

Island Pointe Condominium Association of Merritt Island, Inc.

Garage Appliance Policy

The electric bill for the garages is paid by the association, not by individual unit owners. Most garages utilize only enough electricity to operate the garage door opener and lights. However, some residents use various appliances in their garages. The most used appliances are dehumidifiers, refrigerators, and freezers. While it is permissible to utilize these appliances, it does increase the cost of electricity for all residents.

To accommodate the desire of residents to utilize these appliances, the Board has implemented a monthly charge for the use of each appliance. This step is taken in accordance with the Island Pointe Declaration of Condominium, Article X, Paragraph Q:

“The Association reserves the right to levy a charge to any unit owner using the enclosed parking garage to store appliances, dehumidifiers, table saws, or any other type of device that uses electricity.”

The charges will be based on the average cost of use of the individual appliance and are intended to reimburse the association for the increased electric costs. These charges will be updated each year based on the average cost at that time. Residents will be notified of any changes in the monthly charges.

The costs for the most common appliances are listed below:

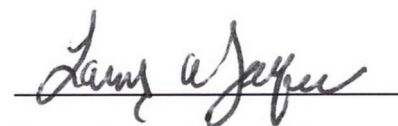
- Dehumidifier \$25 per month
- Refrigerator \$12 per month
- Freezer \$12 per month

Residents must notify the association regarding the use of an appliance so the charge can be added to the monthly charges paid for that unit. An individual charge will be incurred for each appliance that is used in a garage. For example, if a resident had a dehumidifier and a refrigerator, they would pay \$25 per month for the dehumidifier and an additional \$12 per month for the refrigerator for a total of \$37 per month. For any appliance other than those listed above, the association will obtain an estimate of the costs as a basis for the monthly charge for that type of appliance.

It is anticipated that most residents will have occasional uses of additional electricity in their garage for short periods of time, such as the occasional use of power tools. These instances will not incur a monthly charge. However, substantial use of power tools or the use of power tools or equipment that draws significant electricity (e.g., compressors or generators) will need to be discussed with the association to establish appropriate costs.

Failure to notify the Association/Management Company of an operating electrical appliance shall be considered a violation of Association Rules and subject to the Notice & Violations Policy.

Date Approved by Board: April 13, 2023



Larry Jaques, President