

PLAZA SOUTH ASSOCIATION, INC
4280 GALT OCEAN DRIVE
FORT LAUDERDALE, FL 33308
2005

Hurricane Guide

Policies, Procedures and Preparations

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Dear Residents:

We in South Florida annually experience hurricane season from June 1st through November 30th. During these months special precautions need to be taken by everyone in the building. This guide is intended to help you **understand what to expect during a hurricane in a high-rise building.**

PLAN TO EVACUATE

A hurricane is probably the most devastating and dangerous natural phenomenon that oceanfront property owners face. The fact that we are members of a condominium community dictates that certain standards of deportment be understood, accepted and followed. Most importantly, Plaza South Association is in an evacuation zone. When an evacuation is ordered

EVERYONE is expected to leave the building and leave the barrier island. Employees and residents are ALL expected to evacuate. The building will be closed, there will be no emergency services during a storm and authorities will not be available to help you. The cooperation of all Plaza South owners and residents is therefore essential. Once we are in hurricane "warning" the building employees will conclude the procedures to prepare the building for the storm and leave. Power to the building's A/C will be shut off if an evacuation order is imminent and the elevators will ultimately be stopped on a high floor in case of flood. This means that once the order is given, you should be packed and prepared to leave. City of Fort Lauderdale Fire Department advises all elderly or handicapped residents not to wait for the official evacuation order ... Please leave early.

Prepared by
Plaza South Association
The Safety and Security Committee

What is a Hurricane? Useful Definitions

Hurricane: A tropical storm with wind speeds of 74 mph or greater.

Hurricane Alert: Designates that a hurricane is posing a possible threat to an area

Hurricane Watch: Designates that a hurricane constitutes an appreciable threat to an area within a 24-36 hour period. When a hurricane "watch" is issued, that is the time to begin making preparations to evacuate.

Hurricane Warning: Designates when an area is expected to feel the dangerous effects of a hurricane within 24 hours or less. When a hurricane "warning" is issued and an evacuation order is given, you should proceed immediately to a predetermined shelter or other inland, non-coastal area. Delays could cost you valuable time and possibly your life.

While Management will be doing its best to keep you informed of the status of the storm, it is highly suggested you listen to local radio or television stations for up-to-date national weather service advisories, as well as any specific instructions from local authorities. It is advised that you have a small battery operated TV or radio with spare batteries.

Hurricane Classifications:

Category 1 ... winds of 74 to 95 mph: Storm surge 4-5 feet above normal. No real damage to structures. Damage primarily to unanchored mobile homes, shrubbery and trees. Also, some coastal flooding and minor pier damage.

Category 2 ... winds of 96 to 110 mph: Storm surge 6-8 feet above normal. Some roof damage. Door and window damage to buildings. Considerable damage to vegetation, mobile homes and piers. Coast and lowlying escape routes flood 2-3 hours before arrival of the hurricane's center. Small craft in unprotected anchorage will break moorings.

Category 3 ... winds of 111 to 130 mph: Storm surge 9-12 feet above normal. Some structural damage to small residences and utility buildings with a major amount of curtain wall (An outer or enclosing wall) failures. Mobile homes are destroyed. Flooding near the coast damages smaller structures with large structures damaged by floating debris. Terrain continuously lower than 5 feet above sea level may be flooded inland as far as 6 miles.

Category 4 ... winds of 131-155 mph: Storm surge 13-18 feet above normal. More extensive curtain wall failures with some complete roof structure failures on some small residences. Major erosion in beach areas. Major damage to lower floors of structures near the shore. Terrain continuously lower than 10 feet above sea level may be flooded requiring massive evacuation of residential areas inland as far as 6 miles.

Category 5 ... winds over 155 mph: Storm surge greater than 18 feet above normal. Complete roof failure on many residences and industrial buildings. Some complete building failures with small utility buildings blown over or away. Flooding causes major damage to lower floors of all structures near the shoreline. Massive evacuation of residential areas on low ground within 5-10 miles of the shoreline may be required.

HURRICANE SHUTTERS

The approved requirements for hurricane shutter installation and the approved policy for putting up and removing the hurricane shutters are as follows:

Note: Complete specifications and forms may be obtained at the Manager's office.

1. All shutter installations must be permitted by the city and approved by the Manager.
2. Hurricane Shutters must be white.
3. All shutters must be of the folding or roll type
4. All roll type shutters must be installed next to window wall, not next to railing.
5. All shutters operating with electric power must have all of the electric wiring within the apartment. No electric wiring is to be exposed on the outside of the building. All electric must be connected to a G.F.I. breaker or outlet.
6. Tops of both rails (top & bottom) must be caulked with Secaflex 1-A Tan Sealant. May be purchased from the building
7. All shutters must be installed parallel to windows and doors.
8. If written permission is not obtained, shutters may be removed at owner's expense.
9. Before shutters can be approved, drawings & specifications must be submitted with the Approval Form to the office.

CLOSING OF SHUTTERS

Hurricane shutters should be closed whenever the owner is out of residence for any length of time and specifically when out of residence during hurricane season (June 1 to November 30). Failure to close your shutters when out of residence will necessitate staff to close them in the case of a hurricane warning at a cost to the owner of \$50.00 per unit.

NOTIFICATION OF A HURRICANE HEADED OUR WAY

1. Remove all items from your balcony, i.e. plants, furniture, etc. and anything affixed to the walls during a hurricane “watch” (these items can become destructive and deadly). If you are not going to be in residence, you need to make arrangements to get everything off the balcony by someone other than a staff person. Do not rely on the building’s staff to make preparations for you; their time will be totally consumed in securing the building’s mechanical operations and common areas. Any damages caused by your flying personal property may result in YOU being held responsible for the cost to repair damages to property or personal injury to others. The Association and Management will not be responsible for any damage caused by items from your balcony.
2. Secure all hurricane shutters if applicable. Failure to close your shutters when out of residence will necessitate staff to close them in the case of a hurricane warning at a cost to the owner of \$50.00 per unit
3. Secure all your windows and sliding glass doors. Pull down all blinds and close drapes, etc.
4. Disconnect all electric appliances, except for the refrigerator (turn the thermostat to the highest setting) Place plastic bottles full of water in the freezer.
5. Place all necessary medical supplies and medications in a plastic bag or other watertight container. Be sure to have extra medication- a 30 day supply.
6. Obtain extra money to have on hand (ATM’s and banks may not be operating after the storm).
7. Place all important documents in a watertight container or place them in a safe deposit box.
8. Clean both your tub(s) with bleach (place plumbers putty around the drains for 100% seal) and fill them with water making sure to shut off the faucet completely.
9. Fill your vehicle(s) tank with gasoline.
10. Call your family members and let them know where you are going if necessary for you to evacuate; phone service might be out, due to high winds, by the time you get to your destination.
11. Leave the following information on your refrigerator:
 - a. Dr’s names and phone numbers
 - b. Drug allergies
 - c. Local police number (non-emergency)
 - d. Insurance agent’s name and phone number
 - e. Insurance policy number
 - f. Contact information while you are out of the building.
12. Close the main ball valve located in your air conditioning closet.
13. You need to make sure your valve operates properly before it becomes an emergency situation.
14. Once we are in hurricane “watch” you should reschedule any deliveries. When we are in hurricane “warning” all delivery trucks will be turned away.
15. Notify management in writing of where you will be staying and a phone number where you can be reached, there is a sample form included in this package for your convenience. These forms are available in the Management office.

EMERGENCY SERVICES

It is extremely important that you are aware that emergency services may not be available in a timely fashion, if at all, due to impassable roadways. Safety and those most in need will become priority. If you have a medical condition that requires special equipment or treatments or you will need daily assistance, you should consider other arrangements until after the storm.

STAFF

The staff will only be available until the evacuation deadline and will be occupied with securing the mechanical operations and common areas. At that time all staff persons will be on their way home.

SPECIAL NEEDS INFORMATION

For the safety of family or friends with special needs -If you or a family member receives home health care, or requires electricity for life-support equipment, make emergency plans with the individual's physician. If the individual with special needs will not be staying with you / or MUST evacuate, PRE-REGISTER them NOW with the Special Needs Registry maintained by Broward County's Office of Emergency Management at 954-537-2888. Make a list of prescribed medicines and plan to have a 30-day supply available.

INSURANCE

If you have property insurance, find your policy and make sure your coverage is adequate (seek advice from your agent). Pictures and videos of the contents of your unit are crucial if you need to put in a claim to the insurance company. Also, copies of warranty booklets with model and serial numbers of your personal property should be kept with the pictures. If you are leaving your unit, it is advisable to take copies of your pictures and policies with you. In the event your local agent is not available, make sure you have a corporate headquarters office telephone number to call. If you do not have insurance, obtain coverage now before it's too late! Once a named storm is within a certain area (the Storm Box), as determined by the insurance companies, coverage may not be available. If you do not have insurance we urge you to do so now.

HURRICANE SURVIVAL KIT / CHECKLIST

When purchasing supplies, keep your family size in mind. Try to buy sizes of food that you can use in one meal. Many canned foods deteriorate rapidly after being opened. In a plastic bag, prepare at least one change of clothes for each family member.

- () Batteries
- () Battery operated alarm clock
- () Battery operated radio and TV
- () Bread in zip lock bags
- () Boxed juices, boxed milk
- () Candles, matches
- () Can opener (manual)
- () Cooler to hold ice and food
- () Cotton Balls
- () Cough and diarrhea medicine
- () Duct tape or Masking tape
- () First aid kit (fully stocked)
- () Flashlight (at least two 6 volt flashlights)
- () Fuel for automobile
- () Insurance and other important papers (in ziplock bags)
- () Map or directions to shelter locations
- () Medications (Rx, Aspirin, antacid, antibiotic cream)
- () Nonperishable items: soup, canned meat, fruit, vegetables, etc.
- () Paper goods, plates, flatware, cups, aluminum foil
- () Personal toiletries
- () Plastic trash bags (Get plenty)
- () Roll of heavy plastic
- () Scissors
- () Soap and shampoo
- () Toilet paper and paper towels
- () Valuables

() Water (1 gallon per person per day)

OUT OF RESIDENCE HURRICANE PROCEDURES

Each unit owner or lessee who plans to be absent from their unit during the hurricane season (June 1 to November 30) must prepare their unit prior to departure by:

1. Removing all furniture, plants, satellite dishes, fans and any other items from the balcony. If items are left on the balcony, staff personnel will remove them **only if time allows** and the resident will be charged a fee.
2. Sliding doors should be securely locked. Interior doors should be closed. Water should be shut off and appliances, computers and other electrical items unplugged.
3. A unit owner may designate a responsible agent or individual to care for the unit during the occupant's absence. The name, address and current working phone number of this agent shall be filed in the manager's office annually, but it is the owner/lessee's responsibility to contact the designated caretaker. The Association shall be under no obligation to contact the agent for any reason. The purpose of their designation is solely for identification to permit entry onto the Condo property and into the unit.
4. A corollary duty of the agent can be to remove any overlooked personal property from the Balcony prior to a potential hurricane. The unit owner shall be liable for any damage to any other unit, common property, or personal injury caused by their windblown property. While accepting no responsibility for oversights or nonperformance, Association personnel may visually survey the balconies externally for compliance with this requirement. Any potentially hazardous articles detected will be moved inside the apartment and a fee will be charged. This procedure will be followed only if time allows. The Association will not be responsible for any hazardous articles left on the balconies

IN THE EVENT OF AN EVACUATION, POLICE PROCEDURES ARE TO BE EXPRESSLY FOLLOWED.

We suggest that you carry your driver's license with your Plaza South Address on it, or request a resident letter from the management office to present to the authorities. **DO NOT REQUEST THIS LETTER FROM MANAGEMENT THE DAY OF THE STORM, PLEASE REQUEST YOUR LETTER NOW.**

SHELTER INFORMATION

The closest shelters will be reported as the storm approaches. The public shelters are far from comfortable. You are limited in the items you can take with you. You will need to bring with you a bed roll, pillow, food for at least three meals (if not more) per person, flashlights, toilet paper, personal hygiene products, diapers (if necessary) and water for each person in your family. In a plastic bag, prepare at least one change of clothes for each family member. The supply of food is limited at a shelter (if there is any available) and might not be to your liking.

STAYING IN YOUR UNIT DURING THE STORM

If there is an evacuation order, you should leave the building. Again, emergency services will not be available to assist you. There will be no staff, no air conditioning and no water. You are advised to leave. **Any resident who stays in the building during an evacuation does so at his/her own risk. You must notify the Manager of your whereabouts and comply with any police and building procedures.**

BUILDING EQUIPMENT AND MISCELLANEOUS INFORMATION

Whenever evacuation of the building has been advised or ordered by a government agency having jurisdiction in the matter, the Board shall take action to protect the Association property. Since the employees will also have to leave at the evacuation deadline, preparation must start several hours prior

to the storm's landfall. All passenger elevators and water towers / air conditioning will be shut down in order to protect the equipment during the storm.

AIR CONDITIONING

The AC heat exchangers depend upon two electrically operated submerged pumps in order to function. The domestic water supply is also dependent on electric pumps which are located in the sub-basement. Should these pumps suffer water damage while running they will short and burn out. For that reason all pumps are shut down prior to the arrival of a hurricane. The current Association Insurance Agent, Charles Maranto, has also advised that the equipment be shut down once an emergency evacuation is ordered. Should the equipment not be shut down and there is damage, there is a possibility that we would be subject to a hurricane deductible equaling 2% of the value of the building or \$1,560,000.00.

ELEVATORS

The correct procedure, which has been confirmed with Schindler Elevator, is that once an evacuation has been ordered we will shut down the passenger elevators at a high floor. This is to help avoid flooding, however it does not guarantee water will not get into the elevator and cause flooding. When the building loses electricity, the elevators will run on the emergency generator. However, that generator only has a certain life span-until the fuel is used up. If electricity is lost, **DO NOT USE THE ELEVATORS**. The elevator company advised that once the winds cause 30 lbs of pressure (which can be even lower than hurricane wind status) the doors of the elevator could get stuck due to the suction in the shaft. It is recommended that you stay in your unit until the winds go below 70 mph, however if you must leave your unit it is strongly advised that you use the stairs (see page 18 for a diagram of stairwell locations) being sure to carry a flashlight. Additionally, it is recommended that you do not have your foyer door open at the same time as any windows or doors leading to the outside. This can create a wind tunnel down the hoist way and cause the elevator shaft to get stuck. Schindler Elevator Corp. would then need to come and reset the elevator, which will not be possible until after the storm has passed.

ELECTRICITY

In the event power is lost, the elevators, fire stairwell lights and scattered garage lighting will remain on since they are backed up by the emergency generator, as long as the fuel permits. There will be no electricity in your unit. It is a good idea to have on hand a hard wired phone that does not use electricity. Digital phones will not work without electricity.

EMERGENCY GENERATOR

The generator has only enough fuel to run the elevators and fire stairwell lights for approximately 16 hours. Please make sure each person in your household has a flashlight available to them for use if all services are out. **KEEP A FLASHLIGHT READY FOR EXITING DOWN HALLS AND STAIRS.**

POOL

A day or two prior to hurricane landfall the pool will be drained approximately two feet and hyper chlorinated. The pool will be unavailable until our poolman advises us that the chemical level is safe to resume entering the pool. This usually happens 1-2 days after the storm has passed. All pool furniture will be stored during the hurricane "watch".

RETURNING TO THE BUILDING

After the storm passes, avoid returning to the building immediately. Roadways may still be impassable, making it impossible to return to the building. Electricity and water may not be available, and therefore there will be no air conditioning. The emergency generator will probably be out of fuel, causing lack of elevators and no lights in stairwell and common areas. You should have water on hand in your

apartment to carry you through until services are restored. In past years, some areas hit by hurricanes were out of power for over two (2) weeks.

There might be local police or emergency service people checking for identification indicating that you are a resident of Plaza South in order to gain entry to the barrier island after the storm. We suggest that you carry your driver's license with your Plaza South Address on it, or request a resident letter from the management office to present to the authorities. Do not request this letter from management the day of the storm; please request your letter now. Once someone from management is able to return to the building, and if the electricity is working, we will put a message on the TV (channel 96) about the status of the building.

STAFF RETURN

Please note that all staff will be evacuating the building when we are in a hurricane "warning". Should the hurricane hit, there is a good chance that roads will be blocked and impassable. Staff will return to the building once it is possible (which may vary from staff person to staff person). However, if you choose to stay in the building and the air conditioning and elevators are down, please note that they will remain down until the proper personnel return to the building and turn the equipment back on. **DO NOT UNDER ANY CIRCUMSTANCES ATTEMPT TO POWER UP BUILDING EQUIPMENT YOURSELF.**

BRIEF OVERVIEW

Please be advised, this section is a brief outline of the order of events once we are in a threat of a hurricane. It is **ESSENTIAL** that you read the entire booklet thoroughly as there is additional pertinent information contained within. Please do not hesitate to contact the Management office if you have any questions.

Preparations You Can Start Now

1. Make a standing reservation at a local hotel.
2. Make a standing reservation with a handyman to close your hurricane shutters and move in anything on your balcony, if you are unable to do this yourself.
3. Stock up on items (refer to Survival Kit).
4. Put information on refrigerator
5. Insure that your main ball valve in your unit is working properly.
6. Review your property insurance policy or obtain proper insurance if you are not already insured.
7. Pre-register anyone with special needs with the special needs registry (see special needs section).

2-3 Days Prior to Hurricane

1. Pool will be closed and drained approximately 2 feet and hyper-chlorinated.
2. Stock up on any additional items that you still need.
3. Obtain extra cash to have on hand, as ATMs and banks may not be available after the storm.
4. Fill your vehicle with gasoline.
5. Advise the Management office in writing of where you will be staying or if you are choosing to stay in the unit, advise management in writing that you are opting to stay in the unit.

Hurricane Watch

1. All pool furniture will be stored.
2. All loose items on the roof will be removed and the roof tops secured
3. Remove all items from your balcony.
4. Secure all hurricane shutters.
5. Secure all windows and sliding glass doors.
6. Prepare all medications, medical supplies and important documentation in a watertight container.

7. Clean your bath tub(s) with bleach and fill them with water.
8. Call your family members.
9. Cancel all deliveries.
10. Turn off your main ball valve.

Hurricane / Warning / Evacuation

1. Water towers / air conditioning will be shut down.
2. Passenger elevators will be shut down.
3. Front doors to lobby will be locked.
4. Assigned parking will no longer apply.
5. Shut off the breaker to your hot water.
6. Residents evacuate.
7. Building is shut down
8. Staff leaves

Important Phone Numbers

American Red Cross	954-763-9900
Attorney General (To report price gouging)	800-646-0444
BellSouth	866-664-6673
Broward Herald	954-462-3000
Coast Guard	954-927-1611
Consumer Help Line	800-342-2762
Contractor Licensing	305-468-5790
Federal Emergency Mgmt Agency (FEMA)	800-462-9029
Florida Department of Insurance Consumer Hotline	800-528-7094
Florida Highway Patrol	800-226-3027
Florida Power & Light	954-797-5000
Food & Water Safety Co-operative Extensions Office	954-370-3730
EDP State Drinking Water Hotline	800-426-4791
USDA Hotline	800-535-4555
Hurricane Hotline/Shelter Information	954-831-4000
Joint Underwriting Association	904-681-7611
National Hurricane Center	305-229-4470 or 4522
Special Needs Registry	954-537-2888
Sun-Sentinel	954-356-4000
Police (non-emergency)	954-761-5700
Police and Fire (Emergency)	911

Websites

- <http://www.floridiasaster.org/>
- <http://www.sun-sentinel.com/news/weather/hurricane>
- <http://www.nhc.noaa.gov/>
- <http://www.hurricanes.net/>
- <http://fema.gov/hazards/hurricanes>
- <http://www.weather.com/>

Radio Stations

The following radio stations will continue to broadcast hurricane information during the hurricane as long as they have power.

AM Stations

- WHSL - 980
- WIOD - 610
- WBZT - 1290

FM Stations

- WFLC - 97.3
- WIRK - 107.9
- WAXY - 105.9

Spanish Language Stations

- WQBA - 1140 AM
- WQBA - 107.5 FM

HURRICANE CONTACT INFORMATION SHEET

Date: _____ Unit: _____

Resident's Name: _____

Home Phone: _____ Cell Phone _____

Other Phone: _____

Emergency Contact During or Immediately Following the Storm:

Person Responsible for Emergency Work to be Done:

Special Medical Needs that Might be Affected by Power Outage

Please return this form to the Management Office as soon as possible

Copies of this form can be obtained in the Management Office.