

The Tides at Bridgeside Square Condominium Association

RESIDENTS HURRICANE GUIDE – 2024

Hurricane season is upon us once again, June 1, 2024 through November 30, 2024. Our area can come under threat at anytime during this period. The information contained in this guide will assist you in preparing for a storm emergency and understand how the Association will prepare your building.

This guide has also been prepared to assist you in taking precautions to protect your family, property and pets. Please take a moment to read this very important information

The Board of Directors and Property Management would like to ensure that all residents receive as much information as possible to aid in the preparation for an upcoming storm season. During these months, special precautions need to be taken by everyone in the building.

Following links will aid you in those preparations:

<http://www.nhc.noaa.gov>

<http://www.fema.gov>

<http://www.floridadisaster.org/>

South Florida TV stations websites also include hurricane preparedness links. Local supermarket will also provide guides to hurricane safety.

**Please be aware of the following timeline.**

Atlantic activity – Local TV stations begin tracking storms as they come off the west coast of Africa. This is approximately 10-14 days off the coast of east Florida. As a storm forms and gains strength, approximately a week out, the management company and all personnel will begin to secure the building and its common areas. All personnel – manager, maintenance, housekeeping and front desk personnel will remain at the property maintaining the building services and assisting residents if an evacuation is considered by local authorities. Taking these early precautions will prepare the building up until the time a Hurricane Watch is announced, approx. 4-6 days prior to scheduled arrival of the storm.

When sustained winds reach 45 MPH, the essential personnel will begin to shut down the property's equipment such as elevators, HVAC equipment, domestic water pumps, pool/spa equipment and make sure the Associations ornamental landscaping has been secured. This will help assure your systems will be operational after weather conditions return to normal and power has been restored. After shutdown has been completed, our essential personnel will evacuate, as all governmental essential services do so also. Please note that the buildings emergency generator is for "life safety support systems" and WILL NOT provide power to individual units.

### **PLAN AHEAD**

Implement as many precautions as practical in advance, such as removing all furniture from the balconies and patios, removing all outside items that might become missiles during the storm, and placing towels on window sills and on the bottom of all sliding doors. Plan now for a safe destination either further inland or completely out of the anticipated hurricane strike zone.

After the first tropical depression advisory, keep your radio or TV set/tuned for all further messages from civil defense and national weather services. Purchase supplies you may need in the event of an emergency.

Please make arrangements in advance as to where you will stay during an evacuation. Remember that pets are not allowed in all evacuation centers. Contact the assigned evacuation center in advance so you can make plans accordingly.

If you plan to leave town for any length of time during the season, **BEFORE YOU GO**: Remove all balcony/patio furniture, plants, and other objects. In the event of a storm do not rely on the Association's staff to make preparations for your individual unit. Their time will be dedicated to securing your community's mechanical operations and common areas.

### **PLAN TO EVACUATE**

The Tides at Bridgeside Square is in an evacuation zone. When an evacuation order is issued by local authorities, **EVERYONE**, including residents, commercial entities and staff is expected to evacuate the building and leave the Beach area. Everyone must begin to evacuate at latest when an order is issued, however, it is strongly recommended that you begin to leave prior to the evacuation order, as roads may be congested, and causeway bridges may be up to facilitate marine traffic. The building will

be closed, there will be no emergency services during a storm, and authorities will not be available to help you.

Once an evacuation order has been issued, the building employees will conclude the procedures to prepare the building for the storm, then leave.

This preparation may take approximately two hours from the time the order is issued; therefore, all residents should be out within the two hour timeframe.

Power to the building A/C and domestic water supply will be shut off if an evacuation order is issued. All the elevators will ultimately be stopped on a high floor to protect the cabs in case of flooding. There will be no elevator in operation. This means that once the order is given, you should be packed and prepared to leave. Remember to have some identification with your local address in order to re enter the area.

City of Ft. Lauderdale advises the elderly or handicapped residents not wait for the official evacuation order, but to leave as soon as they can or when the shelters open. If you are an elderly or handicapped resident and need assistance in an emergency, please make prior arrangements and notify register at [Floridadisaster.org](http://Floridadisaster.org).

Evacuation alternatives: Plan ahead before a hurricane warning, map out your evacuation route, know your destination, have clothing and personal belongings packed and fill your vehicle with gasoline. There should be adequate warning to permit your safe departure before a hurricane strikes our area. Hurricane shelters will be available as a last resort.

Shelters may be crowded and uncomfortable, with no privacy, no electricity and little food. If you need any medical care or need electricity for life support equipment, make arrangements with your doctor now on how to meet your needs. If you must seek public shelter, listen to radio and TV for announcements of which shelter will be open.

Remember: Do not go to a shelter until you hear a media announcement that it is open.

Important note: Shelters do not allow pets; please make arrangement for your pet in advance of an emergency situation.

## **EVACUATION PROCEDURES**

Once a call for evacuation has been issued, management and maintenance will conclude the procedures to prepare the building for the storm and evacuation.

Please be aware of the following that will affect all residents and commercial units:

1. Power to buildings air conditioning system will be shut off as soon as an evacuation order is issued
2. Elevator service will be cut back. This means you should be prepared to leave immediately upon the order for evacuation being issued. The final preparation before the building management leaves the building is to park all elevators on an upper level and shut them off to protect them from flooding and protect residents from entrapment situation.

Do not wait to the last minute to begin packing. Once this order is issued, you should be prepared to leave. Avoid frustration and inconvenience by being prepared to evacuate prior the order.

## **PRIOR to EVACUATION**

1. All furniture and loose objects must be removed from your balcony. Items left on the balcony could be swept away by wind causing injury and property damage. Owners will be held liable if this occurs. Remember, The Tides staff will be occupied with securing the building and common areas. There will not be sufficient time to enter units to move balcony items in preparation for a storm. If it becomes necessary to enter your unit for this purpose after a hurricane watch has been issued, a fee of \$750.00 per hour or any part of an hour will be charged. Removal of items after a hurricane warning has been issued will result in a charge of \$1,000.00 per hour or part of an hour. For absentee owners, please ensure that your balcony is clear before you leave, and or have a responsible person secure your unit for you. Please provide them with your key and register them with management and front desk.
2. Firmly close and lock all sliding glass doors
3. Close all shades, blinds drapes, etc
4. Secure hurricane shutters if applicable

5. Turn your refrigerator up to coldest setting in order to preserve foods as long as possible. Avoid unnecessary opening and closing of refrigerator and freezer doors
6. Place folded towels or other absorbent material at bottom of your sliding doors and window sills
7. Move fragile objects and valuable possessions away from windows/doors
8. Check all faucets to determine that they are in closed position
9. Check stove and oven to be certain that they are turned off
10. Place all insurance information in water tight plastic bag
11. Clean bathtub with bleach and fill with water. Be sure to shut off faucet completely
12. Any resident who has not left a set of keys to their unit should do so immediately. **Management must have** emergency keys to each unit. Your unit will most likely be forcibly entered if no key is available in case of emergency. Re-securing your unit could be delayed if locksmiths are not available.
13. Turn the water off to the unit by closing the cold and hot water shut off valves. For assistance in locating these valves, see Management.

### **OUT OF TOWN or ON VACATION**

If you don't reside in the unit during the hurricane season, many of the precautions listed above should be taken prior to leaving the unit for any extended period. Make arrangement ahead of time for someone to make emergency preparations. The building staff will not make these preparations for you.

Preliminary plans and precautions should be taken by all residents.

The Tides at Bridgeside Square is in an evacuation zone, which may experience flooding in all storms. Residents should plan to evacuate for category one or greater hurricanes.

### **Following are recommended supplies to have on hand**

1. Water for at least 7 days, one gallon per person per day
2. Non perishable, ready to eat food. If you have canned food, remember a manual can opener
3. Disposable plates and utensils. Limited water supplies eliminate dishwashing
4. Battery powered flashlights. If candles must be used, use memorial type, in glasses, only and always use within your view. A broken window and sudden gust of wind could create a serious fire hazard.
5. Battery powered radio
6. Extra batteries
7. Fire Extinguisher
8. First Aid kit
9. Cash
10. Prescription medications
11. Eye glasses or contacts
12. Toilet paper, soap, wipes, personal hygiene items
13. Supply of sturdy garbage bags and ties. All refuse should be gagged, sealed and stores in the apartment. Do not use trash chutes after the hurricane warning. There will be no garbage pickup, and accumulated trash can create serious fire hazard.
14. Change of clothes, gloves, sturdy shoes, rain gear
15. Blankets and pillows
16. Keys (home, vehicle, boat)
17. Unscented bleach
18. Supplies for those with special needs
19. Important documents (Drivers license, birth certificate, insurance papers, medical records)
20. Be certain to have proper size rubber stopper to complement the metal stopper in your bathtub. Fully charged digital camera to document any damage that may occur

### **Precautionary activities and behavior when a hurricane strikes**

1. Use your telephone for emergencies only
2. Listen to media reports for information
3. Keep windows closed
4. Stay indoors and away from windows and doors

### **After a Hurricane**

1. Remain indoors until the official all clear is given. You may be required to present proof of local residency in order to reenter evacuation areas. Call City hurricane hotline, 954-828-8888 and listen to radio 1610 for important updates
2. If you are not here when the storm strikes, please have a friend or relative available to inspect your unit. Association staff will be unable to do this for you.
3. Office and maintenance staff will return to the community within 24 hours after the all clear is announced
4. You may be required to present proof of residency in order to re enter the evacuation area. Be sure to carry a drivers license that shows current address or other proof of local residency
5. Inspect your home and contact your insurance agent if you have sustained damage

### **Home Owners Insurance**

The following information can help, should you need to file individual insurance claims through your homeowner's insurance policy. You may want to review your current coverage to make sure items outlined below as homeowner responsibility are included.

### **Unit Owners Insurance**

Following is a summary of recommended personal insurance requirements. You should contact your agent for specifics. Unless the Association documents dictate otherwise, the unit owner must insure the following items within the interior of the unit.

- Floor coverings, wall coverings, ceiling coverings
- Electrical fixtures, appliances, air conditioners or heating equip, water heaters Countertops, built in cabinets, window treatments, water filters
- Contents, artwork, jewelry, any personal property items
- A/C compressors that service the individual unit

Loss assessment coverage usually pays the share of an assessment charged against members of the Association. The loss assessment limit on the policy in effect at time of loss, which results in an assessment, is the maximum amount that will be paid.

Florida Statute 718.111 prohibits condominium Association coverage of floor covering, wall coverings or ceilings coverings under the Association insurance policy. These items must be insured by each unit.

Should you have any questions regarding this hurricane guide please E-Mail the Property Manager at [manager@tides3020.com](mailto:manager@tides3020.com).

Thank you for your cooperation.