

EMERGENCY PROCEDURES

The following procedures exist to promote the safety of all Water Gardens Condominium residents, their personal property and Water Gardens Condominium Common Elements.

HURRICANE/TROPICAL STORM PLAN

The hurricane season is June 1 through November 30. It is highly recommended that at the beginning of this season, all residents gather their storm essentials together. These items consist of water, canned goods, batteries, lanterns, flashlights and phone chargers. When a storm is heading in our direction, these emergency items will be in short supply. Most of the grocery stores will have hurricane guides available at the beginning of the season that contain in depth planning information.

Have a plan for all your important papers needed after the storm to be gathered and stored in a place that will be easy to grab and go, if you choose to leave. Scanning your most important papers to a jump drive is ideal. It is portable and easily attached to your key chain to have with you when needed.

These links will aid you in storm tracking and preparation:

www.nhc.noah.gov

www.fema.gov

www.floridadisaster.org

Your favorite local TV and Radio stations have apps and websites for you to visit when weather is approaching. Once our location has a prediction as a possible target area, please pay close attention to these reports.

1. FURNITURE AND LANAI CLEARING

A. Owners, renters and guests will be responsible for each unit having a clear lanai, and front door area, no later than 2-3 days before the projected storm arrival. This includes furniture, plants and decorative items. Owners that are out of town are responsible for making arrangements for someone to take care of their unit, or let the board know that their unit must be cleared. During storm season (June through November), any absences from units of longer than 10 days will require the lanais and front areas to be cleared prior to leaving.

B. All pool deck items are to be moved into the garage 2-3 days prior to a predicted storm's approach. This includes trash receptacles, plants, signs, chairs, grills and any additional decorative items. Propane tanks (if any) are not allowed to be stored in the garage, and have specifically designed holders located in the recycling enclosures. Propane tanks will be strapped into place in the enclosures during the pool clearing process. This clearing process will require all the help available from residents here at the time.

2. DOOR SECURITY

A. The large garage door on the south end will be locked down one day prior to the projected storm arrival. The Board of Directors will determine the timing for the north main garage door closure, based on the most current storm arrival projections. The final lockdown time will post

on the bulletin board, both first floor stairwell doors and the website. Once the large north door locks, there will be no additional cars entering or exiting the garage. This timing coincides with the county decisions on closures and winds sustaining at 40-45 mph.

B. Either the north or south side garage door and the pool door will be secured from the outside the day before the projected storm arrival. The remaining door will stay open for final preparations, then be locked. The doors will be braced with brackets and 2x4s. The double doors to the garage will be locked down from the inside of the garage, once the storm is approaching. Entry to the garage, if needed on an emergency basis, may only be done while the last single garage door is open.

C. Doors will open, only once the all clear is given by the county.

3. PARKING

A. All residents with assigned indoor parking are to make sure they are in their own parking spaces by the posted time. Residents with exterior parking spaces will be able to move their cars inside, using unfilled spaces first and then parking behind the cars already parked in spaces. Emergency non-resident parking will be allowed on a first come, first serve basis, as long as they are staying in one of the Water Gardens units, and are here by the time the doors are closing. All guests must leave a note on their dashboard with the unit number they are in, as well as contact information for when the garage opens and cars need to exit. Water Gardens Condominium Association is not responsible for any possible damage to these automobiles.

4. ELEVATOR

A. When the designated time for closing down the garage doors is determined, the elevator deactivation time will be the same. Once confirmed there is no longer any emergency usage needed, the elevator parks on the second floor. The stairwells will still be accessible.

5. POOL EQUIPMENT

The pool pump will be disabled two days prior to storm arrival.

6. CONTACT AND COMMUNICATION

Residents should make sure contact information is up to date at all times. Members of the board will use a call list to contact residents for their status during the storm. Each board member will be responsible for a single floor contact tree. A list of all those staying at Water Gardens will be posted on the website. Residents staying in the building should review the list in case assistance is needed. However, it is important to understand that during a severe storm, it will not be possible for residents to leave their units to help others. Once the all clear is given, assistance will be available.

Board members will survey the building and grounds, once the all clear is announced, assessing any damage. At this time, a report will be issued via email and on the website on the status of our building. Contact with our insurance company will be made, if needed.