

Sea Ranch Club Condominium "C"

Hurricane Procedures for Building C

Dear Residents:

The following is a listing of Building C's Policies that will be followed in the event of a hurricane threat. Based upon our knowledge and experience in the unforeseen situation the Executive Committee and Management have a responsibility and a protocol to safeguard all residents, employees, integrity of the building and mechanical equipment during a storm.

Sea Ranch Club C has a generator which services several items in the building; including an elevator, domestic pumps, gates and limited lighting in the elevator lobbies, corridors and stairwells. However, due to unexpected malfunctions, there is a plan for ingress and egress of the buildings and garages in case of total loss of power.

At any time during the year, especially during hurricane season, June 1-November 30, if a resident leaves Sea Ranch Club C, no matter how short the absence may be, it is the residents' responsibility to remove furniture from their balconies and close shutters, if any. Part-time residents are encouraged to contract for an apartment caretaker and file an authorization with the office. If staff has to remove furniture from balconies and secure shutters on a unit to protect the integrity of the building, **the owner's account will be charged \$500**. Sea Ranch Club C is not responsible for ANY damage. Residents are encouraged to maintain their shutters/windows annually.

At the time a **HURRICANE WATCH** is issued (when a hurricane could threaten the immediate area within 36 hours) staff will begin securing the building. At this time employees will be polled for volunteers to provide a presence at the front desk during the mandatory evacuation and hurricane.

When a **HURRICANE WARNING** is issued (hurricane force winds are expected to make landfall with 24 hours) and after all preparations have been completed, staff will continue working during their specific shifts until a Mandatory Evacuation Order is issued.

A Mandatory Evacuation Order is usually announced at this time for all coastal area properties. This mandatory evacuation creates a critical time frame in which the staff must execute the final mechanical protocols before the storm actually reaches our building. Sea Ranch Club C Executive Committee and Management encourages all residents to leave under a mandatory evacuation order.

The Front Desk/Security will remain at Sea Ranch Club C during their shift, maintaining building services and assisting residents as they follow the mandatory evacuation order. When the winds reach 40 MPH, Lauderdale-by-the-Sea moves all police, fire, EMS personnel and equipment to the west side of the bridge in Fort Lauderdale. Police and emergency personnel will NOT respond to 911 calls during the hurricane. Other than volunteers, Sea Ranch Club C personnel will evacuate following the Mandatory Evacuation Order. Sea Ranch Club C Executive Committee and Management will not require nor encourage any employees to remain on the property in violation of a mandatory evacuation order. After a mandatory evacuation order is announced only employees who volunteer their services will remain at Sea Ranch Club C.