

Regatta Landing Hurricane and Flood Information Resource Manual

To Regatta Landing Residents:

Attached is a compilation of resources for hurricane and flooding preparedness. Please note that this is provided as guidance, and the Regatta Board does not warrant the accuracy of this information. It is primarily a compilation of information from external sources. These Resources are “For Informational Purposes Only” and residents should rely on public sources regarding weather and safety and should consult with experts for individual needs (insurance, structural, medical, etc.). Residents also should refer to the [Regatta Landing Rules and Regulations](#), including specifically sections 13 and 19, for additional requirements.

Please direct any questions or feedback to the COA President.

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1. Regatta Landing Hurricane Preparedness Plan – High Level

This two-paged document is a high level summary of recommended actions and contact information in case of a hurricane or other event. This document should be read in conjunction with, and supplemented with, other, more detailed instructions.

2. Regatta Landing Storm Chain of Command, Checklist, and Areas of Responsibility

This is a statement of HOA Board and Committee responsibilities during an emergency. It states the Board’s powers and responsibilities, and community/committee areas of responsibility with names and contact information (e.g., pool, buildings, grounds).

3. Regatta Landing Hurricane Procedures (Alphabetical)

This is a more detailed 3-paged alphabetized list, with suggestions for hurricane preparedness and information regarding access during an event. It covers, for example, suggestions regarding what to do with boats, lanais, golf carts, elevators, and other useful tips.

4. Regatta Landing Flood Mitigation

This document focusses on flooding. It provides procedures, responsibilities, and standards to reduce flood risk to life, property, and infrastructure within Regatta Landing. It is intended to minimize flood-related damage, support insurance eligibility (e.g., NFIP compliance), and support occupant safety.

5. Regatta Landing Rules and Regulations

Posted on the Regatta Landing website are two important, related documents:

1) [Rules and Regulations](#) (see Section 13, addressing hurricane shutters; and stating that the installation of flood mitigation is permissible, however exterior, permanent installations are **not**

permissible, and any temporary structure must be put up 96 hours prior to a storm and removed 48 hours after storm passed.); and

2) Rules and Regulations for Hurricane Shutters (with detailed requirements addressing owner requests for approval of hurricane shutters, with specifications; owner obligations; instructions for installation requests; contractor requirements; and the applicable Florida statute references).

3) Rules and Regulations for Flood Barrier & Water Diversion Barrier/Flood Mitigation (with detailed requirements addressing owner requests for approval of flood mitigation devices, with specifications; owner obligations; instructions for installation requests; contractor requirements; and the applicable Florida statute references

6. Resources from external sources

a. 2022 Notice to Residents of Board Emergency Powers (Varnum Law Firm)

b. 2022 FMIA Flood Prevention Barrier and Product List 2022

This list, prepared by the Flood Mitigation Industry Association in 2022, provides information for property owners, government staff and contractors about the types of flood barriers that are available to address various risks and the products that are available in the marketplace to address those risks. Note that Regatta Landing Rules and Regulations has additional rules regarding what structures are allowed.

Dated: July 2025

Regatta Landing Condominium Association Hurricane Preparedness Plan – High Level

Dated: July 2025

Purpose

This Hurricane Preparedness Plan provides a high level summary of contact information and recommended actions.

Communication Protocol

1. Resident Notification: The Association Board will use e mail to notify residents as needed during the event. Residents should rely primarily on, and be alert to, public notices and alerts.
2. Emergency Contacts: All owners should be in possession of an annually updated list of other owners' contact information as well as the Association Manager.
3. Emergency Meetings: The Board of Directors may schedule a pre-storm meeting to discuss the upcoming storm and to place the hurricane preparedness plan into effect and will inform residents about the preparedness plan and evacuation procedures.

Phone Numbers:

Collier County Sheriff Dept. – 239-252-9300

Fire Department (Station #22) 239-348-7540

Paramount Property Mgmt. – 239-352-6619

County Commissioner District 1 – Rick LoCastro – Hurricane Preparedness website:

<https://mailchi.mp/colliercountyfl/commissioner-locastros-report-17199103?e=3ca34a9858>

From LoCastro: “During a storm -- I will keep citizens posted using this newsletter -- and the Collier Information Center phone bank will be opened to answer a wide variety of public concerns including shelter, weather updates, and disaster recovery information.

The public can call 311 or (239) 252-8444. The Sheriff's Office non-emergency hotline can also be reached at (239) 252-9300. Only call 911 if you are faced with an immediate, life-threatening emergency.”

Collier County Alert System

Collier County encourages all residents to sign up for "ALERT COLLIER" -- our County's mass notification system.

Create an AlertCollier.com account and stay up-to-date on the latest information. Collier County will use this system to make sure you know about issues that may affect your safety. This allows us to contact thousands of residents in seconds. You can choose to be contacted via voice call, text, or email.

When you sign up with ALERT COLLIER, you can enter up to five addresses, emails, text numbers, etc.... within the County boundaries that you would like to receive emergency alerts. For example, enter your home, work, relative, school, or other meaningful address. Then, you will receive a notification if an alert is issued for that location. Register at www.AlertCollier.com or call 3-1-1 within Collier County.

Board of Directors [July 2025]:

Bill Earney - 330-763-0039

Carolyn Kovach – 612-965-0761

Bob Goldin – 312-286-6506

Robert Wopperer – 716-570-6193

Charlotte Young – 301-466-0859

Securing Common Areas and Property – short list

1. Windows and Doors: Make sure doors and windows on all units are securely closed and locked
2. Outdoor Items, Furniture and Equipment:
 - All outdoor furniture and decorations must be removed and securely stored inside.
 - Pool furniture cushions, and umbrellas will be stored in the bathrooms
3. Items of value in the pool storage room will be moved up off the floor.
4. Landscaping: Trim trees and remove loose branches to avoid wind damage.
5. Secure any miscellaneous items that could become projectiles
6. Gates should be in open position

Preparing Individual Units – short list

1. Interior Safety: Remind residents to secure loose items inside their units, such as furniture, electronics, and decorations that could become hazardous.
2. If mandatory evacuation is not in effect, encourage residents to assemble emergency kits, including:
 - Non-perishable food and water (at least three days' worth)

- Flashlights, batteries, and a first aid kit
 - Personal hygiene items
 - Important documents (ID, insurance policies, medical records)
 - Prescription medications
3. Evacuation Procedures: Residents should be aware of evacuation routes
 4. Owners should document via photographs and/or videos the unit's interior
 5. Owners should maintain insurance on home furnishings

During the Hurricane

1. Monitor Weather Updates: Stay updated with weather reports and official warnings from local authorities.
2. Building Safety: Close all windows and doors stay indoors and away from windows during the storm.

Conclusion

The cooperation of all residents with the Association Manager is essential for effective preparation and response. By proactively securing the building, common areas, and individual units, the association can reduce the risk of damage and enhance the safety of everyone involved.

Regatta Landing Storm Chain of Command, Checklist, and Areas of Responsibility

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Introduction

Purpose of this Document

The purpose of this document is to function as a guide to Procedures and Responsibilities for the Board of Directors and Committee Chairs regarding pre and post hurricane emergencies. This document is a work in progress and will need input from multiple sources to become a useful and sustainable guideline. The current “area and tasks” are a best guess and those noted as responsible will have input to change them as appropriate with guidance from the BOD President.

Chain of Command

Every plan needs a chain of command – an organizational structure that tells you who oversees what, especially in the case of any emergency. In this case the BOD President should serve as the first point of contact. Should that not be possible then the BOD Vice-President would fulfill the same responsibilities. The Management Company’s Property Manager is also a key contact and will be managed by the President.

This document outlines the key areas of the community that may be affected by a hurricane. It also highlights who manages completing the detailed tasks. Should an assigned person not be able to fulfil the assigned role, they should coordinate with the current Chair and President to agree a replacement.

BOD and Committee Hurricane Checklist

Powers of the Board of Directors

- The right to call and cancel meetings using telephone and videoconferencing (Senate Bill 630)
- Provide notice of all meetings by whatever means is reasonable with as much advance notice as is practical.
- Implement and carry out a disaster plan.
- Mitigate further damage, injury, or contagion to the units and association property.
- Enter into contracts on the members’ behalf to prevent damage, injury, or contagion and hold the members liable for the cost.
- Levy special assessments without a vote of the members or take out a loan and pledge the Association’s assets.
- Access any Unit with or without notice or permission at any time to make emergency repairs (Senate Bill 630)

Emergency Response Plan

- Main Contact & First Responders: Board President-Maintenance Man-Insurance Agent
- Ensure All Important Documents Are Maintained: Contracts-Minutes-Board List
- Take Photos Prior to Hurricane: Roofing Company-Drone
- Creating a Plan for Securing Common Areas: Fountains-Pool Furniture-Elevators-Gates-Shutters
- Follow Emergency Communications
- Establish a Cleanup and Restoration Plan with Management Company (as of 6.25 Paramount Properties):
 - Management Company will lead vendor discussions.
- Assignment of Benefits:
 - Association should not assign benefits to a third party.
- Claim Management:
 - Safety First
 - Contact community association property manager
 - Engage the disaster committee.
 - Temporary repairs
 - Document damage, written and photos.
 - Contact insurance agent
- Covering the Costs of a Disaster:
 - Property Insurance
 - Flood Insurance
 - Deductibles
 - Contingency Fund
 - Line of Credit
 - Assessments

Areas of Responsibility

Pool Clubhouse

Responsible

Timing

Chair

48->24hrs.

Tasks:

1. Store all furniture & umbrella stands in alcove.
2. Store all cushions, umbrellas, and lifesaving equipment in restrooms.
3. Turn off all fans, lights, and grill – secure propane tanks or store in restroom.
4. Turn off all pool, spa, and fountain pumps (if possible, place plastic wrap around pumps)
5. Turn off all breakers for pool, spa, and fountain pumps.

6. Super Chlorinate pool before storm

Buildings

<i>Responsible</i>	<i>Timing</i>
<i>Chair</i>	<i>72-24hrs.</i>

Tasks:

1. Organize list of recommended contractors by trade.
2. Best efforts to get possible contractors / suppliers pre-approved in the Management billing system.
3. Layout location of communal drain, pump station, valve, switches, timers, etc. for quick access
4. Schedule approved annual aerial pictures and roof inspections. (Recommend this be done in July or September every year or?)
5. Put the lead contractor on notice via email, text, or call.
6. Organize unit access plan with BOD.
7. Solicit and appoint potential ward captains as needed for unit access and work coordination.
8. Check around buildings for unsecured items, trash bins, plant pots etc.
9. Check no cars parked in incorrect areas.
10. Coordinate with the Master Association Manager regarding gate function and access. (Depending on equipment state)

Grounds

<i>Responsible</i>	<i>Timing</i>
<i>Chair</i>	<i>72-24hrs.</i>

Tasks:

1. Find any potential issues with trees that could block roads or damage buildings. Have Expert conduct immediate trimming well in advance of hurricane, 72hrs. minimum
2. Shut off the irrigation system (2 zones) 24hrs.
3. Turn off breakers for irrigation system 24hrs.
4. Put Expert lawn on notice via email, text or call for possible debris cleanup. (contract executed)
5. Check around buildings for unsecured items, trash bins, plant pots etc.

Insurance

<i>Responsible</i>	<i>Timing</i>
<i>Chair</i>	<i>48-24hrs.</i>

Tasks:

1. Have a list of all the Property & Flood policy numbers.
2. Put respective insurance agents on notice by email.?
3. Confirm the best contact numbers and claim procedures with all insurance suppliers?
4. Have a clear understanding of each policy deductible.
5. Remind everyone we need documented evidence of damage (photos, etc.)

Financial

<i>Responsible</i>	<i>Timing</i>
<i>Finance and Treasurer</i>	<i>72-24hrs.</i>

Tasks:

1. In collaboration with the treasurer, agree on what funds and from where will they be allocated for emergency repairs.
2. Agree process for recording, coding, and approval of hurricane damage repair invoices.
3. Process for digitizing any hard copy invoices.

Board Documents and Emergency Meetings

<i>Responsible</i>	<i>Timing</i>
<i>BOD Secretary</i>	<i>72-24hrs.</i>

Tasks:

1. Secure any BOD documents that are not already digitized and stored.
2. Work closely with the BOD President to arrange emergency meetings and document minutes.
3. Function as the liaison with Communications Chair for all emergency community communications as directed by the BOD President

Communications

<i>Responsible</i>	<i>Timing</i>
<i>Chair</i>	<i>72-24hrs.</i>

Tasks:

1. Put MS Webservices on notice that we will have multiple communications before during and after any hurricane and will need their best response time. 72hrs.
2. Work with the BOD Secretary to ensure that pre-and-post hurricane information is communicated to the community promptly.

3. First email blast reminding everyone of hurricane preparedness responsibilities (reference Hurricane Preparedness Document previously posted) 72hrs.
Communication should be previously drafted and approved.
4. Second email blast with current local status and readiness reminders 48hrs.
5. Third email blast 24hrs.

Dock, Boat & Lifts

Responsible

Timing

Dock President

72-24hrs.

Tasks:

1. Establish communications protocols and expected email blasts timing with Communications Chair if different than above.
2. First email blast reminding everyone of hurricane preparedness responsibilities (reference Hurricane Preparedness Document previously posted) 72hrs.
Communication should be previously drafted and approved.
3. Second email blast with current local status and readiness reminders 48hrs.
4. Third email blast 24hrs.

BOD and Committee Contact Information (as of June 2025)

8/27/2023	First	Last	Bldg.	Unit	Email
Paramount	Christine	Labuziensi	NA	NA	christine@ppmnaples.com
Board of Directors					
President	Bill	Earney	10	10-202	billearney74@gmail.com
Vice President	Carolyn	Kovach	6	6-202	c_kovach@hotmail.com
Director	Charlotte	Young	11	11-101	youngcobbs@yahoo.com
Secretary	Bob	Wopperer	9	9-101	rwopperer@outlook.com
Treasurer	Bob	Goldin	9	9-102	rs531gol@gmail.com

Committee Chairs					
Buildings Committee	Tom	Collins	16	16-101	tcollins345@outlook.com
Grounds Committee	Suzan	Earney	10	10-202	suzanearney@gmail.com
Finance Committee	Bob	Goldin	9	9-102	rs531gol@gmail.com
Social Committee	Edward	Kovach	6	6-202	edkovach@msn.com
Communications Committee	Georgene	MacLennan	2	2-101	g.maclennan@att.net
Pool Committee	Roy	Schneider	13	13-202	Roy.schneider60@gmail.com

REGATTA LANDING CONDOMINIUM ASSOCIATION, INC.

Dated: July 2025

HURRICANE PROCEDURES (Alphabetical)

Hurricane Season is June 1-November 30

Set forth below is an alphabetical outline of hurricane procedures for our community and how they will affect your family. Make plans now on where you plan to stay. Stock up on food items; water (1 gallon per day per person, more if you have pets); flashlights; battery powered radio; first aid kit; and prescription medications to avert the rush at the stores.

ACCESS TO UNITS AND GARAGES:

It is critical that you provide the Management Company and the Board of Directors your most updated contact information (e-Mail and Mobile Phone #). Consult the Hurricane Preparedness Plan for contact information. You should also have a friend, neighbor or home watch contact that knows your alarm, door, and garage codes so that emergency workers can gain access in case of emergency.

BALCONIES AND LANAIS:

Where hurricane shutters do not enclose a balcony or lanai, everything should be placed inside the unit. Remove all furniture, potted plants, tables, chairs, and anything affixed to the walls during a hurricane "WATCH". If you are not going to be in your residence, please make arrangements to get everything removed. In the event any damage is caused due to any flying object coming from your unit the unit owner will be solely responsible for any repair cost incurred.

BOATS AND LIFTS:

Those owners who have boats and lifts, please follow the emergency guidelines to secure the equipment provided by the Regatta Dock Association. Strap down your boat, take off covers, secure loose items from blowing off boat e.g., flags, cushions, electronic covers etc. Turn off power to the boat as the Dock Association will cut power to the dock from the main breakers to prevent damage to power sources in case of surge.

DELIVERIES:

No deliveries will be allowed once we are in hurricane “WARNING; WATCH” please re-schedule any pending deliveries as all delivery trucks will be turned away.

ELECTRICITY/ AIR CONDITIONING:

In the event there is a loss of electricity, the air conditioning will shut down until power is restored. This will be an inconvenience to those planning to stay in the building. We are informing you now so that you can make alternative plans. Please make sure each person in your household has a flashlight available for use. KEEP A FLASHLIGHT READY FOR EXITING THE UNIT OR USING THE STAIRCASE.

ELECTRIC VEHICLES INCLUDING GOLF CARTS:

Any electric vehicles (including golf carts) stored on property while the owner is away should be parked in the garage. A spare set of vehicle keys should be given to whomever is watching the owner’s unit or be put in a location that you can direct an emergency responder too. After the storm, water damaged vehicles have a higher chance of self combusting if they have been flooded and may need to be removed from the garage to protect the entire building from possible fire.

ELEVATORS:

Condominium Residents: Passenger elevators may shut down during power outages and those with backup power will move to the ground floor where they could be flooded. We suggest that you keep the elevator on the top floor and pull out the STOP button or turn off the right breakers. We recommend you DO NOT USE THE ELEVATOR. Once the winds exceed 70 MPH there is a possibility of the doors getting stuck due to the suction in the shaft. Please use the stairs after that point.

EMERGENCY SERVICES:

Emergency services will not be available in a timely fashion, if at all, due to impassable roadways and they prioritize those most in need. If you have a medical condition that could warrant a need, you might want to consider other arrangements until after the storm. There will be no electricity in the units once we lose FPL service. Plan accordingly.

ENTRY:

“WARNING.”

Make sure you have proper ID to re-enter your community through the Windstar Gatehouse if needed.

EVACUATION:

Mandatory evacuation, if necessary, will be mandated by the local authorities. Complete all storm preparations and follow local emergency management official’s advice. In addition, fallen trees could make the roadways impassable. There are local hotels/motels that may keep an open reservation on your credit card and activate the reservation when we are in hurricane WATCH.

Note that it is the owner's / resident's responsibility to stay informed of local news and reports. In the event of a local mandatory evacuation order being issued, owners / residents should comply and the Association assumes no responsibility or liability should such order be ignored, and owners / residents choose to remain.

GARAGE AND FIRST FLOOR LANDINGS:

Please move items stored on the floor to shelves or an upper landing to minimize any water damage that may occur in case of flooding.

GUESTS:

Guests should be kept at a minimum when a Hurricane Warning is issued and after the storm has passed until the community is fully operational again.

HURRICANE "WATCH":

This is when conditions are possible in the specified area and can affect more than 100 miles of coastline. Evacuation zones are identified by the likelihood of being flooded by this rising water.

HURRICANE "WARNING":

This is when hurricane conditions are expected in the specified area of the warning within twenty-four (24) hours of landfall. Complete all storm preparations and immediately follow local emergency management official's advice about evacuating dangerous or low-lying locations.

INSURANCE:

Pictures and videos of the contents of your unit are crucial if you need to put in a claim to your insurance company. Also, copies of warranty booklets with model and serial numbers of your personal property should be kept with pictures. If you are leaving your unit, it is advisable to take copies of your pictures and policies with you. In the event your local agent is not available, make sure you have your policy number and a corporate headquarters office telephone number to call.

INTERNET:

There is a high likelihood that you may lose internet services. You should make sure that you know how to use your mobile phone as a HOTSPOT and also how to connect to local public hotspots.

LEAVING YOUR UNIT:

We advise you to call family members and let them know where you are going **before** you leave as the phone service might be out due to high winds by the time you get to your destination. (See EVACUATION section above).

NON-RESIDENT OWNERS:

If you are not in your residence, note the following:

1. Make sure your main valve that closes the water to your unit is operational. Turn off the water supply to reduce the chance of water damage from a plumbing failure.
 - a. Turn off the circuit breaker that powers the hot water heater.
 - b. Elevators should be left at the top landing and either the stop button is pulled out and / or the appropriate breaker switches are turned off.
2. Make sure all entry points including sliding glass doors are securely LOCKED.
3. Do not turn off your air conditioning! Doing so will facilitate mold growth in Florida's humid environment.
4. Remove all furniture etc. from balconies and lanai's
5. Remember to provide your most up to date contact information to the Management Company and Board of Directors.
6. Remember to provide access codes and vehicles keys as previously mentioned in this document.
7. **Please plan** for a relative, friend, neighbor, or home watch to check your unit before and after the storm.

PETS:

Most shelters do not permit pets. Please call Collier County answer center at **239-530-7387** to receive information and an application for those that do. Pets cannot be left in the unit unattended. Should you decide to leave the county Please make proper arrangements with your vet, kennel, friends, family, or home watch to care for your pet.

POOL AND JACUZZI:

The pool furniture will be stored during hurricane "WATCH". If you plan on using the pool area, we apologize for the inconvenience of no furniture on the pool deck being available. The pool will be super chlorinated during hurricane "WATCH" and will remain out of commission until the recovery is declared complete.

RECOVERY AFTER THE STORM:

After the storm, roadways may be impassable making it impossible to leave or return to the building. The landscaping crew, once they can return to work, will make a diligent effort to clear the roadways. Electricity and water may not be available. You should have water on hand to carry you through until services are restored.

RETURNING TO THE PROPERTY:

Please be patient; officials' priority is public safety. Listen to the local news media about possible road closures and curfews. A reoccupation order can take hours, days or even weeks depending on the severity of damage to the roads, bridges, and buildings. **After the order for reoccupation is issued, you may have to provide proof of residency (driver's license and/or utility bill with a current Naples address)** this is to protect your home and/or business from unwelcome visitors.

SHELTER FOR EVACUATION:

The public shelters are far from comfortable. You must bring a bedroll, pillow, food for at least three meals, flashlights, toilet paper, personal hygiene products, diapers, and water for each person in your family. The supply of food is limited and might not be to your liking.

STAFF:

Management Company

The property manager will only be available for a short period once a hurricane “WATCH” is issued. When the area is in a hurricane “WARNING”, all staff persons will be on their way home. Key personnel will stay on a voluntary basis only and as time permits them to reach their homes safely. Please remember, the staff must secure their own homes and families.

WATER

If you are staying in your unit, you might lose water pressure due to the County’s lack of service or loss of electricity for the pump stations. Keep at least one gallon of water per person each day. A two-week supply is prudent. Clean your tub with bleach and fill your tub for cooking, washing, and flushing your toilets.

**REGATTA LANDING
FLOOD MITIGATION
Dated: July 2025**

Purpose

This document provides procedures, responsibilities, and standards to reduce flood risk to life, property, and infrastructure within Regatta Landing. It is intended to minimize flood-related damage, support insurance eligibility (e.g., NFIP compliance), and support occupant safety.

Scope

All residential units, common areas, and infrastructure within the condominium complex, including garages, electrical systems, drainage infrastructure, and landscaped areas.

Risk Assessment

1. Regatta Landing Condominiums are in a FEMA-designated AE flood zone, base elevation seven feet.
2. Historical flood events include Hurricane Ian 2021 & Hurricane Milton and Helen 2025.
3. Primary vulnerabilities include:
 1. Storm surge and hurricane-related flooding
 2. Heavy rainfall and poor drainage
 3. Groundwater rise and saltwater intrusion.
 4. See the Regatta Landing website for further risk issues identified by the Committee ["Hurricane Preparation Flooding Recommendations August 2024"](#)

Physical Infrastructure Preventative Measures (Board Oversight)

1. **Flood Barriers and Seals**
 - Install temporary or deployable flood barriers at entrances and ground-level doors and sliders.
 - Seal all electrical and mechanical exterior wall penetrations below Base Flood Elevation (BFE).
2. **Drainage Management**
 - Maintain storm drains located behind the buildings
 - Maintain drainage basins free of debris
3. **Elevation Standards**
 - Ensure all new or renovated critical equipment (e.g., HVAC, electrical panels, elevators) is elevated.
 - Maintain FEMA-compliant elevation certificates for all buildings.
4. **Landscape and Site Design**
 - Utilize permeable materials and ground swales to enhance stormwater absorption.

- Grade landscaping to direct water away from structures.

Emergency Preparedness and Response

1. Flood Response Plan

- Emergency flood response will be coordinated and managed through the association president and the property manager.

2. Communication Protocols

- E mail will be the primary method of communication. Residents are told to rely on public notifications for flood watches, warnings, and evacuations.
- The Property Manager and the COA President will function as the Flood Coordinator responsible for updates and coordination.

3. Critical Asset Protection.

- Relocate or secure pool furniture and loose items.

Insurance and Financial Preparedness

1. Maintain full flood insurance coverage for the association and advise unit owners to carry individual policies if applicable.
2. Review flood insurance annually for adequacy
3. Establish a flood emergency reserve contingency fund for rapid response and repairs

Maintenance and Inspections

1. Conduct regular inspections of all flood protection systems and drainage infrastructure.
2. After any storm event, the Association President and Property Manager will perform damage assessments and update mitigation procedures as needed

Compliance and Enforcement

1. All residents and contractors must comply with the flood mitigation directives.
2. Violations (e.g., blocking drainage, improper storage) may result in fines or COA action

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October 7, 2022

Re: Association's Use of Emergency Powers
Regatta Landing Condominium Association

Dear Resident:

Please be aware that this law firm has the pleasure of representing Regatta Landing Condominium Association, Inc., ("Association") as legal counsel. Due to the devastating impact the community has suffered from Hurricane Ian, the Association through its Board of Directors will be taking direct action to protect the Association and its residents. As such, the Board of Directors will be exercising its emergency powers as provided by Section 718.1265, Florida Statutes. These powers include, but are not limited to:

- the right to call and cancel meetings;
- provide notice of all meetings by whatever means is reasonable and with only as much advance notice as is practical under the circumstances;
- implement and carry out a disaster plan which may include the temporary suspension of services like water and electricity;
- mitigate further damage, injury, or contagion to the units and association property by contracting with vendors even if these items are normally the responsibility of the members to maintain;
- enter into contracts on the members' behalf to prevent damage, injury, or contagion and hold the members liable for the cost thereof;
- levy special assessments without a vote of the members or take out a loan and pledge the Association's assets as collateral without the members' consent or permission; and
- access any Unit with or without notice or permission at any time to make emergency repairs as may be deemed necessary by the Board of Directors.

It is regrettable that such actions are necessary, but the Board must act immediately to protect the Common Elements and its residents. While the Board will do what it can to work with residents and hopes all members will take all actions necessary to facilitate these actions by the Board, there will be instances when advanced notice cannot be provided or the owner is not present to grant access to the Unit. In such case, the Board will do what it deems necessary under the circumstances and if need be, will pursue legal action against any resident that attempts to restrict access to their unit or interfere in the Association's remediation efforts.

The Board of Directors appreciates your cooperation and patience during these difficult times.

Very truly yours,

VARNUM

Christopher I. Miller

CIM/rmf



FLOOD MITIGATION INDUSTRY
PO Box 1126, Mandeville, LA 70470 -1126

info@floodmitigationindustry.org
(985) 273-9590

FMIA Flood Prevention Barrier & Product List 2022

Introduction to the Flood Mitigation Industry Association (FMIA)

The Flood Mitigation Industry Association (FMIA) is a non-profit organization that represents flood hazard mitigation product manufacturers, professionals, and contractors from around the world. The mission of the FMIA is to educate the public, insurers and government officials about the hazards associated with flooding and how to mitigate those hazards effectively. To this end, the FMIA provides general guidance documents (such as the Flood Prevention Barrier and Product List) as well as professional training programs on a variety of topics ranging from 1) an introduction to the complexity of design, deployment, and installation 2) best practices involved in developing a working flood prevention plan 3) product-specific deployment procedures. Please contact the FMIA for more information about specific training opportunities.

Introduction to the FMIA Flood Prevention Barrier and Product List

The FMIA Flood Prevention Barrier and Product List 2021 provides information for property owners, government staff and contractors about the types of flood barriers that are available to address various risks and the products that are available in the marketplace to address those risks. The attached list of products, companies/contacts and ratings for numerous flood control and mitigation options, is meant to be a starting point for all who are seeking information about these types of products. It is intended to provide high level-guidance about product selection only. In all cases it is recommended that flood prevention barrier applications/plans should be reviewed by a professional (engineer, architect, consultant) prior to construction and/or implementation.

Inclusion on the List Does Not Constitute an Endorsement

The list is provided as a courtesy for purchasers. There is no fee or membership in the FMIA required for a product to be included on the list. All companies requesting inclusion must confirm that they are not infringing on any worldwide patents or otherwise copying an existing barrier or system. Inclusion in the list does not constitute an endorsement by the FMIA or its members.

Considerations When Selecting a Flood Prevention Barrier

Selecting a flood prevention barrier requires an in-depth knowledge of site characteristics, flood risks and product specifications. Consulting with an engineer, architect or other professional is highly recommended to develop and/or review the flood prevention plan.

A wide variety of factors should be considered when reviewing flood prevention options and selecting the preferred option, including:

- Budget
- Warning time anticipated before flooding
- Availability of a deployment and tear down crew (if applicable)
- Storage space for barriers (if applicable)
- Type of property (home/ business)
- Type of flood prevention being considered- windows and doors (structurally attached) , perimeter (portable) or both
- Type of bearing soil (if applicable) that surface barriers will be deployed on
- Potential for soil erosion affecting the barrier placement
- Characteristics of the floodwaters expected
- Potential for wave action
- Potential for wind
- Potential for movement of debris

How to Use this List

Products on the list are sorted by the categories and sub-categories of barriers they represent and by the barrier type that they represent. Please see below for the definitions of terms used. Each listing features the name of the product, the website and phone number

of the supplier and a brief product description. The description includes the degree to which the product has been designed to resist the force of waves and debris, the product height, its applicability for use in commercial or residential settings, various installation requirements and the number of deployments that the barrier may be used for (where specified). Relative pricing information (low, medium, high) indicates the relative cost of the barrier in comparison to other barrier options.

Flood Barrier Category Definitions

There are a wide range of flood barriers on the market. To make it easier for the list reader to navigate the many barriers, they have been divided into the following categories as stated below.

Portable Barriers

Portable barriers are easily moved from one location to another and are not permanently attached to a structure or landscape (e.g. water filled tubes or poly barriers).

Fixed Demountable Barriers

Fixed demountable barriers use fastening devices that are permanently attached to a building. The barrier system is put in place just prior to flooding and is removed (demounted) after an event (e.g. panel or log systems).

Self-Activating Barriers

Typically, self-activating barriers are installed at openings, roadways, or doorways. They include poly tarp systems that open with oncoming water, major structural components that are built into the ground and systems that are attached to a structure and in most cases do not rely on any means of municipal power.

Integrated Building Component

Integrated building components (e.g. glass panels, steel doors, decorative panels) are permanent features on a building that are designed and tested to repel flood waters and/or hurricane force winds. These are particularly useful for storefronts and other glass panel building systems in locations that are subjected to fast rising water situations.

Specialty Items

There are several specialty items that provide needed flood protection for a variety of applications. These include vent covers, snorkel vents, and furnace covers to name a few. These are usually installed in structural applications where a location requires complete panel attachment to the perimeter. This is a large category with too many items to mention here.

Sub-Category Organization

To make it easier to search for flood barriers within each category, the products have been sorted into sub-categories based on their physical characteristics. The sub-categories are presented in the list in the following order:

Portable Barriers

- Water Filled
- Self-Filling
- Rigid and Flexible Panel

Fixed Demountable Barriers

- Panel Style
- Log System

Self-Activating Barriers

- Vertical Rise
- Snap Down Door/Gate

Integrated Building Component

- Windows

Specialty Items

- Sandless Sand Bags
- Furnace Protection
- Structural Venting

Examples of Temporary Flood Barrier Types Included on the List

The flood barrier types on the list are constantly evolving based on the organizations that are participating in the list at any given time. Some examples of temporary flood barrier types are provided below in alphabetical order. Additional detailed information about each product can be found on the supplier website.

Flat Panel Walls

Flat panel walls are made of steel or aluminum panels. They can surround a home or create a barrier from an adjacent water source. These units are designed as a unit and attach to the ground via anchors, usually utilizing diagonal bracing to provide stability. These products typically require custom design and installation and are not available for over the counter purchase.

Molded Plastic Barriers

Molded plastic barriers are made of formed plastic blocks that can fit together to form a wall. The blocks or panels are filled with water when deployed. This type of product is designed for use multiple times. These products typically require custom design and installation and are not available over the counter. Applications and attachment to structures are required for these rigid barriers. An allowance for weight or downward pressure must be considered before using this product type. As these barriers are rigid, gaps are common between the barrier and the ground. An exterior attached poly sheet covering is commonly used to fill gaps and create a water-proof barrier.

Sandless Sand Bags

Sandless sand bags are fabric type bags that are filled with materials that expand with water. They are stackable and can be used in smaller areas like doorways and around window wells. They can also be used as fillers for larger installation/deployments. They are designed for one time use.

Specialty Barriers

There are several types and sizes of specialty barriers that are used for unique applications. These include expanding door barriers that mount within existing openings, small canvas units stretched over openings and ratcheting aluminum and steel units. They are typically designed to be used as temporary barriers that may be reused multiple times.

Stop Log Systems

Stop log systems are typically aluminum or steel log-like structures that stack to attain the height of protection required. Logs vary in height from 6" to 16" and can be stacked to a height of up to 4m (13') and higher. Systems can be engineered to fit many different spans from small door openings to applications that are many kilometers long.

Surface Mount Panels

Plastic/Fibreglass/Polycarbonate surface mount panels are custom sized and manufactured to cover specific openings. They typically mount via bolts to a wall surface and concrete floor. They are used to provide a flood barrier for smaller openings such as windows and doors. They are designed for use on multiple occasions. These products typically require custom design and installation and are not typically available for over the counter purchase.

Water Filled Plastic Tubing

Water filled plastic tubing are plastic tubes that fill with water that are available in many different lengths and heights. The tubes can be laid out to surround a site or to create a barrier from an adjacent water source. This type of product is designed to be used multiple times. The area where the barriers are deployed must be able to support their filled weight.

Help us improve the Resource List

The FMIA welcomes your feedback and questions. If you have a questions/ suggestions about the list or if there is a business that you would like to see added, please contact Dave Swan (FMIA board Member) { [HYPERLINK "mailto:dave.swan@adagconsolutions.com"](mailto:dave.swan@adagconsolutions.com) } on behalf of the FMIA.

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