

**Corniche Condominium Apartment
Association of the Palm Beaches**

Hurricane Plan

Hurricane Preparedness

Corniche Condominium

2023 Hurricane Plan

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Introduction

The Corniche has developed a **HURRICANE PLAN** which is designed to ensure the safety of both residents and the property. The following high level description of the PLAN was developed to help all owners (whether or not they are in residence) understand:

1. Services available during a storm.
2. Steps being taken to protect the property.
3. Each resident's responsibilities in the event of a storm.

Storm Definitions

The barrier island falls within the *Category A Evacuation Zone*. This means we will be under mandatory evacuation in any Atlantic Hurricane (levels 1-5). The PLAN will be executed by property management based upon the storm warning levels determined by the National Hurricane Center and evacuations as ordered by Palm Beach County.

- **Hurricane Season** – the six month period from June 1st to November 30th
- **Advisory** – The National Weather Service message giving the storm location, intensity, movement, and precautions to be taken
- **Tropical Storm** – A tropical weather system characterized by constant wind speeds between 39 and 73 mph, usually accompanied by rain, thunder or lighting
- **Hurricane** – A tropical weather system characterized by pronounced rotary circulation with a constant minimum wind speed of 74 mph, usually accompanied by rain.
- **Tropical Storm Watch** –tropical storm conditions (sustained winds of 39 – 73 mph) are *possible* within the specified coastal area within 48 hours
- **Tropical Storm Warning** - tropical storm conditions (sustained winds of 39 – 73 mph) are *expected* within the specified coastal area within 48 hours
- **Hurricane Watch** – hurricane conditions (sustained winds of 74 mph or higher) are *possible* somewhere within the specified coastal area within 48 hours
- **Hurricane Warning** – hurricane conditions (sustained winds of 74 mph or higher) are *expected* somewhere within the specified coastal area within 36 hours
- **Hurricane Landfall** – The point and time during which the eye of the hurricane passes over the shoreline. After passage of the calm eye, hurricane winds begin again with the same intensity as before but from the opposite direction.
- **Mandatory Evacuation** – as ordered by Palm Beach County. Must leave the property to find a Red Cross Evacuation Shelter or a location away from the hurricane's path.
- **Safe Return** – as ordered by Palm Beach County. It is safe to return to the property.

Our Hurricane Plan is tied directly to the above definitions and announcements. The actions defined in the PLAN will take place automatically once the above storm categories are announced.

Owners Responsibilities

All residents are encouraged to monitor local broadcasts and follow instructions for evacuation to ensure their personal safety. Minimal services will be available in the building during an evacuation. Additionally, no public emergency services will be available once the evacuation order is given. Stay safe – for additional information - <http://www.pbcgov.com/dem/> other line Palm Beach County Hurricane HOTLINES 561-233-3500 or 561-712-6400.

Unit Owner Hurricane Preparation

Pre-Storm To Do List

- Stock up on food
- Fill drug prescriptions
- Fill cars with gas
- Charge cell phones
- Back up computers and electronic data
- **Close shutters. If assistance from condo staff is needed, a waiver of Liability must be signed and provided to the management.**
- Take photos of property and belongings
- Bring in any furniture from the balcony.
- Advise **Secure boat or trailers (if you have any outside of the limits of Corniche Property)
- Gather important papers
- Find evacuation route
- Reserve hotel room away from storm in the case of an evacuation
- Water (at least one gallon per person per day)
- Food
 - Non-perishable packaged or canned food / juices
 - Snack foods
 - Non-electric can opener
 - Cooking tools / fuel
 - Paper plates / plastic utensils
- Blankets / Pillows
- Clothing
 - Rain gear
 - Sturdy shoes
- First Aid Kit / Medicines / Prescription Drugs
- Special Items
 - For babies or elderly
- Toiletries / Hygiene items / Moisture wipes
- Flashlight
- Batteries
- Radio (battery operated)
- Telephones
 - Fully charged cell phone
 - Traditional non cordless telephone set

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- Cash, Credit Cards, and Travelers Checks
 - Banks and ATM's may not be open
- Keys
- Important Documents (in a waterproof container)
 - Insurance
 - Medical records
 - Bank account numbers
 - Identification
- Pet Care Items

Evacuation

Before Leaving Your Condominium

- Advise Management when you leave the property
- Close your shutters and secure the property.
- Fill your bathtub with water so that you have water available for flushing toilets.
- Turn off your water.
- Turn off the electricity at the fuse box to prevent a fire.
- Take photos of property to facilitate damage assessment and expedite damage claims

Supplies to Take

- | | |
|--|-----------------------------|
| • First Aid Kit | • Plastic bags |
| • High energy foods | • Personal hygiene items |
| • 2 week supply of special foods | • Pet foods |
| • 2 week supply of medication | • Toilet paper / towelettes |
| • Ready to eat canned foods | • Soap or liquid detergent |
| • Manual can opener | • Heavy gloves |
| • Flashlight | • Diapers and baby food |
| • Vitamins | • Sturdy shoes |
| • Extra batteries | • Rain gear |
| • Paper plates | • Change of clothes |
| • 1 gallon of water per person per day | • Insurance papers |
| • Cash or Travelers checks | • Portable radio |
| • Rain gear | • Change of clothes |

Upon Returning to Your Home

- Advise management that you have returned
- Inspect your apartment for damage as well as adjacent common areas (elevator lobby, windows, and doors).
- Advise management of any local common area damage found; they will provide you with a report to complete.

Communication

Once a tropical storm / hurricane is identified, the property manager will communicate with the residents by posting updates in the elevators, mail rooms and garage bulletin boards as well as sending e-mails to residents who have provided their e-mail address.

This information will provide the most current status of the property, including availability of water and power. Residents are urged to use the Corniche Hotline: 561-762-3443. this number rather than calling management who will be actively engaged in preparation and recovery activities.

Staffing

The Corniche staff will prepare the property as defined in the plan during each phase of the Hurricane notice. They will ready the property and sensitive equipment prior to their departure. When an **Evacuation** is ordered, the staff will evacuate the property, allowing them sufficient time to arrive home safely. The staff will NOT return to the property until Palm Beach County has re-opened the barrier island for safe return for residents; the staff has identification which allows them access concurrent with residents

Building Access

The shutters on all building windows will be closed once a **Warning** has been issued. Shutters will be placed on the main lobby doors and seals placed on 2 of the 4 rear building doors when an **Evacuation Order** has been issued. This means the only access in or out of the building is through the remaining rear ocean view door in the building or the emergency stairwell doors at the garage level. If you exit through one of these doors, please make sure the door closes tightly behind you; failure to do so will compromise the safety of the building.

Electricity

The emergency generator for the building operates automatically when power is lost. The generator provides sufficient power for 3 elevators in the building, emergency lights, domestic water pumps, fire pump, garage exit gate, telephone system and the key fob system. The fuel is estimated to last 5 days providing this level of service.

When power is restored from FPL, the generator will automatically switch over, restoring full service to the building.

Recreation Area

The Recreation Area will be available for limited use during a hurricane.

Telephone Service

The Corniche telephone system is supported by the generator, therefore, as long as AT&T has service, the Corniche main line, including the offices and management, will all have service. Individual unit service will depend upon your provider. **Please don't call management for problems with your service.** If you have AT&T service, but use an electronic telephone/answer machine, you will not have phone service without electricity. If you have an older, non-electronic telephone, plug that into the jack to check for dial tone. If you use an alternate provider, such as Vonage or Comcast, remember your phone will not work without internet (which requires electricity and cable signal service).

Cable TV

There are no emergency service provisions for the cable TV services; we are dependent restoration by each of the service providers. Owners may call Xfinity for service restoration (1-800-266-2278) or AT&T (1-877-737-2478) to report the outage or check on status.

Write your personal emergency information on this page:

Hurricane Preparedness

Emergency Contact Information

If you don't already have an emergency plan, go to www.floridadisaster.org. There, you can go through a prompted Q&A and in about 10 minutes, complete a plan appropriate for your family. Websites for the Sun-Sentinel, www.sunsentinel.com and our local TV stations, www.local10.com and www.wsvn.com, are filled with helpful planning tips for your home, pool, car and pets.

Palm Beach County Emergency Management:
(561) 712-6400

Shelters

www.pbcgov.com/dem/sections/logistics/shelthters.htm

Hurricane Hotline:
561 -227-7070

Palm Beach County Transit:
561-841-4200

Sheriff's Office, non-emergency:
561-688-3000

Office of Environmental Emergencies:
561-837-5900

American Red Cross:
800-733-2767; 561-6509103 or 561-650-9143

Animal Care and Regulation Division:
561-233-1200

Aging & Disability Resource Center:
800-963-5337

Palm Beach County Schools:
(561) 434 8000 or <http://www.palmbeachschools.org>

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PALM BEACH COUNTY

Emergency Management Offices:

561-233-3500 or 561-712-6400

Shelters

http://www.pbcgov.com/hurricane/pdf/Hurricane_Guide.pdf

Governmental Center, West Palm Beach:

561-355-2040

South county:

561-276-1225

Emergency Medical Services Division:

561-712-6400

Sheriff's Office, non-emergency:

561-688-3000

South county:

561-274-1075

American Red Cross:

561-833-7711

South county:

561-994-2060

Palm Beach County Schools:

866-930-6001 or www.palmbeachschools.org

RIVIERA BEACH AUTHORITIES:

Police: 561-845-4123

City: 561-845-4020