



## 2026 Hurricane Guide

### Atlantic Hurricane Season: June 1 through November 30

**This guide is intended to help owners and residents prepare for storms, and understand how the Association secures common areas and building systems before a storm. Residents remain responsible for securing their own units, balconies, pets, medications, personal supplies, and evacuation plans.**

Hurricane season can affect South Florida at any time during the season. The Board of Directors and Property Management ask all residents, owners, tenants, and commercial occupants to review this guide carefully, and make preparations before a storm is approaching. Early preparation helps protect residents, staff, the building, and neighboring units. **Do not wait until a watch or warning is issued.**

### Important Resources

- National Hurricane Center: [www.nhc.noaa.gov](http://www.nhc.noaa.gov)
- FEMA: [www.fema.gov](http://www.fema.gov)
- Florida Division of Emergency Management: [www.floridadisaster.org](http://www.floridadisaster.org)
- Broward County Emergency Management / Call Center: 311 or 954-831-4000
- City of Fort Lauderdale Hurricane Hotline: 954-828-8888
- Local emergency radio updates: 1610 AM, when active
- The Tides updates: BuildingLink notices, email blasts, front desk postings.

### Building Preparation Timeline

Stage	Association / Staff Actions	Resident Actions
Early Tracking / 5-7 Days Out	Management monitors official advisories, and begins preliminary planning for staffing, vendor communications, and common-area preparations.	Review your plan, confirm evacuation destination, purchase supplies, fill prescriptions, and secure arrangements for pets or special needs.
Approx. 72 Hours Out	Common-area preparations may begin, including securing outdoor furniture and checking building systems.	Remove balcony items now. Do not wait for a watch or warning. Absentee owners should have a registered responsible person available.
Hurricane or Tropical Storm Watch / Approx. 48 Hours Out	Staff continue securing the property and preparing equipment for possible shutdown.	Finalize packing, fuel vehicles, charge phones and power banks, protect important documents, and prepare to leave if evacuation is ordered.
Hurricane or Tropical Storm Warning / Approx. 36-24 Hours Out	Elevator service may be reduced; trash operations and common-area access may be restricted; final preparations begin.	Do not use trash chutes after a hurricane warning. Close shutters if applicable, lock sliders, place towels at windows/doors, and be prepared to evacuate.
Evacuation Order or Sustained Winds Near 45 MPH	The building A/C, domestic water pumps, elevators, pool/spa equipment, and other systems may be shut down to protect equipment. Staff will evacuate once shutdown is complete.	Leave the building promptly. There will be no staff, elevator service, water service, A/C, or emergency response available during the storm.
After local officials declare "All Clear"	Staff will return when safe and assess building systems before normal operations resume.	Do not return until authorities allow re-entry. Bring proof of residency and wait for Association updates regarding building access and system status.

## Generator and Building Systems Limitations

- The emergency generator is for life-safety support systems only. It does not provide power to individual units.
- Individual unit A/C, appliances, outlets, refrigerators, internet service, and lighting should not be expected to operate during a power outage.
- Elevators may be taken out of service and parked on an upper floor to reduce the risk of flood damage and entrapment.
- Domestic water pumps and building A/C equipment may be shut down before or during an evacuation order.
- Do not remain in the building expecting Association staff or emergency services to assist during storm conditions.

## Plan Ahead

- Identify where you will go if an evacuation order is issued. Plan for traffic, bridge closures, and limited fuel availability.
- Confirm whether your destination accepts pets. Not all shelters accept animals.
- Residents with medical needs or equipment requiring electricity should make arrangements in advance with a physician, family member, caregiver, or appropriate shelter program.
- Keep a waterproof folder or digital backup of insurance documents, IDs, prescriptions, emergency contacts, and unit information.
- Owners who will be away during hurricane season must clear balconies before leaving, and designate a responsible local contact with access to the unit.

## Evacuation Planning

The Tides at Bridgeside Square is located in an evacuation zone. If local authorities issue an evacuation order, all residents, commercial occupants, guests, vendors, and staff are expected to evacuate the building and leave the beach area. Residents are strongly encouraged to leave before the last possible moment because roads may become congested and bridges may be affected by emergency operations.

**Once an evacuation order is issued, residents should be packed and ready to leave. The building may close after final storm preparations are completed.**

- Bring identification showing your local address or other proof of residency for re-entry after the storm.
- Do not wait until elevator service is reduced or discontinued.
- Residents who are elderly, disabled, or medically vulnerable should leave early: do not wait for the official evacuation order.
- Broward County's Vulnerable Population Registry is used for planning purposes only, and is not a guarantee of assistance. Register in advance through Broward County at 311 or 954-831-4000.
- For Broward County Special Needs Shelter information, contact Broward County Emergency Management at 954-831-3902 or TTY 954-831-3940.

## Before You Evacuate: Unit Checklist

1. Remove EVERYTHING from balconies and patios: all furniture, plants, rugs, umbrellas, decorations, and loose objects.
2. Firmly close and lock all sliding glass doors and windows.
3. Close blinds, shades, and drapes.
4. Secure hurricane shutters, if applicable.
5. Place folded towels or absorbent material at sliding doors and window sills.
6. Move valuables and fragile items away from windows and doors.
7. Turn refrigerator and freezer to the coldest setting before power loss, then keep doors closed as much as possible.
8. Confirm all faucets are fully closed.
9. Confirm the stove, oven, and small appliances are turned off.
10. Place insurance documents, IDs, medication lists, and important papers in a watertight bag.
11. Turn off hot and cold water shut-off valves to the unit. Contact Management in advance if you need help locating them.
12. Leave an emergency key on file with Management. If no key is available during an emergency, forced entry may be necessary and re-securing the unit may be delayed.
13. Take pets, medications, chargers, keys, and essential supplies with you.

**Balcony items can become dangerous projectiles. Owners may be legally liable for damage or injury caused by items left on balconies. DO NOT rely on staff to secure individual units or balconies during storm preparations.**

## Balcony and Absentee Owner Responsibilities

If you are away during hurricane season, clear your balcony before you leave. If you designate someone to assist with your unit, provide them with keys and make sure they are registered with Management and the Front Desk. The Association's staff will be focused on common-area and building-system preparations and cannot prepare individual units.

If Management must access a unit after a hurricane watch or warning to remove balcony items or address an emergency condition, applicable charges may be assessed in accordance with Association policy and the governing documents.

## Recommended Resident Supply Kit

- Water for at least 7 days: one gallon per person per day.
- Non-perishable, ready-to-eat food and a manual can opener.
- Disposable plates, cups, and utensils.
- Flashlights, battery-powered radio, and extra batteries.
- Fully charged phones, power banks, and charging cables.
- First-aid kit, prescription medications, eyeglasses or contacts.
- Cash, keys, important documents, insurance information, and emergency contact list.
- Toilet paper, soap, wipes, personal hygiene items, and sturdy garbage bags with ties.
- Change of clothes, gloves, sturdy shoes, rain gear, blankets, and pillows.
- Pet supplies, carriers, leash, food, water, medications, vaccination records, and waste bags.
- Unscented bleach and household cleaning supplies.
- Camera or phone to document any damage after the storm.

## Trash, Chutes, and Common Areas

- Do not use trash chutes after a hurricane warning is issued or when instructed by Management.
- Bag and seal all refuse and keep it inside your unit until regular trash service resumes.
- Do not leave garbage, boxes, or personal items in hallways, stairwells, elevator lobbies, or service corridors.
- Common areas and amenities may close before the storm and will reopen only after they are inspected and deemed safe.

## During the Storm

- Remain indoors and away from windows and glass doors if you did not evacuate before conditions deteriorated.
- Keep windows and sliding glass doors closed.
- Use telephones for emergencies only.
- Monitor official emergency communications and local news.
- Do not go outside during the eye of the storm; dangerous winds can resume suddenly.

## After the Storm and Re-Entry

- Do not return until local authorities issue an all clear, and re-entry is permitted.
- Be prepared to present proof of residency to re-enter the evacuation area.
- Staff will return as soon as conditions are safe and will assess elevators, water, A/C, access control, garage areas, pool/amenities, and other building systems.
- Do not use elevators, amenities, parking areas, or common areas until Management confirms they are safe and open.
- Inspect your unit when safe. If you are away, arrange for a trusted person to inspect it for you.
- Photograph any damage and contact your insurance carrier promptly if you need to file a claim.
- Report active leaks, broken glass, flooding, electrical hazards, or life-safety concerns to Management or emergency authorities as appropriate.

## Building Systems Status After a Storm

System / Area	What Residents Should Expect	How Updates Will Be Shared
Elevators	Service may remain suspended until inspections are completed and power conditions are stable.	BuildingLink/email/front desk postings when available.
Water	Domestic water may remain off until pumps and related systems are checked.	BuildingLink/email updates.
A/C	Building A/C may not be restored immediately after power returns. Systems must be inspected and restarted safely.	BuildingLink/email updates.
Garage / Access Control	Garage access may be limited if flooding, gate damage, power issues, or debris are present.	BuildingLink/email/front desk postings.
Amenities	Pool, gym, club room, business center, BBQ/fire pit, and sports areas may stay closed until inspected.	Reopening notice from Management.

## Homeowners Insurance Reminder

Residents are encouraged to review their unit owner or renter insurance coverage before hurricane season. Individual policies may be needed for items that are not insured by the Association's property policy. Contact your insurance agent for guidance specific to your unit and coverage.

- Floor, wall, and ceiling coverings.
- Electrical fixtures, appliances, A/C or heating equipment, water heaters, countertops, built-in cabinetry, window treatments, and water filters.
- Contents, artwork, jewelry, and other personal property.
- A/C equipment serving the individual unit, where applicable.
- Loss assessment coverage, subject to policy limits and terms.

Florida condominium insurance responsibilities can be specific and policy-dependent. Please consult your insurance professional regarding your individual coverage needs.

## Questions

For questions regarding this guide, please contact the Property Manager at [manager@tides3020.com](mailto:manager@tides3020.com), or call the Management Office at 954-630-1311.