

1000 ISLAND BOULEVARD CONDOMINIUM ASSOCIATION, INC.

HURICANE PREPARATION PLAN 2015



1000 Island Boulevard, Aventura
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Dear Resident:

As you are aware, our Hurricane season runs from June 1 to November 30. As with any season, the need to prepare the possibility of a storm striking near us is essential!

A Hurricane is a dangerous storm and poses a serious threat, requiring you to take proper precautions. In order to assist you in protecting your family and your property here are a few items to consider.

Please remember that Williams Island is in an evacuation area. As such, everyone needs to be prepared to evacuate as soon as the order is issued. We urge everyone to have a plan in case an evacuation order is given. If you have family or friends who live inland, it is suggested that you make plans to stay with them.

GENERAL INFORMATION:

LISTEN to your local radio or television station for the latest National Weather service advisory, as well as special instructions from local government.

THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA)

Hurricane hotline (305-229-4550) can be contacted from June 1 to November 30 for taped updates on storms.

THE RECORDING identifies coastal areas under a Hurricane watch or warning of the storm's position and anticipated path and forecast positions, wind speed and tidal effects.

NOAA WEATHER broadcasts can be heard in Miami and Ft. Lauderdale on radio frequency 162.550 MHz

HOW HURRICANES ARE CATEGORIZED:

- ☐ Tropical Storm Watch: Issued 48 hours in advance to the predicted landfall area
- ☐ Tropical Storm Warning: Issued 36 hours in advance to the predicted landfall area
- ☐ Hurricane Watch: Issued 48 hours in advance to the predicted landfall area
- ☐ Hurricane Warning: Issued 36 hours in advance to the predicted landfall area
- ☐ Tropical Storm: Winds of 39-73 MPH and a storm surge of 2-4 ft.
- ☐ Category 1: Winds of 74-95 MPH and a storm surge of 4-5 ft.
- ☐ Category 2: Winds of 96-110 MPH and a storm surge of 6-8 ft.
- ☐ Category 3: Winds of 111-130 MPH and a storm surge of 9-12 ft. (destructive to coastal areas)
- ☐ Category 4: Winds of 131-155 MPH and a storm surge of 13-18 ft. (destructive to coastal areas)
- ☐ Category 5: Winds in excess of 156 MPH and a storm surge of more than 19 ft.

TERMINOLOGY:

HURRICANE WATCH- There is a Hurricane that has a possibility of hitting our area within 36 hours.

HURRICANE WARNING- It is likely that the storm will hit, or come close to our area within 24 hours or less. Take necessary precautions to secure your apartment. Stay in close touch with weather broadcasts. Follow instructions issued by local officials, ***Leave immediately if instructed to do so.***

ALL CLEAR- It is possible that you may be in an area affected by the eye of the storm, which means that the winds will completely stop for a period of time. They will start again with possibly even greater strength. Once the storm has passed you will be advised by radio or TV that it is now safe to go out. Remember that there is still great danger from power lines that may have fallen, from malfunctioning traffic signals, flooding and debris of all kinds strewn on the roads.

When sustained winds reach 40 MPH and the hurricane continues to be an imminent threat, the essential personnel (manager, maintenance engineer and safety) will begin to shut down the communities; applicable mechanical systems such as elevators, HVAC equipment and pool equipment. This proactive approach is intended to protect essential mechanical systems from sustaining damage during the height of the storm. Upon completion of system shut down, the essential personnel will leave the property.

After sustained winds have dropped below 35 MPH, and the all clear has been issued, essential personnel will return to the community as soon as physically possible.

When sustained winds have dropped below 25 MPH, all other personnel will report to the property at daybreak.

THINGS TO DO AT THE BEGINNING OF THE HURRICANE SEASON

Make sure your Emergency Contact Card information is up to date and on file in the Management Office.

Review your Insurance coverage. Take photos of your property.

Make a list of all the things you will want to have available in case of a major storm.

You should keep some of the following essentials on hand:

- Non-perishable food for at least 3 days is recommended such as canned or ready to eat foods. Have enough pet food on hand also.
- Flashlights, batteries, first aid kits and blankets
- Photo ID (crucial to carry on you in the event of an evacuation)
- Spare cash since ATM machines may not be working
- Fill your vehicle with a full tank of gas
- Transistor radio, fire extinguisher and mosquito repellent
- Water purification tablets or bottled water
- Contact local shelters in advance to register your pets
- Napkins, paper towels, toilet paper
- Portable battery powered lanterns
- Glass enclosed candles (only for use after the storm)
- Battery powered (or hand crank powered) radio
- Antibiotic cream & antacids, prescriptions
- Mosquito repellent
- Disposable diapers, moist towelettes, toiletries & Feminine hygiene products
- Copies of your insurance documents for car and home

Be sure to remove your balcony furniture if you plan to be away from your home between now and December 1, 2015. If a storm should threaten our area, the building staff cannot clear balconies as they will be preparing the common areas. **DO NOT RELY ON MANAGEMENT TO ASSIST YOU WITH STORM PREPARATIONS.** Please make arrangements ahead of time for someone to help you in the event of a storm. However, if the staff has to remove your balcony furniture, you will be charged a removal fee of \$250.00.

WHEN YOU EVACUATE:

Secure your apartment prior to leaving and make sure to leave during daylight if possible.

Plan on a primary and secondary route as you may encounter heavy traffic during evacuation.

Stay with friends, family or at a hotel outside of the Evacuation Zones if you chose to not stay at one of the official Hurricane Shelters.

Have in your possession essential items such as ones previously listed under “suggested items”.

PREPARE YOUR PET:

Please consider the following suggestions when deciding how you will care for your pet during a hurricane:

Don't risk your own safety to protect your pet.

Most hurricane evacuation centers in Miami –Dade DO NOT accept pets. Only service animals such as Seeing Eye dogs are permitted. Here are the three locations that been designated as pet friendly:

Millennium Middle School,
5800 NW 94th Avenue, Tamarac .
Pre-registration is required
Call 954-989-3977 or Humane Society of Broward County

Dr. Michael Krop Senior High
1410 NE 215 Street
North Miami, FL. 33169
Phone 305-652-6808
<http://mkhs.dadeschools.net/>

E. Darwin Fuchs Pavilion
10901 SW 24th Street
Miami, FL.

If you plan to evacuate to one of these shelters please prepare well in advance. You must pre-register online by filling out a “Pet Friendly Evacuation Center Form”. The website is:
<https://wasexp.miamidade.gov/PetEvacWeb/startPetEvac.do>

You should contact veterinarians, kennels or animal shelters before the hurricane season to find out their policies on boarding animals during a hurricane.

If you cannot board your pet, ask friends, relatives or co-workers who live in a non-0evaction zone if they will allow you and your pet(s) to stay with them during the storm.

Make sure your pet wears an identification tag with your name and phone number. Make sure you have your pet's vaccination and keep copies. You may need to prove the inoculations are up to date.

Prepare an emergency kit for your pet with medical history, two week supply of medication, food and water.

If your pet is lost, contact the "Pet Owner's Alliance" at 1-800-877-8729 to report the lost pet.

IF YOU CHOOSE TO STAY

If you choose to remain then please remember that you will stay at your own risk and you should do the following:

Register your name with safety at the front desk. Management needs to be aware of these residents who have chosen to stay home throughout the Hurricane.

Clean, sterilize and fill available containers with water for emergency drinking purposes. Store it in the refrigerator and freezer. Fill the bathtub with water to use for bathing and to flush the commode.

DO NOT USE A BARBECUE INDOORS OR ON YOUR TERRACE. It creates a fire hazard and is against the law.

Do not use a portable generator inside your apartment.

When the storm passes and it is safe to you to go out, be on the lookout for downed power lines.

Please assist us with damage control by reporting to the Management Office any damages you observe throughout the property.

PEOPLE WITH SPECIAL NEEDS

When disasters occur, people need to evacuate their homes quickly to get to safety. Due to their medical or other conditions they will need assistance to do this. The Office of Emergency Management & Homeland Security (OEM&HS) has developed the Emergency Evacuation Assistance Program (EEAP), which is a registry of our neighbors that need help when an emergency evacuation is necessary.

Miami Dade residents who on a daily basis require skilled nursing care, assistance with daily living or have lifesaving medical equipment dependent on electricity should register with the Emergency Evacuation Assistance (EEAP) at:

305-513-7700

Or

305-468-5402 (TTD/TTY)

Or download applications from the following web link:

www.miamidade.gov/oem/EEAP.asp

Please inform the building administration office if you register for special needs.

ADDITIONAL INFORMATION

Some gas stations and supermarkets will be powered by a generator after a storm. Listen to your local radio station and/or TV stations for more information.

For information on changes to normal operations regarding schools, government offices, airports, seaports, roads, bridges and other public facilities, call 312 or visit www.miamidade.gov. For official weather condition details visit the National Oceanic and Atmospheric Administration (NOAA) at www.nhc.noaa.gov

An excellent website to visit before a storm to create an individualized family plan: www.floridadisaster.org

BUILDING ACCESS:

All building entrance doors and recreational room doors will be closed and protected with sand bags to prevent water intrusion. You may access the building through the receiving area and/or valet doors if it is not blocked off.

COOLING TOWERS:

Your air conditioning system will remain operational until the moment that a power outage is experienced, or it may be shut down to prevent damages to the equipment during a hurricane. In any of the cases just described, if the cooling towers are shutdown, there will be no air conditioning in your unit or the common areas.

DOMESTIC WATER PUMPS:

They will remain operational, which means you will have water service in your unit unless the pressure from the city decreases and/or they decide to shut the water supply off.

ELEVATORS:

During a storm the elevators will be shut down and placed on a high floor to prevent damage to the systems.

VIDEO CAMERA AND ACCESS CONTROL SYSTEMS:

Will remain operational during a storm unless there is a power outage.

EMERGENCY GENERATOR:

Will turn automatically in the event of a power outage. This system provides power to elevators, emergency lighting and the fire safety system. The generator will not provide power to the individual units. While under emergency generator power, there will be no air conditioning in your unit or in the common areas. Our two tanks of five hundred gallon (each) of diesel fuel should allow us to operate

these emergency systems for approximately seven days before a refill is needed. Please remember that the use of residential generators is not allowed in continuums.

MANAGEMENT RESPONSIBILITIES:

The staff of the 1000 Island Boulevard will make necessary arrangements to protect the building's common areas if a hurricane warning is issued. We would like to remind you that the staff will be occupied with hurricane preparations and cannot be responsible to assist unit owners with their personal requests. However, we will make any effort to assist residents once all of the common areas have been secured.

Staff members will leave the property once wind speeds reach 40 mph. City of Aventura and Miami emergency services will not respond when winds reach 40 mph. No autos will be retrieved once a hurricane warning is issued.

PARKING:

All garage gates will be in the open position (stay open) until all systems are re-stored. Please note that the first floor garage level may be flooded due to a strong storm. Due to the limited number of parking spaces, we cannot accommodate visitors during a storm or recovery period in our garage.

INSURANCE:

The 1000 Island Boulevard Condominium Association carries property insurance and flood insurance which only covers the building's structure and common areas. Per Florida Statutes (Chapter 718 section 11) the following are exclusions that are NOT covered by the Association's insurance policy: automobiles, unit floor coverings, wall and ceiling coverings, electrical fixtures, appliances, water filters, built-in cabinets, countertops, window treatments including curtains, drapes, blinds, hardware and other window treatment components, or replacements of any items which are located within the boundary of the unit.

We strongly recommend that you consult with your insurance agent and make sure that you have adequate insurance coverage for your unit.