

Harbor Isles Condominium Association Policy & Procedure's for Electrically Powered Vehicles Charging Stations

Overview

Recent advances in electrical storage devices (batteries) as well as the cost of fuel have made ownership of an electrically powered vehicle a reality. This includes some vehicles which are considered to be “hybrids” but still have the ability to charge the battery via an electrical outlet. This initial policy will define the general conditions and relations between the Association and the unit owner that would allow for an owner to charge a vehicle using a supply source located in the owner's garage. The specific procedure will be developed in a subsequent revision of the P&P when details can be specified in accordance with the FPL policies and vehicle manufactures procedure on the matter.

The installation of a charging station, the charging of an electrical vehicle (car, truck, van cycle or any other such type of vehicle), and any other associated costs, is the responsibility of the unit owner and not the Association. In order to satisfy that policy, the electrical supply must be able to meter the power consumption back to the owner and not charge the cost to the Association. As of now, all electrical power in the garages is on the Association meters and is charged to the Association as a common expense. This P&P sets forth the policy to be followed and, as technical information unfolds, will provide the procedure that must be followed in order for an owner to charge an electrically powered vehicle on Association property.

This policy applies to all unit owners desiring to install a charging station in the unit owner's limited common area. Only an owner may apply for the installation of an electrical charging facility under this P&P. This policy applies to all vehicles which receive all or a port of its propulsive power from storage cells located on the vehicle, whether or not the vehicle is required to have a state registration certificate.

Owners who charge vehicles which receive all or part of their propulsion from electricity from an unapproved outlet shall be duly noticed and the Board shall immediately convene to propose to the Due Process Committee an amount to be fined, not to exceed \$100.00 per occurrence, as allowed by the Governing Documents of the Association and the Florida Statutes that Govern same.

Policy

Effective immediately*, the recharging of electric or plug-in type hybrid vehicles in common or limited common areas of the condominium shall be in accordance with the following regulations:

1. No electric vehicle(s) shall be recharged from common/limited common Association outlets.
2. Extension cords beyond the standard “pigtail” connection shall not be used to supply power from individual units to recharge electric vehicles.
3. The Association shall allow owners who contemplate purchasing an electric vehicle or plug-in hybrids to install charging circuits using their own electric meters in their own garage at no cost to the Association.

4. No alteration shall be made to the electrical distribution within an individual unit (living space) for the purposes of recharging electric vehicles.
5. All electrical alterations must be properly permitted, use a licensed and insured electrician, confirm to the architectural standards of the building and confirm to the recommendations of the vehicle manufacturer.
6. Before purchasing an electric vehicle or plug-in hybrid that is intended to be domiciled at Harbor Isles Condominium, owners should seek approval from the Board of Directors using this P&P and accompanying form(s).

Procedure

The Procedure will be developed over the subsequent months, working with FPL as it gains experience in these matters relating to condominium applications and requirements for installation. In the interim, should an owner plan to purchase a vehicle (or have already done so) which requires a charging station, the Association will strive to work with the owner to resolve a plan for the installation of a charging station. The owner shall submit the following form(s) to the Board as an initial step of working to an implementation plan.

Required form(s): Request to install vehicle charging station

After you have completed the application, please deliver it to the office of the Association in order to expedite the review and the Board of Directors approval process. Once approval is granted, it may be necessary to follow up in order to complete the process. For example, if permits are required, our application will indicate a need to provide the association with a copy of same.

Adopted at a duly noticed Board of Directors Meeting held January 11, 2016 and approved unanimously.