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## Directors Choice, LLC Newsletter Special Disaster Preparedness Issue

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Issue: #21

August/2012

### Greetings!

As many of you are already aware, it appears we may be seeing some severe weather soon with Isaac. As such, we felt it would be prudent to send all of you some information which we hope you will find useful prior to this storm.

We sincerely hope that Isaac will not be a severe event, but we certainly do our best to make certain our properties are well prepared in the event these storms are severe.

We wish all of you and your communities the best of luck throughout this weekend.

### TIPS FOR PREPAREDNESS

#### Did you:

- 1) Photograph, photograph, and video! You've still got time- head out and take pictures & video of the buildings, common areas, and amenities. This is so important for insurance! (P.S- you will need to do this after the storm too)
- 2) Notify your homeowners to secure loose items on their lanais, entrances, and outside their homes. Remind them to give themselves time to secure their hurricane shutters if necessary.



- 3) Walk the property with your Board, Manager, and/ or Disaster Committee if you have one. (You can do this while you are taking pictures). Note which homes have items outside and give those owners

a call. Check for liabilities and items which should be done before the storm hits.

4) Remove those coconuts! If you have time and your landscaper can take care of it, get rid of those coconuts while you still can. While you're at it, remove any dead wood lying around while you have time.

5) Secure your pool:

-Furniture- hopefully by moving it inside rather than putting it in the pool!

-DO NOT drain the water from your pool (they WILL pop out of the ground).

-Ask your pool company to shut off the breakers to your pool equipment until power has been fully restored after the storm to prevent damage to your expensive equipment.

-Close the pool- no one should be swimming during a storm and with the equipment off and debris in the pool, it will not be a sanitary place to swim until after the storm has passed and the pool serviced.

6) Ask your landscaper to shut off the breakers to your irrigation system to prevent damage to your expensive equipment.

7) Do you have a fountain in your lake? Shut the breakers off to that as well until after the storm has passed and power is fully restored.

8) Do you have an elevator? No one should be using the elevator in a storm- if the power goes out, they will get stuck! Send the elevator to the top floor, confirm it is vacant, then shut it off at the main disconnect in the machine room. (Better yet- ask your elevator service technician to do this) Do not turn the elevator back on until the storm has passed and power has been fully restored.

9) Do you have any construction projects going on throughout your community? Make certain your contractors secure ALL loose items, properly cover and secure dumpsters, and properly secure any unfinished openings in the project. They should know they will be liable for damages caused by their negligence!

10) Do you have a web site? Use it! Let your homeowners know what is happening before the storm and after. Tell them what to do for their homes before the storm, provide lists of emergency shelters and any other information you feel would be useful. After the storm, let them know what is being done to fix any damages.

11) Open your gates! Emergency service personnel will have enough obstacles to cross without having to deal with a closed gate during an emergency. If the power goes out, you will want your gates off in the open position to allow these critical people as well as your residents ingress egress from the community. Once the gates are open- shut off the breakers to prevent damage to the equipment. Let's face it- gates are enough trouble without a storm.

12) Pull out your insurance policies. Believe me- there will be exclusions in coverage...

## USEFUL RESOURCES

### More Places for Great Info:

Here are some more sources for preparing:

The Community Advocacy Network (CAN) is always a wealth of knowledge- thank you, Donna Berger of Katzman, Garfinkel & Berger- this a great guide!:

[http://canfl.com/Documents/KGBHG2011\\_web.pdf](http://canfl.com/Documents/KGBHG2011_web.pdf)

Florida Diaster.org:

<http://www.floridadisaster.org/index.asp>

The National Hurricane Center:  
<http://www.nhc.noaa.gov/>

This one is us!  
[http://www.directorschoicellc.com/directorschoice/hotlinks\\_category.asp?cat\\_id=7&name=DISASTER+PREPARATION+%20RESPONSE](http://www.directorschoicellc.com/directorschoice/hotlinks_category.asp?cat_id=7&name=DISASTER+PREPARATION+%20RESPONSE)

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Directors Choice, LLC is a Naples, Florida based Community Association Management firm working with Condominium and Homeowners' Associations. We provide a full range of financial, consulting, and management services to our clients.

If you feel we can be of service to your Association in any way, please contact us. We would love to speak with you.

**Best Regards,**

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