

BROADWAY PROMENADE CONDOMINIUM ASSOCIATION, INC.

A RESOLUTION AND RULE OF THE BOARD OF DIRECTORS REQUIRING OWNERS, TENANTS, AND RESIDENTS TO REMOVE ALL VEHICLES WITH LITHIUM-ION, HYBRID, AND FUEL CELL BATTERIES FROM THE BUILDING'S PARKING GARAGE AND PARK THE VEHICLE AT LEAST FIFTY FEET (50') FROM A STRUCTURE OR OFF THE CONDOMINIUM PROPERTY IN THE EVENT AN EVACUATION IS ORDERED FOR THE CONDOMINIUM.

WHEREAS, the Board of Directors ("Board") of **BROADWAY PROMENADE CONDOMINIUM ASSOCIATION, INC.**, a Florida Not For Profit Corporation ("Association") is the entity responsible for the operation and administration of **BROADWAY PROMENADE, A CONDOMINIUM** ("Condominium"); and

WHEREAS, the Board believes it is of fundamental importance to undertake advance planning in preparation for the impacts of hurricanes and hurricane season so that all unit owners, tenants, residents, and other occupants may timely plan their personal affairs and evacuation accordingly; and

WHEREAS, the Board is authorized by Article 5(d) of the Bylaws to adopt Rules and Regulations concerning the operation and use of the Units and the Condominium Property; and

WHEREAS, due to the proximity of the Condominium building to the Gulf of Mexico and the potentially devastating effect of a hurricane or tropical storm surges, the Association has adopted a resolution lock-stepped the Board's issuance of a mandatory evacuation of the Condominium building and units to Sarasota County's declaration of a mandatory evacuation; and

WHEREAS, storm surge poses a special and unique fire hazard for vehicles with Lithium-ion, hybrid, and fuel cell batteries, with dozens of such vehicle fires erupting in Florida after Hurricanes Debbie, Helene, and Milton.

WHEREAS, state of Florida CFO and State Fire Marshall Jimmy Patronis has previously issued a **FIRE SAFETY ALERT** to residents and first responders about an alarming fire hazard with Lithium-ion Batteries, Electric Vehicles ("EVs"), as well as hybrid and fuel cell vehicles in preparation of Hurricane Milton. A copy of the FIRE SAFETY ALERT is attached hereto as **Exhibit "A"**, and incorporated herein.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Association adopts the following Resolution and Rule:

SECTION 1: THAT upon the issuance by Sarasota County of a mandatory evacuation order, all Unit Owners, residents, tenants, and other occupants are hereby required to **immediately relocate their vehicle(s) with Lithium-ion, hybrid, or fuel cell batteries** from the Condominium building's parking garage and park the vehicle a minimum of fifty feet (50') from any structure or off of the condominium property to better protect against such a vehicle catching fire under the Condominium building.

SECTION 2: THAT if a person fails or refuses to comply with the requirements of Section 1 above within twenty-four (24) hours of the issuance of the mandatory evacuation order by Sarasota County for the Condominium, the Association shall relocate any such vehicle(s) and, if necessary, will contract, on behalf of the unit owner and/or the vehicle owner, with a towing service to relocate, tow, and/or store the vehicle to prevent or minimize any damage to the Condominium building. In such event, the Unit Owner and/or owners on whose behalf the Board has contracted shall reimburse the Association for the actual towing and storage costs.

SECTION 3: THAT because Lithium-ion, hybrid, and fuel-cell battery fires can occur hours or even weeks after the vehicle is submerged, the owner of a submerged vehicle with a Lithium-ion, hybrid, or fuel-cell battery shall not park it on the condominium property until it has been inspected by the manufacturer and certified as being safe to operate. The owner of the vehicle shall have a duty to advise the Association if their vehicle was submerged and shall provide a copy of the written report from the manufacturer that the vehicle is safe before parking the vehicle on the condominium property.

SECTION 4: THAT all consumer items that contain Lithium-ion batteries, including but not limited to electronic bicycles, scooters, skateboards, hoverboards, and children's toys shall be removed from the first floor of the parking garage and/or storage areas and stored in an area safe from storm surge.

RESOLVED by the Board of Directors at a duly-noticed Board meeting on this 1 of November, 2024.

**BROADWAY PROMENADE CONDOMINIUM
ASSOCIATION, INC.**

By: Ruth Fick
President of the Association

(Corporate Seal)

Attest: AB Bury
Secretary of the Association

Press Release

Contact our Office of Communications

Communications@MyFloridaCFO.com | 850.413.2842

****FIRE SAFETY ALERT** CFO & State Fire Marshal Jimmy Patronis Calls on EV Manufacturers to Take Steps to Protect Lives for Milton**

10/7/2024

For Immediate Release: Monday, October 7, 2024

Contact: Office of Communications,

Communications@MyFloridaCFO.com, 850.413.2842

****FIRE SAFETY ALERT****

CFO & State Fire Marshal Jimmy Patronis Calls on EV Manufacturers to Take Steps to Protect Lives for Milton

TALLAHASSEE, Fla. — Today, Chief Financial Officer (CFO) and State Fire Marshal Jimmy Patronis issued a warning to residents and first responders about an alarming fire hazard with Lithium-ion batteries, Electric Vehicles (EV), as well as hybrid and fuel cell vehicles in preparation of Hurricane Milton, now a Category 5 storm. The CFO's Division of State Fire Marshal has confirmed 48 lithium-ion battery fires related to storm surge from Hurricane Helene, with 11 of those fires associated with EVs. Consumer items containing lithium-ion batteries include cars, scooters, hover boards, golf carts or children's toys. The CFO also called on EV manufacturers to be pro-active by alerting consumers to place their EVs to higher ground. Finally, the CFO provided tips on Lithium-Ion Battery safety and how to prepare similar devices in areas prone to storm surge flooding.

CFO & State Fire Marshal Jimmy Patronis said, "In the aftermath of Hurricane Helene, we have seen nearly 50 fires caused by lithium-ion batteries with 11 of those fires being caused by EVs. Floridians living on the coastline who own EVs are at risk of those EVs being inundated with saltwater storm surge which presents a dangerous fire threat to Florida families and their homes. If you have one of these vehicles including cars, scooters, hover boards, golf carts or children's toys that have been **compromised by flooding**, please unplug the vehicle or device, and move it safely away from your home or apartment into a clear open space. If a vehicle needs to be towed, contact a reputable tow company in your area to safely remove it from your property. EVs and lithium-battery powered devices cannot be disposed of in a typical car lot or trash bin, so you will also want to contact your local government on the [best locations for safe disposal](#)."

"As Hurricane Milton approaches, I am calling on EV manufactures across the country to take pro-active measures by notifying customers in storm surge areas to relocate their vehicles. As I've stated before, these

compromised vehicles and devices are ticking time bombs, and my office will continue to coordinate with federal, state, and local officials to ensure consumers and first responders are aware of these fire hazards following Hurricane Milton. In the meantime, please take heed of the tips below and ensure that you place your EV at a high level in a parking garage or at a higher elevation that possesses a minor risk of flooding. After the storm, if you do have an EV that has been flooded by saltwater and it remains in your garage or near your home, please remove it immediately to a safe location so that you can worry about fixing your home, instead of rebuilding it due to fire.”

Follow these fire safety tips if your EV, hybrid, or alternative fuel vehicle is flooded during Hurricane Milton:

- Leave all windows and/or doors open to allow any potentially flammable gases to vent from the passenger compartment.
- If the vehicle is being stored indoors, and can be moved, move it outside into an open-air location. If it cannot be moved, try to keep the storage area open and vented.
- Unplug and do not attempt to charge the vehicle.
- Disable the vehicle by chocking the wheels, placing the gearshift in park, and removing the ignition key and/or disconnecting the 12V battery.
- Avoid contact with the HV battery especially if a vehicle is showing signs of a damaged or overheating HV battery.
- Follow manufacturers recommendations for your specific vehicle.

Additional Resources and Fire Safety Guidance:

- [Lithium Ion Battery Safety Guide](#) - National Fire Protection Association
- [Electric Vehicle Owner/General Public Safety Guide](#) - U.S. Department of Transportation - Interim Guidance for Electric and Hybrid-Electric Vehicles Equipped With High-Voltage Batteries
- [Towing & Recovery Operators and Vehicle Storage Facilities Safety Guide](#) - U.S. Department of Transportation - Interim Guidance for Electric and Hybrid-Electric Vehicles Equipped With High-Voltage Batteries

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About CFO Jimmy Patronis

Chief Financial Officer and State Fire Marshal Jimmy Patronis is a statewide elected official and a member of Florida's Cabinet who oversees the Department of Financial Services. CFO Patronis works each day to fight insurance fraud, support Florida's firefighters, and ensure the state's finances are stable to support economic growth in the state. Follow the activities of the Department on Facebook (FLDFS) and X (@FLDFS).

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FLORIDA DEPARTMENT OF
FINANCIAL SERVICES

Our department manages the financial responsibilities for the State of Florida.

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