



RESOLUTION NO. 2025-01

A RESOLUTION OF THE SUMMER HOUSE IN OLD HOUSE IN OLD PONTE VEDRA CONDOMINIUM ASSOCIATION IMPLEMENTING A POLICY ON E-BIKES AND LITHIUM-ION BATTERIES; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Summer House in Old Ponte Vedra Condominium Association, Inc. (the “Association”) is responsible for the management, maintenance, and operation of the condominium property pursuant to its Declaration, Bylaws, and applicable Florida law;

WHEREAS, the Board of Directors (the “Board”) is charged with the duty to ensure the health, safety, and welfare of residents and to preserve and protect the common elements and community property;

WHEREAS, the increasing use of electric bicycles (E-Bikes), powered by lithium-ion batteries, presents potential safety hazards, including but not limited to fire risks associated with improper storage, charging, or disposal;

WHEREAS, the Board has determined it is in the best interest of the community to adopt reasonable rules and restrictions concerning the use, storage, charging, and disposal of E-Bikes and associated batteries;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF THE ASSOCIATION, THAT:

1. E-Bike Charging Restrictions.

The charging of electric bicycles (E-Bikes) is strictly prohibited in all common areas and limited common elements, including lobbies, hallways, stairwells, patios, balconies, and recreational facilities. Charging is permitted only inside residential units, provided it is done in accordance with the manufacturer’s safety guidelines and actively attended.

2. Storage of E-Bikes with Non-Removable Batteries.

E-Bikes with non-removable batteries must be stored and charged entirely within the unit. Charging must be attended, comply with manufacturer safety recommendations, and not create a fire or safety hazard. These bikes are not permitted to be stored or charged in any common or limited common area, including bike racks.

3. Storage of E-Bikes with Removable Batteries.

E-Bikes with detachable batteries may be stored outside in common-area bike racks if covered to protect from weather exposure. The battery must be removed and stored inside the unit in a dry, climate-controlled environment, ideally maintained between 50–77°F, in accordance with manufacturer guidelines. To reduce fire risk, the battery must be placed in a UL-certified fire-resistant container or similar protective enclosure and kept away from flammable materials. Charging is permitted only inside the unit, must be actively supervised, and must follow all manufacturer safety recommendations; charging while unattended is strictly prohibited.

4. Disposal of Lithium-Ion Batteries.

The disposal of lithium-ion batteries in the Association's trash compactors, dumpsters, or any other community waste receptacles is strictly prohibited. Lithium-ion batteries are classified as hazardous waste and must be handled accordingly. Owners are responsible for the proper disposal of E-bike batteries at authorized recycling or hazardous waste facilities as required by the U.S. Environmental Protection Agency (EPA) and Florida Department of Environmental Protection (FDEP).

5. Effective Date.

This Resolution shall be effective upon execution of the President of the Board.

PASSED AND ADOPTED by the Board of the Association this 9th day of December 2025.

SUMMER HOUSE OF OLD PONTE VEDRA
CONDOMINIUM ASSOCIATION

By: James A. Galloway
James A. Galloway, President