

Air Conditioning Drain Line Maintenance & Unit Access Policy

Adopted by the Board of Directors of Casa Siesta Condominium on September 29, 2025

Purpose

The purpose of this policy is to protect the Condominium property and all unit owners from damage caused by clogged or overflowing air conditioning (AC) drain lines. Regular maintenance of AC drain lines is necessary to prevent water backups, leaks, and related damage to individual units and common elements.

Association Responsibility

1. The Association shall arrange for a licensed and insured vendor to conduct periodic cleaning and maintenance of all air conditioning drain lines serving the Condominium property.
2. The frequency of cleaning shall be determined by the Board of Directors in consultation with the vendor but shall occur no less than once per year.
3. The cost of routine AC drain line cleaning shall be treated as a common expense of the Association.

Owner Responsibility

1. Each unit owner is responsible for maintaining their AC equipment in proper working order and promptly addressing any issues reported by the Association or vendor.
2. Unit owners must provide the Association, and its authorized vendors, with access to their units during scheduled drain line maintenance.
3. If an owner refuses or fails to provide timely access after proper notice, any additional costs incurred by the Association (such as return trips, emergency service calls, or damage caused by lack of access) will be charged to that owner as an individual assessment.
4. Owners remain responsible for any damage to their unit or neighboring units that results from their failure to provide access or properly maintain their AC system.
5. No owner can perform work that is an Association responsibility and seek reimbursement.
6. Owners should report issues in the common drain lines to Management immediately.

Notice of Entry

1. The Association will provide at least 48 hours' written notice prior to scheduled entry for AC drain line cleaning, except in the case of emergency.
2. Entry will be conducted by the Association's vendor.

Enforcement

Failure to comply with this policy may result in:

- Charges to the unit owner for additional vendor costs.
- Special assessments for damage caused by non-compliance.
- Fines as permitted under the Condominium documents and Florida Statutes.

Effective Date

This policy was adopted by the Board of Directors of Casa Siesta Condominium on the 29th day of September 2025 and shall remain in effect until amended or repealed by the Board.