

**A RESOLUTION OF THE BOARD OF DIRECTORS OF BORDEAUX CLUB, INC.**

**ESTABLISHING RULES AND REGULATIONS GOVERNING  
DISPOSAL OF LITHIUM-ION BATTERIES  
AND THE PROHIBITION OF CERTAIN LITHIUM-ION BATTERIES IN UNITS**

WHEREAS, the Board of Directors of Bordeaux Club, Inc. (the “Association” or “Bordeaux Club”) is responsible for the health, safety, and welfare of the residents and property within the community; and

WHEREAS, Section 7 of the Second Amended and Restated Bylaws of Bordeaux Club, Inc. (the “Bylaws”) permits the Board of Directors to adopt and amend rules and regulations governing use, maintenance, management and control of the common elements, limited common elements, units and the operation of the Association, and that such rules must be reasonably related to the promotion of health, happiness, and peace of mind of the unit owners.

WHEREAS, lithium-ion batteries, commonly used in electric scooters, e-bikes, hoverboards, electric watercraft or water toys, and similar devices, have been associated with significant fire hazards, particularly when improperly stored or charged within residential units; and

WHEREAS, the National Fire Protection Association (NFPA) and other fire safety authorities have documented numerous incidents and growing concern over the dangers posed by lithium-ion batteries, especially in multi-unit residential buildings where fire can quickly spread and pose life-threatening risks and significant damage to the condominium property; and

WHEREAS, the Board deems it necessary to take proactive steps to minimize potential risk, hazards, and protect the safety, well-being, and structural integrity of the condominium property and community.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Bordeaux Club hereby adopt the following rules and regulations regarding storage, use, and charging of certain electric powered devices, disposal of lithium-ion batteries, and prohibiting lithium-ion batteries in units:

1. Prohibition in Units: The keeping, storing, or charging of lithium-ion batteries of or exceeding 100 Wh (watt hours) per battery within individual units, balconies, stairwells, or enclosed limited common elements is strictly prohibited.
2. Scope: This prohibition applies to all unit owners, residents, tenants, guests, and invitees, and includes lithium-ion batteries of or exceeding 100 Wh used in devices such as (but not limited to) e-bikes, e-scooters, hoverboards, powered skateboards, powered watercraft or water toys, and similar electric-powered mobility or recreational devices.
3. Household Electronic Exceptions: This policy shall not apply to lithium-ion batteries that are integrated into or found in common household electronics (e.g., cell phones, laptops,

tablets, or power tools) unless otherwise deemed a safety concern by the Board in the future.

4. Disposal of Batteries: Lithium-ion batteries must not be disposed of in any Association-provided trash receptacle, dumpster, or recycling bin. Improper disposal creates a significant fire hazard and environmental risk. Residents and unit owners are responsible for safely transporting and disposing of lithium-ion batteries at approved hazardous waste disposal sites or designated battery recycling locations.
5. Enforcement: Any violation of this policy may be considered a violation of the Association's governing documents and subject the owner to enforcement action, including but not limited to, fines, being assessed for costs and attorneys' fees, and further legal action, in accordance with Florida law and the Association's enforcement powers set forth in section 19 of the Second Amended and Restated Declaration of Condominium for Bordeaux Club (the "Declaration").
6. Notice and Distribution: A copy of this resolution shall be provided to all unit owners and shall be incorporated into the Association's official rules and regulations.

ADOPTED by the Board of Directors this \_\_\_\_\_ day of April 2025, at a duly noticed meeting.

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: President

Attest:  
\_\_\_\_\_  
Secretary

(Corporate Seal)