	

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service		
Cost of issuance	<u>186</u>	<u>2,982</u>
Total debt service	<u>186</u>	<u>2,982</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (186)	 (2,982)
 Fund balances - beginning	 <u>(3,571)</u>	 <u>(775)</u>
Fund balances - ending	<u><u>\$ (3,757)</u></u>	<u><u>\$ (3,757)</u></u>

**TWISTED OAKS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Costs of issuance	<u>-</u>	<u>157</u>
Total expenditures	<u>-</u>	<u>157</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 (157)
 Fund balances - beginning	 (157)	 -
Fund balances - ending	<u>\$ (157)</u>	<u>\$ (157)</u>

**TWISTED OAKS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

MINUTES OF MEETING

TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT

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The Board of Supervisors of the Twisted Oaks Pointe Community Development District held Multiple Public Hearings and a Regular Meeting on November 14, 2022, at the later of 1:30 p.m., or the conclusion of the Beaumont CDD Meeting, at 7764 Penrose Place, Wildwood, Florida 34785.

Present at the meeting were:

Candice Smith	Chair
John Curtis	Vice Chair
Troy Simpson	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC
Jere Earlywine	District Counsel
Matt Morris	District Engineer
Steve Sanford	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 2:24 p.m. He noted that the meeting was delayed because the Beaumont CDD meeting just concluded.

Supervisors Smith, Curtis and Simpson were present, in person. Supervisor-Elect Jared Lybbert, who would be sworn in at a future meeting, and Supervisor Meath were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor Jared Lybbert *(the following will be provided in a separate package)*

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**

41 D. Financial Disclosure Forms

42 I. Form 1: Statement of Financial Interests

43 II. Form 1X: Amendment to Form 1, Statement of Financial Interests

44 III. Form 1F: Final Statement of Financial Interests

45 E. Form 8B: Memorandum of Voting Conflict

46 This item was deferred.

47

48 **FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year
2021/2022 Budget**

49

50

51 **A. Proof/Affidavit of Publication**

52 The proof of publication was included for informational purposes.

53 **B. Consideration of Resolution 2023-01, Relating to the Annual Appropriations and**
54 **Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending**
55 **September 30, 2022; Authorizing Budget Amendments; and Providing an Effective**
56 **Date**

57 Mr. Wrathell presented the proposed Fiscal Year 2022 budget, which is a partial year,
58 Landowner-funded budget. It was unchanged since it was last presented.

59

60 **On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the**
61 **Public Hearing was opened.**

62

63

64 No members of the public spoke.

65

66 **On MOTION by Mr. Curtis and seconded by Ms. Smith, with all in favor, the**
67 **Public Hearing was closed.**

68

69

70 Mr. Wrathell presented Resolution 2023-01.

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72 **On MOTION by Mr. Curtis and seconded by Ms. Smith, with all in favor,**
73 **Resolution 2023-01, Relating to the Annual Appropriations and Adopting the**
74 **Budget for the Fiscal Year Beginning October 1, 2021, and Ending September**
75 **30, 2022; Authorizing Budget Amendments; and Providing an Effective Date,**
76 **was adopted.**

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78 FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year
2022/2023 Budget

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A. Proof/Affidavit of Publication

The proof of publication was included for informational purposes.

B. Consideration of Resolution 2023-02, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Wrathell presented the proposed Fiscal Year 2022 budget, which is a full year, Landowner-funded budget.

On MOTION by Mr. Curtis and seconded by Ms. Smith, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, the Public Hearing was closed.

Mr. Wrathell presented Resolution 2023-02 and read the title.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Resolution 2023-02, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavits of Publication

The proofs of publication were included for informational purposes.

116 **B. Consideration of Resolution 2023-03, Adopting Rules of Procedure; Providing a**
117 **Severability Clause; and Providing an Effective Date**

118 Mr. Wrathell presented Resolution 2023-03 and noted that the Rules are attached as
119 Exhibit A to the Resolution.

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121 **On MOTION by Mr. Curtis and seconded by Ms. Smith, with all in favor, the**
122 **Public Hearing was opened.**

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125 No members of the public spoke.

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127 **On MOTION by Mr. Curtis and seconded by Ms. Smith, with all in favor, the**
128 **Public Hearing was closed.**

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131 Mr. Wrathell presented Resolution 2023-03.

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133 **On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor,**
134 **Resolution 2023-03, Adopting Rules of Procedure; Providing a Severability**
135 **Clause; and Providing an Effective Date, was adopted.**

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138 **▪ Presentation of Supplemental Engineer’s Report**

139 **This item, previously the Eighth Order of Business, was presented out of order.**

140 Mr. Morris presented the Supplemental Engineer’s Report dated November 8, 2022 and
141 noted the following:

142 ➤ The Report will be further updated to reflect recent changes.

143 ➤ The Table showing the units to be included in the 2022 Project will be updated to reflect
144 the inclusion of 122 Townhome units.

145 ➤ \$22,715,000 estimated cost of delivering Phase 1, reflected in the Table, remains
146 unchanged.

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148 **On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the**
149 **Supplemental Engineer’s Report dated November 8, 2022, as discussed and in**
150 **substantial form, was approved.**

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153 ▪ **Presentation of First Supplemental Special Assessment Methodology Report**

154 **This item, previously the Ninth Order of Business, was presented out of order.**

155 Mr. Wrathell presented the pertinent data in each Section of the First Supplemental
156 Special Assessment Methodology Report dated November 14, 2022 and noted the following:

157 ➤ While the agenda indicated that the final version of the Report would be presented, the
158 version presented today will be included in the bond offering and a final version will be
159 presented at the time of closing on the bonds.

160 ➤ The Development Program anticipates 982 residential units, of which 488 will be
161 included in this bond issue and 494 will be considered future development units.

162 ➤ The par amount of bonds, currently estimated at \$8 million, and the estimated project
163 costs, currently estimated at \$6.507 million, might be subject to change. Bond sizing and
164 interest rates could affect the amounts financed.

165 ➤ Section 5.3, on Page 8, will be updated when the legal description is received.

166 Discussion ensued regarding the number of townhome units to be included in Phase 1.
167 The Tables will be updated as necessary.

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On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the First Supplemental Special Assessment Methodology Report dated November 14, 2022, as discussed and in substantial form, was approved.

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174 **SEVENTH ORDER OF BUSINESS**

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Consideration of Resolution 2023-04, Authorizing the Issuance of Not Exceeding \$10,000,000 Twisted Oaks Pointe Community Development District, Special Assessment Bonds, Series 2022 (Assessment Area One Project) (the "Bonds") to Finance Certain Public Infrastructure Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture and a

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First Supplemental Trust Indenture; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer’s Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date

215 Mr. Sanford stated Resolution 2023-04, the Delegation Resolution, accomplishes the
216 following:

- 217 ➤ Authorizes issuance of not to exceed \$10,000,000 aggregate principal amount of bonds.
- 218 ➤ Authorizes and approves the forms of documents, including the Continuing Disclosure
- 219 Agreements, Bond Purchase Agreement and draft Preliminary Limited Offering Memorandum.

220 **Mr. Sanford left the meeting, after being disconnected.**

221 Mr. Earlywine presented Resolution 2023-04, which delegates authority for the sale of
222 the bonds.

223

<p>224 On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor,</p> <p>225 Resolution 2023-04, Authorizing the Issuance of Not Exceeding \$10,000,000</p> <p>226 Twisted Oaks Pointe Community Development District, Special Assessment</p> <p>227 Bonds, Series 2022 (Assessment Area One Project) (the “Bonds”) to Finance</p> <p>228 Certain Public Infrastructure Within the District; Determining the Need for a</p> <p>229 Negotiated Limited Offering of the Bonds and Providing for a Delegated Award</p> <p>230 of Such Bonds; Appointing the Underwriter for the Limited Offering of the</p> <p>231 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a</p> <p>232 Bond Purchase Contract With Respect to the Bonds; Approving the Form of and</p> <p>233 Authorizing the Execution and Delivery of a Master Trust Indenture and a First</p> <p>234 Supplemental Trust Indenture; Approving the Form of and Authorizing the</p>
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Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer’s Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date, and authorizing the Chair to execute, was adopted.

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EIGHTH ORDER OF BUSINESS

Presentation of Supplemental Engineer’s Report

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This item was presented following the Sixth Order of Business.

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NINTH ORDER OF BUSINESS

Presentation of Final First Supplemental Special Assessment Methodology Report

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This item was presented following the Sixth Order of Business.

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TENTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Setting Forth the Specific Terms of the District’s Special Assessment Revenue Bonds, Series 2022; Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

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Mr. Wrathell presented Resolution 2023-05 and read the title. Mr. Earlywine stated this

278 Resolution reduces assessments to the final levels determined by the sale of the bonds.

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On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, Resolution 2023-05, Setting Forth the Specific Terms of the District’s Special Assessment Revenue Bonds, Series 2022; Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, and authorizing the Chair to execute, was adopted.

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ELEVENTH ORDER OF BUSINESS

Consideration of Forms of Issuer’s Counsel Documents

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Mr. Wrathell presented the following:

- 296 **A. Collateral Assignment Agreement**
- 297 **B. Completion Agreement**
- 298 **C. Declaration of Consent**
- 299 **D. Notice of Special Assessments**
- 300 **E. True-Up Agreement**
- 301 **F. Disclosure of Public Finance**

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On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the Collateral Assignment Agreement, Completion Agreement, Declaration of Consent, Notice of Special Assessments, True-Up Agreement and Disclosure of Public Finance, all in substantial form, and authorizing the Chair to execute, were approved.

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TWELFTH ORDER OF BUSINESS

Approval of Minutes

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Mr. Wrathell presented the following:

- 313 **A. September 12, 2022 Landowners’ Meeting**
- 314 **B. September 12, 2022 Public Hearings and Regular Meeting**

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On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, the September 12, 2022 Landowners’ Meeting and Public Hearings and Regular Meeting Minutes, as presented, were approved.

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320 Mr. Sanford rejoined the meeting.

321 Mr. Sanford stated it is unlikely bonds will be issued in 2022; the Resolution provides
322 that documents can be changed to 2023 without requiring amendments.

323

324 **THIRTEENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
325 **Statements as of September 30, 2022**

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327 Mr. Wrathell presented the Unaudited Financial Statements as of September 30, 2022.

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329 **On MOTION by Mr. Simpson and seconded by Ms. Smith, with all in favor, the**
330 **Unaudited Financial Statements as of September 30, 2022, were accepted.**

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333 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports**

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335 **A. District Counsel: *KE Law Group, PLLC***

336 **B. District Engineer (Interim): *Morris Engineering and Consulting, LLC***

337 There were no District Counsel or District Engineer reports.

338 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

- 339 • **NEXT MEETING DATE: December 12, 2022 at the later of 1:30 p.m., or**
340 **conclusion of Beaumont CDD Meeting**

- 341 ○ **QUORUM CHECK**

342 The next meeting is scheduled for December 12, 2022.

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344 **FIFTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

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346 There were no Board Members' comments or requests.

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348 **SIXTEENTH ORDER OF BUSINESS** **Public Comments**

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350 No members of the public spoke.

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352 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

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355 **On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the**
356 **meeting adjourned at 2:54 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**TWISTED OAKS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

7764 Penrose Place, Wildwood, Florida, 34785

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 10, 2022 CANCELED	Regular Meeting	1:30 PM*
November 14, 2022	Regular Meeting	1:30 PM*
December 12, 2022 CANCELED	Regular Meeting	1:30 PM*
January 9, 2023 CANCELED	Regular Meeting	1:30 PM*
February 13, 2023 CANCELED	Regular Meeting	1:30 PM*
March 13, 2023 CANCELED	Regular Meeting	1:30 PM*
April 10, 2023	Regular Meeting	1:30 PM*
May 8, 2023	Regular Meeting	1:30 PM*
June 12, 2023	Regular Meeting	1:30 PM*
July 10, 2023	Regular Meeting	1:30 PM*
August 14, 2023	Regular Meeting	1:30 PM*
September 11, 2023	Regular Meeting	1:30 PM*

Meetings will commence at the later of 1:30 p.m., or conclusion of Beaumont CDD Meetings