

The Kahala Beach



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FUTURE ELECTRIC VEHICLE CHARGING REQUESTS IN KB LOCKERS AND PARKING STALLS

Dear Kahala Beach Apartment Owner,

This is to inform you about an action taken at yesterday's meeting of the Kahala Beach AOA Board of Directors and to seek your written input on the process for providing power charging capabilities to future owners of electric vehicles from their lockers or parking stalls. **The new procedure will not affect owners who are already receiving this service pursuant to existing AOA applications which have already been approved and activated.**

Two years ago, the Board approved a procedure by which Tesla owners could avail themselves of the convenience of charging vehicles in their parking stalls from their approved connections to Association power. After approval, these connections were made by private arrangement with owners' selected licensed electricians and at owners' cost. The Board levied an annual fee of \$750 per charging station. There are currently about 6 Teslas which have access to this convenient service.

Since that time, it has become clear that the popularity of electric vehicles is rising and that additional Kahala Beach Apartment owners will purchase them. Electric vehicles and plug-in hybrids are now made by almost all automobile manufacturers with a wide range of battery specifications and electric mile ranges from as low as 18 miles/charge (a plug-in hybrid) to 310 miles/charge (a pure electric Tesla Model 3). In order to anticipate future owner requests, the Board has been searching for an equitable solution to costing resident use of Association power at parking stalls in our garages, bearing in mind restrictions imposed by the Association's electric power infrastructure.

At the July Board meeting, a Director requested that a stepped system be researched for fairly assigning costs for use of Association power to the different model cars on the market. The Association's Building and Grounds Committee suggested using battery gross energy capacity in kWh as one possible basis for assigning vehicle charging

costs. The Committee provided examples of the range of battery sizes now in use (from 11 Kwh to 90 Kwh).

At yesterday's Board meeting the Directors approved a four-step scale, as follows;

Battery category A: 5.0 to 24.9 Kwh; Association fee \$125 annually

Battery category B: 25.0 to 49.9 Kwh; Association fee \$250 annually

Battery category C: 50.0 to 74.9 Kwh; Association fee \$500 annually

Battery category D: 75.0 Kwh or higher; Association fee \$750 annually.

Before this new cost allocation scheme can be implemented, the Board will need to take further action regarding the Association's one-time charge for wiring connections from Association power in the garages using an Association licensed electrician. The Board is considering a flat rate standard length installation charge of \$700.00 for connection to the Association's closest suitable power source. Variable conditions for power access depend on current loads within each circuit breaker box. As a result, some locations will require longer wiring runs charged at an additional \$5.00 per foot which includes labor.

During its evaluation of the new cost allocation proposal for electric charging of vehicles, the Board expressed its wish to hear feedback from owners regarding Board action prior to implementation. The Board intends to revisit the proposal described here at its next meeting before final action.

It may help you to know that the Board has, at various times, considered installing a shared electric vehicle charging station or stations on Association property. This approach was not favored for two reasons, one, the significantly greater convenience of charging in one's assigned parking stall and two, the potential reduction in guest parking space which shared parking stations would probably incur.

The Board appreciates your feedback on this topic. Thank you for your time and attention.

Kahala Beach Board of Directors