Lantana Oceanfront Condominium
Electric Vehicle Supply Equipment - Contractor Specification Form

Date (mm/dd/yyyy):_____ Owner Name _____

Owner Phone Number: _____ Owner email: _____

Unit Number: _____ Garage Bay Number: _____

EV Year, Make & Model: _____

Electrical Contractor: _____

Electrical Contractor Phone Number: _____

Electrical Contractor License: _____

Electrical Contractor Proof of Insurance: (Attach)

Describe the EVSE Project (attach extra page(s) if necessary): _____

_____

_____

Note: EVSE (Electric Vehicle Supply Equipment - Charging Stations) must be approved by the Board prior to install. The Board can refuse an install for reasons that are compliant with the Florida Condominium Statute. There can also be issues like Transformer Capacity that affect approval issues.

Prior to installation, the owner and Electrical Contractor should read the EVSE Policy and Procedure Document (both on the Lantana Website) and inspect the existing installation in Building 1851. Any owner that wants to install Electric Vehicle Supply Equipment (EV Charger) must submit this document (initialed and signed), the EV/EVSE Registration Form, and the resulting Contract(s) (signed) to the ARC and Association Property Management Company prior to installing an EVSE. All types of EVSE installs are covered in this form. Owner should select, fill out, sign and submit the proper CSF (below) for the type of installation required.

These are the types of CSF forms that are attached - each with a description of applicability:

1. CSF 1: Temporary Level 1 EVSE Install
2. CSF 2: Level 2 EVSE install for Ground Floor End Unit
3. CSF 3: Level 2 EVSE install for detached garage - no easement infrastructure exists.
4. CSF 4: Level 2 EVSE install for detached garage - easement infrastructure does exist.
5. CSF 5: Level 2 EVSE install for attached garage - no easement infrastructure exists.
6. CSF 6: Level 2 EVSE install for attached garage - easement infrastructure does exist.

Note: Easement infrastructure can be seen in Building 1851 and includes:
1. Conduit (tray) installation in the electrical room.
2. Breaker Box mounted on the wall outside the electrical room
3. Underground conduit pathway from the breaker box to the appropriate garage building.
4. Break out box inside the garage building.

Please Note that the owner and/or contractor(s) are financially responsible for any damages and remediation that result from not following the requirements listed in the Contractor Specification Form(s).

CSF 1: for Temporary Level 1 EVSE Installation

This CSF applies to installations of slow (Level 1) rate charging systems. The Board allows temporary Level 1 installs and it can retract permission at any time if issues arise. This system uses common power, located in the garage bay, to power the EVSE charger.

1) For Temporary Level-1 Charging System Install:

A. Owner has read, understands, agreed to, and will comply to the EVSE Policies and Procedures document (note this includes items like registering the EV, obtaining insurance etc.):

Owner Agrees: _____

B. Identify and describe the location of the nearest existing outlet relative to your garage bay: Provide diagram if necessary:

C. Contractor shall replace the outlet with a 15A equivalent outlet suitable for continuous duty operation:

Contractor Agrees: _____

D. Installing and operating the Level 1 EVSE shall not interfere with any other owner's use of their garage bay.

Owner Agrees: _____

E. If Level 1 charging ever triggers any breaker, owner agrees to remove charging system.

Owner Agrees: _____

F. Owner shall pay monthly fee for use of common power:

Owner Agrees: _____

Please Note that the owner and/or contractor(s) are financially responsible for any damages and remediation that result from not following the requirements listed in the Contractor Specification Form(s).

Owner Signature _____

Printed Signature _____ Date _____

Contractor Signature _____

Printed Signature _____ Date _____

ARC Recommendation: _____ Date: _____

BOD Approval: _____ Date: _____

CSF 2: Level-2 EVSE for Attached Garage - First Floor End Unit

This CSF applies to ground floor end units. These ground floor end units generally have garage spaces in the attached garage abutting their unit. As such, their required EVSE install connects from owner power inside their unit to their garage bay. If Owner plans to install EVSE charger in a 1st floor end unit garage (Units 1101, 1106, 2101, 2106, 3101, 3106, 4101, 4106) then:

1. Agree: _____ Owner has read, understands, agreed to, and will comply with the EVSE Policies and Procedures document (note this includes items like registering the EV, obtaining insurance, etc.):
2. Agree: _____ Owner agrees to establish a contract, containing the language below, for installing the electrical components and wiring required for the EVSE in the owner's garage.
3. Agree: _____ Owner agrees to inform all neighboring owners (in his garage area) about the installation prior to signing the contract.
4. Agree: _____ Owner agrees to submit contract to Property Management Company for ARC recommendations and await final HOA Board approval before beginning the work.
5. Agree: _____ Owner agrees to be present at Lantana while the contracted work is being completed.
6. Agree: _____ Owner agrees that the location of the EVSE shall not infringe upon any other owner's right of passage within the garage, especially while charging.
7. Agree: _____ Owner agrees to disconnect the charging system if any breaker triggers while the EVSE charging system is active, until the issue is resolved.
8. Agree: _____ Owner agrees to provide a copy of the contract between the owner and contractor as part of this submission.

Contractor Agrees that these units (1101, 1106, 2101, 2106, 3101, 3106, 4101, 4106) are required to connect their EVSE to their Unit's interior Electrical Breaker Panel using the contract language below:

1. Agree: _____ Contractor agrees to establish and execute all permits required for contracted work.
2. Agree: _____ Contractor Agrees to Install a single breaker box (separate from the panel inside the unit) near the breaker panel. Contractor will install a heavy duty 50A breaker capable of supporting a continuous duty EVSE charging.
3. Agree: _____ Contractor agrees to Install electrical conduit from the separate breaker box to the interior of the owner's garage bay.
4. Agree: _____ Contractor agrees to install a separate power disconnect box in the owner's garage bay that disconnects power.
5. Agree: _____ Contractor agrees to connect power to the EVSE charger via a direct connect (not plug in) breakout box in a location that does not interfere with any neighbors garage use.
6. Agree: _____ Contractor will install copper electrical wiring with low voltage drop from the separate breaker box to the direct connect breakout box.
7. Agree: _____ Contractor agrees to test the system while charging the EV battery to assure that no elements of the system are over-heating.

Attach this signed document with the AMA and the EV/EVSE registration form and send them to the Association Property Management Company. By signing this document, the signatories confirm that they have read the EVSE Policy and Procedures Document, and agree to establish contracts in accordance with all applicable documents. Once this is approved, the owner should procure the related cost bids from their contractor(s) and submit them to the ARC and to the Association Property Management Company. Upon their approval, the project can begin:

Please Note that the owner and/or contractor(s) are financially responsible for any damages and remediation that result from not following the requirements listed in the Contractor Specification Form(s).

Owner Signature _____

Printed Signature _____ Date _____

Contractor Signature _____

Printed Signature _____ Date _____

ARC Recommendation: _____ Date: _____

BOD Approval: _____ Date: _____

CSF 3 Part 1: Level 2 EVSE install for detached garage (no Easement Exists)

This CSF applies to owners with detached garages and no Easement exists from a previous installation. The owner and contractor must inspect the Building 1851 installation and use it for guidance.

If no Easement Infrastructure exists from a previous EVSE installation in the detached garage then this installation requires 3 distinct contracts:

1. Easement infrastructure: Electrical room changes, conduits under the driveway, boxes in the garage.
2. Pavement removal and repaving.
3. Owner-specific EVSE installation: Balance of EVSE install after the easement pathways exist.

CSF 3 Part 1: Owner Agreement and Pavement Contract Specification

a. _____ Owner agrees to inspect building 1851 installation with the electrical contractor.

b. _____ Owner agrees that: _____ Easement Exists or _____ Easement does not exist.

c. _____ Owner agrees to inform all neighboring owners (in his garage area) about the installation prior to signing the contract.

d. _____ Owner agrees to submit the contracts to the Property Management Company for ARC recommendation, and await final HOA Board approval before any work begins.

e. _____ Owner agrees to be present at Lantana while the contracted work is being completed.

f. _____ Owner agrees to disconnect the charging system if any breaker triggers while the EVSE charging system is active, until the issue is resolved.

g. _____ Owner agrees to provide a copy of the contract between the owner and contractor as part of this submission.

h. _____ Owner agrees to pay the fee for using existing infrastructure to the Association in addition to all contractor fees.

i. _____ If Easement does not exist then Owner agrees to generate a pavement contract with a reputable Paving company, with the scope statements below, and send that to the Property Management company for Board approval:
Pavement Contract: The pavement contract has a bid cost for the following scope: Note Building 1851 shall be used as an example.
    a. Pavement Contractor shall remove a 2 ft. swath of pavement extending from the exterior wall of the Electrical Room to the detached garage that contains Breaker Panel E. The Electrical Contractor shall mark the pavement to be removed.
    b. After the conduit is installed and inspected by the Town Building Inspector, the Electrical Contractor must re-fill the trench, top it with gravel, and approve re-paving the driveway. The Pavement Contractor will tap down the gravel, apply new pavement covering all the removed area, and tap down the new pavement.
    c. The pavement contractor will clean up any waste or remnant caused by the paving removal or replacement.
    d. The Association will inspect the pavement and approve payment to the Paving Company, if appropriate.

Please Note that the owner and/or contractor(s) are financially responsible for any damages and remediation that result from not following the requirements listed in the Contractor Specification Form(s).

Owner Signature _____

Printed Signature _____ Date _____

Contractor Signature _____

Printed Signature _____ Date _____

ARC Recommendation: _____ Date: _____

BOD Approval: _____ Date: _____

CSF 3 Part 2: Detached Electrical Easement Infrastructure

Note Building 1851 shall be used as a typical example.

a. _____ Contractor agrees to create a bid cost which includes the following scope in the bid:

b. _____ Contractor agrees to obtain and execute all permits required for the project.

c. _____ Contractor agrees to mark the driveway indicating where the paving company must remove pavement.

d. _____ contractor agrees to provide passage across the trench to other owners and vehicles while the pavement is removed (ex. Via durable plywood).

e. _____ Contractor agrees to trench the pathway (storing the material removed from the trench aside on a tarp). Note that several plumbing pipes run north-south under the driveway.

f. _____ Contractor agrees to have all required work inspected by the Town Building Inspector (per the Permit) before closing the trench or any other openings.

g. _____ After inspection, Contractor agrees to refill the trench and top it with tamped down gravel.

h. _____ Contractor agrees to notify the owner and Pavement Contractor to repave the driveway when trench is refilled and ready for paving.

i. _____ Contractor agrees to Install Tray above the meter panel and then down to an exit hole in electrical room (per Building 1851).

j. _____ Contractor agrees to install Lockable breaker box mounted low on the exterior wall of the electrical room (per Building 1851). Breaker box shall support up to 22 EVSE circuits. Breaker box shall not interfere with the existing rain drainage system.

k. _____ Contractor agrees that If any existing infrastructure must be moved, it shall be restored to proper function.

l. _____ Contractor agrees to install EIN panel inside the breaker box, capable of supporting qty 22 continuous duty 50A breakers.

m. _____ Contractor agrees to install 8 electrical conduits (1-1/2 Inch minimum) from lockable breaker box, across the driveway, to the interior of the detached garages (per Building 1851). Leaving room in the lockable breaker box for two more conduits for attached garages - preferably from the bottom but, if necessary, from the side of the breaker box.

n. _____ Contractor agrees to install 3 pulls in each conduit extending from the lockable breaker box to the breakout box in the detached garage. These are to allow subsequent pulling of electrical cables.

o. _____ Contractor agrees to Core-drill through the garage slab within the detached garage (per building 1851 detached garage). Refilling any gaps in the garage slab once the conduit is installed.

p. _____ Contractor agrees to install Breakout box, inside the detached garage, capable of supporting up to 16 separate conduits and EVSE charging circuits. (per Building 1851 detached garage).

Please Note that the owner and/or contractor(s) are financially responsible for any damages and remediation that result from not following the requirements listed in the Contractor Specification Form(s).

Owner Signature _____

Printed Signature _____ Date _____

Contractor Signature _____

Printed Signature _____ Date _____

ARC Recommendation: _____ Date: _____

BOD Approval: _____ Date: _____

CSF 3 Part 3: Detached Garage Owner EVSE Install Contract

An Electrical Contractor shall propose and bid a cost for the following scope and include the scope below in the bid. Note Building 1851 shall be used as a typical example.

1. _____ Contractor agrees to obtain and execute all required permits for contracted work.

2. _____ Contractor agrees to tap into owner's power after the 125A Breaker in the electrical room, and run electrical wire via the existing tray to the lockable breaker box on the exterior wall of the electrical room.

3. _____ Contractor agrees to install a continuous duty EVSE capable 50A breaker in the lockable breaker box.

4. _____ Contractor agrees to install copper electrical wiring, suitable for minimum voltage drop, from the above breaker to the breakout box in the detached garage (which contains Panel E).

5. _____ Contractor agrees to use a conduit (for the above wiring) that already has one EVSE wiring set, if such exists, rather than an unused conduit. (no more than 2 EVSE's per conduit).

6. _____ Contractor agrees to route suitable copper electrical wiring for minimal voltage drop from the breakout box in the detached garage to owner's garage bay via conduit above the ceiling in the garage.

7. _____ If a human entry panel(s) is required for routing conduit above the ceiling, contractor agrees to implement re-usable entry panel(s) in the ceilings and leave them covered (closed) when the installation is complete.

8. _____ Contractor agrees to install a separate power disconnect box in the owner's garage bay that disconnects power.

9. _____ Contractor agrees to connect power to the EVSE charger via a direct connect breakout box in a location that does not interfere with any neighbors garage use. (plug in boxes are not allowed).

10. _____ Contractor agrees to test the system while charging the EV battery to assure that no elements of the system are over-heating.

Please Note that the owner and/or contractor(s) are financially responsible for any damages and remediation that result from not following the requirements listed in the Contractor Specification Form(s).

Owner Signature _____

Printed Signature _____ Date _____

Contractor Signature _____

Printed Signature _____ Date _____

ARC Recommendation: _____ Date: _____

BOD Approval: _____ Date: _____

CSF 4: Detached Garage Installation _ Easement Infrastructure Exists.

For owners of a detached garage for which all the infrastructure of CSF 3 Part 2 exists, then the owner only needs to submit CSF 3 Part 1 and CSF 3 Part 3.

CSF 5: Level 2 EVSE install for attached garage - no easement infrastructure exists.

Owner shall inspect building 1851 building EVSE installation and submit CSF 5 Part 1 and CSF 5 Part 2:

CSF 5 Part 1

a. _____ Owner agrees to inspect building 1851 installation with the electrical contractor.

b. _____ Owner agrees that: _____ Easement Exists or _____ Easement does not exist.

c. _____ Owner agrees to inform all neighboring owners (in his garage area) about the installation prior to signing the contract.

d. _____ Owner agrees to submit the contracts to the Property Management Company for ARC recommendation, and await final HOA Board approval before any work begins.

e. _____ Owner agrees to be present at Lantana while the contracted work is being completed.

f. _____ Owner agrees to disconnect the charging system if any breaker triggers while the EVSE charging system is active, until the issue is resolved.

g. _____ Owner agrees to provide a copy of the contract between the owner and contractor as part of this submission.

h. _____ Owner agrees to pay the fee for using existing infrastructure to the Association in addition to all contractor fees.

Please Note that the owner and/or contractor(s) are financially responsible for any damages and remediation that result from not following the requirements listed in the Contractor Specification Form(s).

Owner Signature: _____ Date: _____

ARC Recommendation: _____ Date: _____

BOD Approval: _____ Date: _____

CSF 5 Part 2: Installation of EVSE Conduit and Wiring in Attached Garage

An Electrical Contractor shall propose and bid a cost for the following scope and include the scope below in the bid. Note Building 1851 shall be used as a typical example.

a. _____ Contractor agrees to obtain and execute all permits required for the project.

b. _____ Contractor agrees to Install Tray above the meter panel and then down to an exit hole in electrical room (per Building 1851).

c. _____ Contractor agrees to install Lockable breaker box mounted low on the exterior wall of the electrical room (per Building 1851). Breaker box shall support up to 22 EVSE circuits. Breaker box shall not interfere with the existing rain drainage system.

d. _____ Contractor agrees that If any existing infrastructure must be moved, it shall be restored to proper function.

e. _____ Contractor agrees to install EIN panel inside the breaker box, capable of supporting qty 22 continuous duty 50A breakers.

6. _____ Contractor agrees to tap into owner's power after the 125A Breaker in the electrical room, and run electrical wire via the existing tray to the lockable breaker box on the exterior wall of the electrical room.

7. _____ Contractor agrees to install a continuous duty EVSE capable 50A breaker in the lockable breaker box.

8. _____ Contractor agrees to install a conduit from the lockable breaker box to the relevant attached garage (north or south). The conduit shall be a diameter (at least 2 inches) that supports copper wiring for 3 separate EVSE charging systems. The conduit shall not block a similar conduit install for the other attached garage. The Conduit shall be underground until it reaches the relevant stairwell exterior wall, at which point an LDB box can be used to route the conduit above ground through a hole in the wall of the stair well. Once inside the stair well, the conduit shall be routed overhead into the attached garage - terminating in a break out box capable of supporting 3 one inch conduits for individual charger installations.
9. _____ Contractor agrees to install 3 cordage pulls in the conduit for the purpose of pulling 3 separate wiring circuits.

10. _____ Contractor agrees to seal any conduit holes - after the conduit is installed - such that they are water proof. Large gaps should be filled with concrete and stucco if needed. Small gaps can be filled with epoxy.

11. _____ Contractor agrees to install copper electrical wiring, suitable for minimum voltage drop, from the above breaker to the breakout box in the attached garage.

12. _____ Contractor agrees to route suitable copper electrical wiring for minimal voltage drop from the breakout box in the attached garage to owner's garage bay via conduit along the ceiling (or high on the wall) in the garage.

13. _____ Contractor agrees to install a separate power disconnect box in the owner's garage bay that disconnects power.

14. _____ Contractor agrees to connect power to the EVSE charger via a direct connect breakout box in a location that does not interfere with any neighbors garage use. (plug in boxes are not allowed).

15. _____ Contractor agrees to test the system while charging the EV battery to assure that no elements of the system are over-heating.

Please Note that the owner and/or contractor(s) are financially responsible for any damages and remediation that result from not following the requirements listed in the Contractor Specification Form(s).

Owner Signature _____

Printed Signature _____ Date _____

Contractor Signature _____

Printed Signature _____ Date _____

ARC Recommendation: _____ Date: _____

BOD Approval and Date: _____ Date: _____

CSF 6: Level 2 EVSE install for attached garage - easement infrastructure does exist.

The owner shall submit CSF 5 Part 1 (initialed and signed) and this CSF (initialed and signed).

An Electrical Contractor shall propose and bid a cost for the following scope and include the scope below in the bid. Note Building 1851 shall be used as a typical example.

1. _____ Contractor agrees to obtain and execute all required permits for contracted work.
2. _____ Contractor agrees to tap into owner's power after the 125A Breaker in the electrical room, and run electrical wire via the existing tray to the lockable breaker box on the exterior wall of the electrical room.
3. _____ Contractor agrees to install a continuous duty EVSE capable 50A breaker in the lockable breaker box.
4. _____ Contractor agrees to install copper electrical wiring, suitable for minimum voltage drop, from the above breaker to the breakout box in the attached garage.
5. _____ Contractor agrees to route suitable copper electrical wiring for minimal voltage drop from the breakout box in the attached garage to owner's garage bay via conduit along the ceiling (or high on the wall) in the garage.
6. _____ Contractor agrees to install a separate power disconnect box in the owner's garage bay that disconnects power.
7. _____ Contractor agrees to connect power to the EVSE charger via a direct connect breakout box in a location that does not interfere with any neighbors garage use. (plug in boxes are not allowed).
8. _____ Contractor agrees to test the system while charging the EV battery to assure that no elements of the system are over-heating.

Please Note that the owner and/or contractor(s) are financially responsible for any damages and remediation that result from not following the requirements listed in the Contractor Specification Form(s).

Owner Signature _____

Printed Signature _____ Date _____

Contractor Signature _____

Printed Signature _____ Date _____

ARC Recommendation: _____ Date: _____

BOD Approval and Date: _____ Date: _____

Form Approved by ARC – 6/15/2025
Form Approved by Board – 6/15/2025