

STATE OF FLORIDA
BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE:

1150 WHG, LLC,
a Florida limited liability company

Docket No. _____

Petitioner _____ /

AFFIDAVIT OF JACK BOYAJIAN

State of FLORIDA)
County of POLK)

Before me the undersigned authority personally appeared, Jack Boyajian, who after being duly sworn said the following is true and correct based on personal knowledge:

1. I am over the age of eighteen years, and I am competent to make this affidavit. The matters stated in this Affidavit are true and correct and are within my personal knowledge.
2. I am the current CEO of 1150 WHG, LLC, a Florida limited liability company, (“1150 WHG”) with personal knowledge of the facts alleged in this Affidavit.
3. This petition arises out of the electrical master-metering of the real property located at 1150 3rd Street SW, Winter Haven, FL 33880 (the “Property”).
4. 1150 WHG is the owner of the Property.
5. In November 2022, 1150 WHG purchased the Property with plans to partially renovate the Property to serve as small one- and two-bedroom residential units.
6. The Property was constructed in 1973 and since its completion has continuously operated using a master-meter electrical system.
7. In December of 2022, the city of Winter Haven approved and issued permits for 1150 WHG’s plans to partially renovate the Property while maintaining the main electrical gears, master meter and main panels.

8. 1150 WHG's plans to partially renovate the Property did not include any major electrical renovations but rather included 1150 WHG's plan to continue using the master-metering system on the Property while adding sub panels to each unit with sub-meters that will measure each unit's electrical use.

9. It is the intent of 1150 WHG to have tenants pay for their individual electrical use at the same rate at which the landlord is billed by Tampa Electrical Company ("TECO"), incentivizing tenants to conserve energy.

10. 1150 WHG also advanced plans to install solar panels on newly constructed carports, which will be tied into the master-meter under a co-generating arrangement with TECO.

11. The installation of the solar panels will further the conservation and renewable energy initiatives of both the federal and state governments.

12. It will not be feasible for 1150 WHG to install the solar panels without a master-meter system.

13. In January 2023, TECO representatives visited the Property and were advised of the planned use of sub-metering system for each residence. TECO did not object to the specified plans at this time.

14. In July 2023, TECO expressed an issue with the planned installation of sub-metering systems, after substantial amount of money had already been expended on the installation of sub-meters.

15. 1150 WHG estimates that it will cost nearly \$2.5 million to retrofit the Property now with individual unit meters.

FURTHER AFFIANT SAYETH NAUGHT.

By: Jack Boyajian



Jack Boyajian

Sworn to or affirmed before me this 7th day of November, 2023, by Jack Boyajian who is personally known or has produced Driver's License as identification.

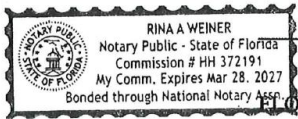
Rina A Weiner



NOTARY PUBLIC, STATE OF FLORIDA
Rina Weiner

Print Name

My Commission Expires:



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®