

# **Lantana Oceanfront Condominium Association, Inc.**

c/o Oceanside Property Management  
2040 Highway A1A, Ste 208  
Indian Harbour Beach, FL 32937

## **HURRICANE PREPAREDNESS PLAN**

### **Section 1.**

#### **INTRODUCTION**

The Lantana Hurricane Preparedness Plan provides information and instructions for all residents of the Lantana Oceanfront Condominium regarding planning, preparing, and living through a hurricane. Each unit owner is solely responsible for his or her unit and personal safety during a catastrophic event such as a hurricane. Lessees are responsible for their own personal property and safety. All residents, lessees and appropriate management personnel should be familiar with this document and its contents.

### **Section 2.**

#### **OVERVIEW**

The procedures to secure Lantana in preparation of an on-coming hurricane are related to the storm identifiers issued by the National Hurricane Center of the National Weather Service. There are specific actions that must be taken at each level of a storm development and approach to ensure that the condominium and its residents are fully prepared and safe.

##### Hurricane Watch

Indian Harbour Beach will be put under a Hurricane Watch by the National Weather Service when hurricane conditions are possible for our immediate area, usually within 36 hours. During a Hurricane Watch, there is no immediate danger, but the majority of preparations should be started at this time to ensure sufficient time to secure our buildings and property.

##### Hurricane Warning

The City will be put under a Hurricane Warning by the National Weather Service when a hurricane is expected to strike the area within 24 hours. Winds of 74 miles an hour or greater as well as possible storm surges would be expected. Once a Hurricane Warning is issued for our immediate area, Oceanside Property Management (OPM) on-site staff will complete hurricane preparations and leave the property to complete their own personal preparations. OPM staff does not remain on the property during a hurricane.

##### Evacuation

The National Weather Service strongly recommends that if an evacuation order is given for the area you heed the order and leave. This is extremely important for us since we live directly on the shoreline where we are vulnerable to strong winds, high seas, and storm surges.

## Section 3

### ADVANCE PREPARATION

#### Unit and Individual Preparation

The following preparations should be made every year before the beginning of the Hurricane Season (June 1 – November 30):

1. Verify that your unit can be secured. Close and reopen all window shutters to be sure they are in operating condition. Close and reopen all sliding shutters on your balcony. Be sure they close completely and can be latched in position. If during an actual emergency your storm shutters cannot be properly secured, you may be held liable for damage to nearby common areas and other owners' property. Therefore professional servicing should be arranged for any storm shutters that don't operate correctly;
2. Test drive the evacuation route: A1A south to Eau Gallie Blvd. (SR 518) to I-95. Lantana is on a vulnerable barrier island and we are subject to emergency evacuation orders;
3. Review and verify your insurance policies for flood and wind coverage;
4. Read and understand the Brevard County Emergency Management plan that can be found at <http://www.brevardcounty.us/emergencymanagement/preparedness>
5. Prepare a personal evacuation plan. Identify ahead of time where you will go if our area is evacuated. Choose several locations; a family, friend, motel or local shelter. Keep those telephone numbers available. Note that shelters have extremely limited accommodation, don't allow pets and should be used only as a last resort.
6. Listen to NOAA Weather Radio or TV Channel 13 for evacuation instructions. If advised to evacuate, do so immediately.

#### Here is some handy contact information:

Brevard County Emergency Management  
Office (321) 637-6670

Website: <http://www.brevardcounty.us/emergencymanagement/preparedness>

IHB Fire Station (321) 773-5505

Website: <http://www.ihbvfd56.com/>

IHB Police Non-Emergency (321) 773-3030

7. Assemble a Disaster Supplies Kit that is clearly labeled in an easy to grab container to include:
  - Prescription medications and first aid supplies;
  - Appropriate canned goods and a can opener in case you are caught in a long-term traffic jam;
  - At least three gallons of drinking water;
  - Battery-powered radio, flashlight, and extra batteries;
  - Special items for elderly, infant or disabled family members.
8. Gather important personal papers and valuables and pack them in a suitable container to be evacuated with you.
9. If you have property in a detached garage, test the emergency key that operates the lock in the upper center of the door. That lock allows manual door operation. In a power outage it is the only way you can operate the garage door. If the lock is corroded and inoperable, be sure it is replaced.

## Board of Directors and Management

This section contains a list of actions and preparations to be accomplished by the Board and the Management Company before the start of the hurricane season every year.

1. Review and update the Lantana Hurricane Preparedness Plan.
2. Discuss the Plan with OPM employees to be sure they understand their roles and responsibilities.
3. Discuss plans with a restoration company to be used if necessary.
4. Ensure that Lantana has "cash" available to pay restoration company if needed. The line of credit Lantana maintains at the Florida Bank of Commerce can be used to secure rapid emergency cash for restoration work, which may give Lantana precedence with these companies.

### **Section 4**

#### **ACTIONS CHECK LISTS**

This section provides checklists of specific assignments for all Lantana residents and management at each stage of warning during the approach of a hurricane.

#### ACTIONS FOR OWNERS/RENTERS

##### Before Hurricane Season

- Complete all actions listed in Section 3 (above)
- Create a personal action plan with a written list of when each action should be taken

##### Hurricane Watch

- Get full tank of gasoline
- Ensure that Disaster Kit and documents are ready to go
- Be sure the Association has a current key to your unit

##### Hurricane Warning

- Load evacuation vehicle
- Close balcony shutters
- Roll down window shutters
- Remove all furniture and other items from balcony
- Dump perishables when notified by management (no dumping after deadline)

##### Evacuation Order

- Shut off unit water and water to heater before evacuating
- Turn off electric power to water heater
- Disconnect computer, TV, any electronics that could be damaged by power surges
- Set thermostat to 78 degrees, set fan to "auto"
- Fill pails and tubs with water before leaving to be ready for post-storm cleaning
- Get out before elevators are turned off
- Drive carefully

## ACTIONS FOR MANAGEMENT

### Before Hurricane Season

- Review action list periodically
- Ensure schedule is up to date (when each action will be taken)
- Plan for securing lobby doors
- Ensure that owners know liability of failed shutters
- Order fuel for the generator, if needed
- Generator, fire pumps and alarm systems will be left on in case of fires after the buildings are evacuated
- Prepare and store signs saying "POOL CLOSED"
- Renew contact with restoration company

### Hurricane Watch

- Notices to owners at watch
- Arrange with Waste Management for last-minute emptying of trash bins
- Notify owners/renters of trash deadline
- Secure all equipment and clear off visible debris from roofs
- Close and lock all roof doors
- Turn off all irrigation clocks and timers
- Remove and store garden, beach rinse and car wash hoses
- Walk the common areas and remove any loose items that could become dangerous
- Store pool furniture, umbrellas, flowerpots, safety equipment in the clubhouse
- Remove and store all loose items from pool-pump area
- Purchase extra chlorine

### Hurricane Warning

- Notices to owners at warning
- Secure lobby doors
- Close clubhouse shutters
- Enter units to close shutters where owners fail to do so
- Lock trash room doors
- Coordinate elevator shut down with monitoring company
- Notify owners to dump perishables and state deadline
- OPM manager will visit property at this time to ensure all OPM responsibilities are completed

### Evacuation Order

- Turn off pool pumps
- Turn off water to pool showers, auto fill devices and dune crossover hose
- Super-chlorinate pool
- Post "POOL CLOSED" notices
- Remove and store free-standing signs
- Remove the roof key from container on maintenance room door.
- Ensure that OPM tasks are complete and that staff has safely left the property
- Run elevators to the top floor and turn off power
- Post signs that elevators are out of service