

Grand Panama Condominium Parking Enforcement Policy on Booting

Overview

This policy establishes guidelines for parking enforcement at the Grand Panama Condominium complex, including the use of parking immobilizers (boots or similar devices), notification requirements, fines, and towing procedures. It is designed to ensure compliance with parking regulations while adhering to Florida state laws governing parking enforcement.

All guests and owners are required to properly register their vehicle in the Park N Spot registration system that tracks license plates of every vehicle on Grand Panama property. Vendors and cleaners are required to complete a Vendor/Cleaners contract registering their vehicles with the Front Desk. Vendors and cleaners will display a parking pass that is valid for a 6 month period. Failure to properly register a vehicle will result in a boot placed on the vehicle and a fine to remove the boot.

Signage Requirements

Signage will be prominently displayed at:

- Tower 1 entrance.
- Tower 1 basement parking.
- Tower 2 entry.
- Tower 2 parking garage (Level 1 entrance).
- Stand-alone parking garage entrance.
- Back parking lot.

Signs will clearly indicate that unauthorized or improperly parked vehicles are subject to booting or towing at the owner's expense. They will include contact information for Grand Panama Security.

Sticker Requirements

A bright orange sticker (8 1/2 x 11 inches) will be affixed to the driver's side window when a vehicle is immobilized.

The sticker will include:

- A warning that moving the vehicle may cause damage.
- Contact information for Grand Panama Security, who applied the boot.

Booting Procedure

Identification of Violation: Security or trained staff will identify vehicles in violation of parking policies.

Application of Boot:

- The immobilizer will be applied to the left front (driver-side) tire.
- An orange cone will be placed behind the vehicle for visibility.

Sticker Placement:

- The warning sticker will be applied to the driver's side window, positioned on the rearmost portion adjacent to the driver's seat.

Documentation:

- Security will take a photograph of the vehicle showing the violation and immobilization measures.
 - Photos will be sent to the Condo Association Manager and the Board of Directors for recordkeeping.
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Fines and Payment

Guests, Vendors and Owners:

- A first offense will result in a \$150 fine (plus a 10% administration fee, taxes, and credit card fees). Failure to pay the booting fee will result in towing at the violator's expense as dictated by the towing company.
 - **All guests and owners are required to properly register their vehicle in the Park N Spot registration system that tracks license plates of every vehicle on Grand Panama property.**
 - **Vendors and cleaners are required to complete a Vendor/Cleaners contract registering their vehicles with the Front Desk. Vendors and cleaners will display a parking pass that is valid for a 6 month period.**
 - **Failure to properly register a vehicle will result in a boot placed on the vehicle and a fine to remove the boot.**
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Towing Policy

- If the vehicle's owner does not contact Grand Panama Security and pay the fine within 24 hours of immobilization, the vehicle will be subject to towing at the owner's expense.
 - If the vehicle is towed the owner will be responsible for both the \$150 Boot Fee (plus 10% administration fee, sales tax and credit card fees) and the Towing Charges in addition to any storage fees accumulated from the tow company.
 - Towing will be conducted in compliance with Florida Statutes (§715.07), ensuring proper notification and legal requirements are met.
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Florida State Law Compliance

This policy complies with the Florida Statutes related to parking enforcement and vehicle towing, including but not limited to the following provisions:

- **Notification:** Proper signage is required at all entrances and visible areas.
 - **Immobilization and Towing:** Procedures follow the guidelines in Florida Statutes (§715.07), including notification and documentation requirements.
 - **Non-Discrimination:** Enforcement applies equally to all guests, vendors, and owners.
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Policy Review and Amendments

This policy will be reviewed annually by the Condo Association Manager and the Board of Directors to ensure continued compliance with Florida laws and the needs of the Grand Panama Condominium community. Amendments will be communicated promptly to all residents and stakeholders.