

REGATTA LANDING CONDOMINIUM ASSOCIATION, INC.

HURRICANE PREPAREDNESS AND PROCEDURES

Hurricane Season is June 1-November 30

Dear Owners / Residents:

We composed 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 #). 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.

COMMUNICATIONS:

The BoD will make every effort to send email blasts advising the status of the community. (subject to technical capabilities being available)

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 where 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. We suggest you stay in your unit until the winds go below 70 MPH (Tropical Storm Status).

****If you shut the power off to your elevator, you should expect to hear a beeping sound. This sound is coming from the battery backup system and will continue until the batteries have fully drained. If you do not hear a beeping sound after shutting off the elevator's main breaker, your battery backup system may no longer be functioning properly and should be inspected or replaced.**

EMERGENCY SERVICES:

Emergency services may not be available in a timely fashion, if at all, due to impassable roadways and they will 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 a 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.

N.B. It is the owners / residents responsibility to stay informed of local news and reports. It is the Board's position that in the event of a local mandatory evacuation order being issued, owners / residents should obey said order and the Association assumes no responsibility or liability should such order be ignored, and owner /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. If you are on property and it is safe, you may want to check if the Pool / Clubhouse internet is working.

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, you need to note the following:

The unit for Hurricane Preparedness should be in the same state as your "Snowbird" Checklist.

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 to use the pool area, we apologize for the inconvenience of furniture not being on the pool deck. 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 (and more if you have pets). A two-week supply is prudent. Clean your tub with bleach and fill your tub for cooking, washing, and flushing your toilets.