

# **EAST HORIZON CONDOMINIUM HURRICANE PLAN 2022**

## **I. Introduction**

This plan establishes the baseline actions of the East Horizon Condominium Association (EHCA) for a threatened/actual tropical cyclone. The plan provides guidance to the EHCA owners, residents, Board of Directors (BoD), maintenance personnel, and the management company (Vesta Property Services at 321-241-4946 or info-sc@vestapropertyservices.com). **For a storm the principal means of communicating with owners and residents will be signs in lobbies and/or updates to the website currently at <http://www.easthorizon.org>.**

## **II. Evacuation**

East Horizon lies within the jurisdiction of Brevard County (despite a Satellite Beach street address). According to the Brevard County Emergency Management (<https://www.brevardfl.gov/EmergencyManagement/BePrepared/Step3HaveAPlan/Evacuation> retrieved 21-May-2022) **“When an Atlantic-approaching hurricane threatens Brevard County, a mandatory evacuation will be called for Zone A, which includes the barrier islands, Merritt Island and some mainland low-lying areas.”** An evacuation can be ordered well in advance of the onset of tropical force winds, which will close the causeways. Voluntary evacuations can also be ordered in anticipation of limitation of emergency services.

Typically, Brevard County opens hurricane evacuation shelters. (Some threatening hurricanes have been judged too severe for Brevard-County shelter locations to be safe enough to open.) Locating a shelter which takes pets is more difficult. If you are considering evacuating to a shelter as an option for a particular storm, please consult Brevard County’s information on shelter opening times, what can and cannot be brought to a shelter, and their recommendations on your own supplies (such a sleeping gear and entertainment). Be aware that even areas to which one evacuates may be without power for an extended period of time after the onset of a storm.

Evacuations can be ordered surprisingly early, so be prepared.

Despite official advice to the contrary, some residents will choose to ride out the hurricane at East Horizon. When a hurricane threatens, the EHCA BoD will post signup sheets in the lobbies of the four buildings to identify those residents planning on staying during the hurricane.

## **III. Owner/Occupant Responsibilities:**

**Every EHCA owner/occupant should have a hurricane plan and a preparedness kit** in place well before a hurricane threatens. Government guidance is widely available (e.g., <https://www.ready.gov/hurricanes>) and typically advises a minimum of three days of supplies. Hurricane supplies including vehicle fuel can become increasingly hard to find as a threat of a hurricane strike increases. Having supplies on hand prior to hurricane season can provide peace of mind and reduce last-minute hassles. Some authorities also recommend keeping at least a half a tank of gas in your vehicle during hurricane season.

Prior to the start of hurricane season, **each owner should ensure that their air conditioner is**

**securely fastened** to the rack on the roof. Note that even if stainless fasteners are used to attach an air conditioner (A/C), the point of attachment can fail from rusting/corrosion. Straps that wrap around the A/C provide some protection even if attachment points on the A/C fail. If a hurricane is threatening, temporary strapping (e.g., nylon-fabric tie-downs) may prevent damage to the A/C and/or roof even if some attachment points fail. **Owners are liable for all damages caused by neglecting to adequately secure their A/C.**

Please ensure the property management company (Vesta Property Services at 321-241-4946 or info-sc@vestapropertyservices.com) has apt contact information, especially if you are evacuating. The BoD will attempt to update the [www.easthorizon.org](http://www.easthorizon.org) site with hurricane status, and Brevard County will update their website. Brevard County also provides an opt-in alert system that will send notifications to you (<https://www.brevardfl.gov/EmergencyManagement/AlertSignup>). Importantly, these alerts will include evacuation orders, water alerts, and rescinding of evacuations. Year round, Brevard also sends out alerts for rocket launches within Brevard County, so you may want to stay signed up even after hurricane season.

During hurricane season, owner/occupants should (1) leave their unit hurricane-ready if they are going to be absent or (2) have made personal arrangements for the securing of their unit without any need for BoD intervention. As a last resort, the EHCA BoD can be contacted for assistance, but owner/occupants should not depend on the BoD to provide assistance in the face of an evacuation order. At a minimum, hurricane shutters should be closed and the water turned off. Expect power outage(s) preceded and followed by electrical surges. Most ice-through-the-door refrigerators will spill water onto the floor if ice is not removed prior to an extended power outage. No items including furniture and plants should be left on balconies that are not protected behind shutters in working condition. No objects (including doormats) should be left on the walkways.

If you decide to stay, ensure you have plenty of water on hand and be prepared to be without power for an extended period (days or even weeks).

Residents who are willing to assist in hurricane preparation and/or recover should let a BoD member know.

The garage is not a secure place for storage during a hurricane. It is not unusual for a hurricane strike to take out part of A1A roadway somewhere along the Florida coast. Garage doors may remain open for extended periods after the storm passes but before power is restored.

#### **IV. Management Company Responsibilities:**

A. Vesta will update owner/resident point-of-contact information as requested by owners/residents, and provide the BoD with this information prior to a deadline for mandatory evacuation but in no case later than when topical-force winds are predicted.

#### **IV. Board of Directors Responsibilities:**

A. Preparations for a tropical storm or hurricane include actions that must be completed prior to the onset of winds and before it is known for sure that the storm will hit Brevard County. As

such, **the primary role of the BoD is deciding when to take what steps to prepare for a storm that may or may not hit.**

B. The BoD update residents on the steps being initiated via (i) paper notices in the lobbies and (ii) at <http://www.easthorizon.org>, www connectivity permitting. Prior to the onset of high winds, roof access will be facilitated for owners who are arranging for temporary strapping of their A/C units. Should an evacuation be imminent or ordered, the BoD will place sign-up sheets in the lobby to get the names and units for all residents who are staying.

C. As the storm passes and communications permitting, the BoD will update the website at [easthorizon.org](http://www.easthorizon.org) on the status of the property.

D. Because of the lack of emergency services and the prospect for damaging power surges, East Horizon does not plan to operate the elevators during a mandatory evacuation. If the evacuation order is lifted before the restoration of power, the elevators may operate on a limited schedule using generator power or may be left in a secure state pending reliable power. The lobbies and/or the website at <http://www.easthorizon.org> will announce the elevator schedule. Please note that many of our elevators have hard-to-obtain parts fail during past hurricanes or during feeble attempts to restore reliable power. Hence there is the prospect of being without an elevator in the aftermath of a hurricane.

E. If power has been lost, EHCA will operate the generator on a limited schedule after winds subside including operation to facilitate cleanup/repair.

F. After the passage of high winds, the BoD will survey the property for damage to common property. As appropriate, contact will be attempted with companies providing services to EHCA. Time and resources permitting, the BoD may also enter individual units with the goal of assessing and perhaps mitigating subsequent damage.

B. When a hurricane threatens, the BoD (and potentially volunteers) will:

\_\_\_ schedule a generator operation refresher course for BoD members who may be staying through the storm.

\_\_\_ conduct the generator refresher course.

\_\_\_ double-check the emergency generator to ensure it is operational and we have an adequate supply of fuel for it (replenish fuel post-hurricane)

\_\_\_ remove and store (in garages) all pool furniture and other loose items from the pool area.

\_\_\_ remove and store all loose items (mats etc) from in front of buildings.

\_\_\_ remove the U.S. flag and store in the office of building 2.

\_\_\_ remove and store exterior garden hoses.

\_\_\_ close and secure dumpster areas.

\_\_\_ ensure that all doors to the common areas (to include doors to roofs) are secured.

\_\_\_ ensure that all elevators are sent to and kept on the second floor.

\_\_\_ survey building walkways discarding any items found thereon.

\_\_\_ take other precautionary actions deemed necessary/prudent.