

**Notice to all Garage Owner Members of
Ocean Gallery Property Owners Association, Inc.**

Dear Owners,

At the annual OGPOA Board of Directors meeting held December 5th, 2025, the Board approved the Garage Owners' fee of \$348.00 as detailed in the attached schedule. This assessment will be charged to your OGPOA account and is due on January 1st, 2026.

Please make payable to **OGPOA** in the amount of **\$348.00**

If you are enrolled in the ACH program for automatic payments for your OGPOA annual assessment, the amount for your OGPOA garage assessment will also be automatically deducted on or about 1/5/2026. Please contact Julie at jmyers@ogstaug.com to enroll in the ACH program.

Please note that penalties may apply if you have appliance(s) in your garage and do not voluntarily pay the appliance usage fee. Please see the table below for the amounts due for electrical appliance usage in garages.

<i>Refrigerator</i>	<i>\$60.00 per year</i>
<i>Freezer</i>	<i>\$60.00 per year</i>
<i>Dehumidifier</i>	<i>\$200.00 per year</i>
<i>Electric vehicles, Electric bikes, Electric scooters, Golf Carts, etc.</i>	<i>TBD</i>

Garage owners are responsible for all their interior maintenance and repairs, including the upkeep and replacement of the rear entry door and garage door. Exterior maintenance and repairs, when necessary, are carried out by the OGPOA. The associated costs, whether for a single building or multiple buildings, are prorated among all 68 garage owners through a special assessment. For further details, please refer to the OGPOA Rules and Regulations and your Declaration of Condominium.

Please note that exterior garage assessments are not annual expenses.

Scheduled maintenance includes:

- Garage painting: approx. every 7 years
- Roof replacement: approx. every 15 to 20 years
- Unscheduled repairs: may occur due to normal building deterioration or storm damage not covered by insurance



Estimated Breakdown of 2026 Annual Assessment per Garage:

291.00 - Annual General insurance (estimated \$19,767 divided by number of garages, which total 68)

21.00 - Annual Pest Control

24.00 - General Maintenance/Administration fee

12.00 - Electricity

348.00

Please Note:

The above charges are paid by the OGPOA on behalf of the Garage owners. The electricity charge is based on estimated average usage and the average Florida Power & Light charge per KWH. This portion of the assessment is reimbursed to the applicable association that provides electricity to the Garages.

