

The Strada Association electric vehicle charging policy effective 4-1-2023

The Strada Condominium Association has established a policy for providing electricity to Strada residents for the charging of an electric vehicle (EV.) Beginning April 1, 2023, a flat fee of \$125.00 per quarter will be charged to a unit owner for an EV that uses the association's electricity at his/her dedicated parking space.

REGISTRATION:

To avoid over-taxation of the Association's electrical facilities, **any owner desiring to use the Association's 110-volt outlets must first register his/her EV(s) with the Association's property manager.** Failure to properly register your EV(s) will result in the Association levying fines against you and/or a suspending you from using the Association's electrical outlets for EV charging.

FEES/ASSESSMENTS AND USE RESTRICTIONS:

Residents with multiple EVs will be charged the \$125 per quarter for each vehicle that uses the outlet at their assigned parking spot. This fee is based on average EV usage and current electric rates, and will be an individual assessment charged to the respective owner on a quarterly basis. Owners with more than one EV being kept on property will be charged an individual assessment for each vehicle based on the flat fee set forth above.

Extension cords are not allowed for use of charging an EV in another parking space. The Association will not be responsible for any lost or stolen charging cables or accessory EV equipment. Part time residents will be charged the same amount as the full time residents. Owners of rental units will need to advise their tenants of this policy if the tenant charges an EV at a garage outlet. An owner will be charged the full quarterly fee even if the vehicle is used for a shorter time. The quarterly fee is subject change based on the future electric rates from FPL.

The association may also decide in future to apply the flat fee to current users, whose electricity usage is now being individually metered, and the new flat fee would replace the old system of metered billing.

Strada management will monitor the parking space locations for EV users, and take appropriate measures should this policy be ignored. Individual unit owners that have an electric outlet in their assigned parking space will be accountable, should an unauthorized use of their electric outlet occur, and the owner is subject to a fine. As stated above, any owner who fails to register his/her EV that uses the Association's electrical outlets may also have his/her rights to charge the EV in the Strada suspended for a stated period of time.

To be clear, residents using low wattage trickle chargers to maintain a gas powered vehicle will not be billed, only those who are using power for EV charging.