

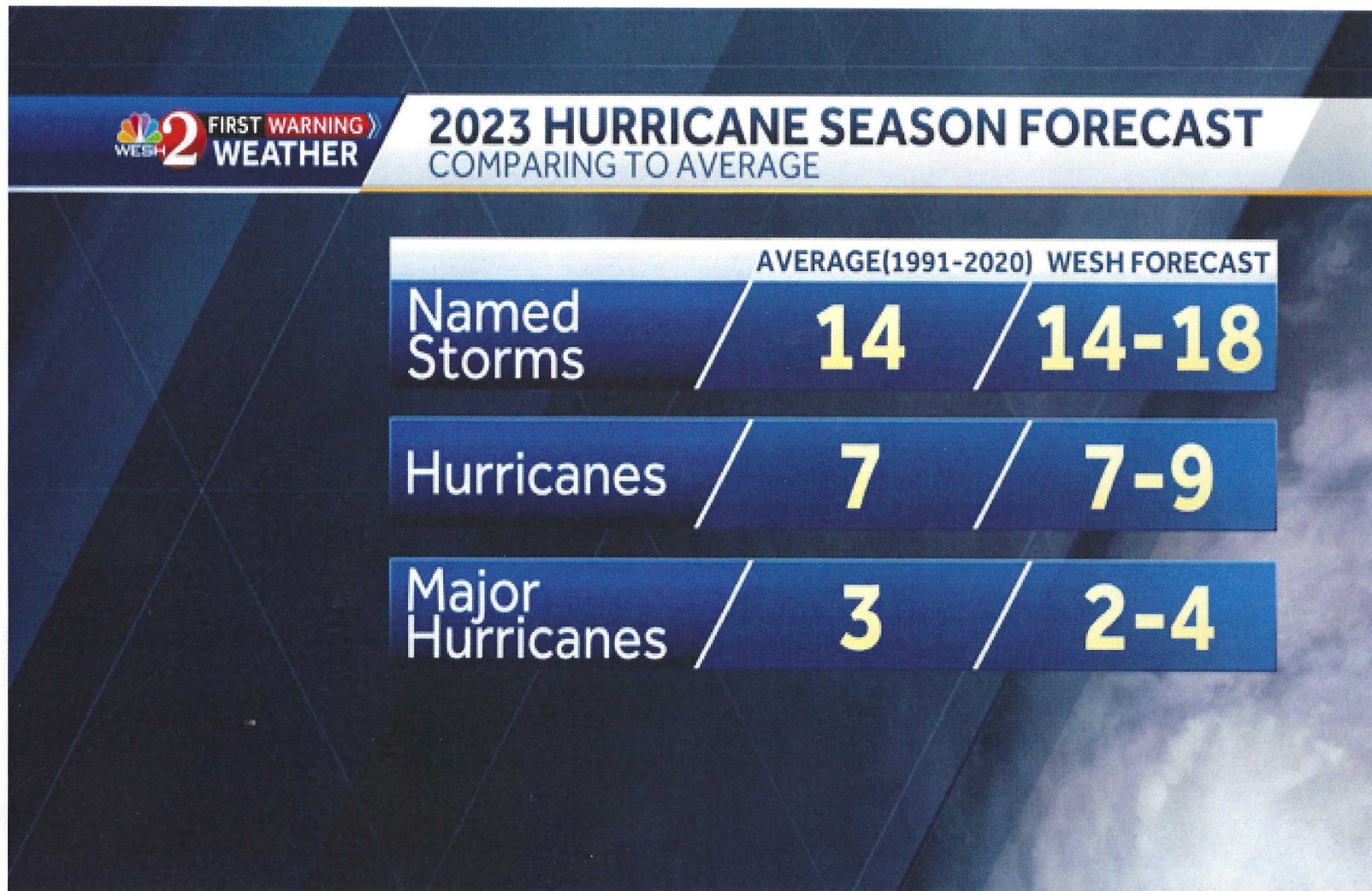
2023

OCEAN HARBOR CONDOMINIUM OF FORT MYERS BEACH ASSOCIATION, INC.

Hurricane Preparedness Guide For Owners



The first named storm will be Arlene.
Hurricane season runs from June 1 to
November 30 with the peak of the season
from around mid-August to early October.



MAX DEFENDER 8

2023 HURRICANE SEASON NAMES

ARLENE

HAROLD

OPHELIA

BRET

IDALIA

PHILIPPE

CINDY

JOSE

RINA

DON

KATIA

SEAN

EMILY

LEE

TAMMY

FRANKLIN

MARGOT

VINCE

GERT

NIGEL

WHITNEY

TROPICAL STORMS TROPICAL STORMS TROPICAL STORMS TROPICAL STORMS TROPICAL STORMS TROPICAL STORMS TROPICAL STORMS

INTRODUCTION

The Ocean Harbor Hurricane Preparedness Guide for Owners is a compilation of advice from experts such as the National Hurricane Center, American Red Cross and Emergency Management Offices. Experts believe the best way to cope with a hurricane is to prepare a plan in advance.

The guide is not intended to suggest that Ocean Harbor Condominium Association will be responsible for any owner, guest or renter's safety during a hurricane emergency. Ocean Harbor Condominium Association further does not assume any responsibility for the protection of individual property.

This document will be updated annually and available to all owners.

This document is intended to be a living document, improved by experience, and updates shall be made in the Guide as they occur. It will also be posted on the Ocean Harbor owner's websites at <https://oceanharborcondo.connectresident.com/> & <https://www.oceanharborcondo.com/>.

IMPORTANT PHONE NUMBERS

LEE COUNTY

General Emergency.....	911
County Special Needs Unit.....	239-533-0640
Public Safety TDD (Hearing Impaired).....	239-533-3911
Senior Helpline.....	711 or 239-332-3049
FEMA	800-621-3362
Animal Services	239-533-7387
American Red Cross.....	239-278-3401
Code Enforcement (report violations)	239-533-8895
Consumer Assistance Hotline.....	800-435-7352
Engineering	239-533-8580
Public Works.....	239-533-8900
Fort Myers Beach Fire Rescue – Non-Emergency	239-321-7700
Insurance Commissioner.....	239-533-2226
FPL Power Outages.....	800-468-8243

Health Department	239-332-9501
Price Gouging Hotline	866-966-7226
Sheriff (LCSO) – Non-Emergency	239-477-1000
Traffic Signal Repair	239-335-2852

Fort Myers Beach Emergency Radio - 1640 AM

HURRICANE TERMS

Hurricane Season

June 1st to November 30th

Hurricane Watch

Weather bulletin warning of hurricane conditions which pose a threat to the coastal or inland communities. This is the first notice; means the eye of a hurricane may threaten within 36 hours. Preparations should begin for coping with storm impacts and possible evacuation.

Hurricane Warning

A warning has been issued that dangerous effects of hurricane are expected in a specified area in 24 hours or less.

Category One Hurricane

Winds of 73 to 95 mph. Damages to include: low-lying escape routes located inland will be cut off by rising water two to four hours before the arrival of the center of the Hurricane; marinas flooded; some damage to windows, doors and roofing is expected; major damage to mobile homes; storm surge 5 to 7 feet above normal.

Category Two Hurricane

Winds of 96 to 110 mph. Damages to include: low-lying escape routes located inland will be cut off by rising water two to four hours before the center of the hurricane arrives; mobile homes expected to be destroyed; some structural damage to small buildings; serious coastal flooding; storm surge 8 to 10 feet above normal.

Category Three Hurricane

Winds of 111 to 130 mph. Damages to include: low-lying escape routes located inland will be cut off three to four hours before the center of the hurricane arrives; mobile homes destroyed; some structural damage to small buildings; serious coastal flooding; storm surge 11 to 12 feet above normal.

Category Four Hurricane

Winds of 131 to 150 mph. Low-lying escape routes located inland will be cut off three to four hours before the center of the hurricane arrives. Major damage to lower floors of buildings adjacent to shorelines due to wave battering and flooding. Collapse of roofs of many small residences. Storm surge 13 to 18 feet above normal.

Category Five Hurricane

Winds more than 156 mph. Low-lying escape routes located inland will be cut off three to four hours before the center of the hurricane arrives. Small buildings will be overturned or blown away. Extensive shattering of glass in windows and doors.

Collapse of roofs of many residential and industrial buildings. Some buildings will collapse. Storm surge greater than 18 feet above normal.

Storm Surge

An abnormal rise in sea level accompanying a hurricane or other intense storm. A surge may be up to 20 feet high.

PRE-HURRICANE SEASON PLANNING

At least 60 days prior to the beginning of hurricane season (June 1st), it is imperative that each and every Association Member prepare a hurricane plan for their entire household - an outline that specifies what every member of the household will do before, during and after a hurricane. General guidelines for preparing your hurricane plan are as follows:

- (a) Gather a two-week supply of all items listed in the Owners Hurricane Supply Checklist (Appendix A).
- (b) Make arrangements in advance for where your household will stay during a hurricane - at home, a friend's home, a shelter or a hotel. Make arrangements for a back-up location as well. Make sure everyone knows the location, address and phone number.
- (c) Ask an out-of-town relative or friend to be your emergency contact, and make sure everyone knows that person's phone number. Tell your contact person where you will be during the hurricane.
- (d) Make arrangements for those with special needs.
- (e) Talk to your employer about whether you will have to work in the event of a hurricane. If so, decide who will pick up the children from school.
- (f) Practice and review your plan.
- (g) Determine in advance where you will store your car. The Ocean Harbor Condominium of Fort Myers Beach Association, Inc. will not be responsible for any damage done to your car by a hurricane.

INSURANCE

Before hurricane season starts each year, you should review your insurance coverage with your agent. For more information on insurance coverage, call Florida's toll-free Insurance Consumer Help line at 1-800-342-2762, or 1-800-528-7094. Remember, Section 718.111(11) (c) of the Florida Statutes requires that each unit owner acquire homeowners insurance for those portions of the unit that are not covered by the Association's policy.

PETS

Check with your veterinarian about whether you need to take any special precautions, especially with an exotic or sick pet.

- (a) Most Shelters do not accept pets. If you're going to board your pet, make arrangements immediately with local kennels.
- (b) Call your veterinarian or the humane society for a list of kennels.
- (c) Pets should have collars with current identification and rabies tags. All yearly vaccinations should be administered.
- (d) Don't tranquilize your pets.
- (e) Do not leave pets behind.

ELDERLY RESIDENTS

- (a) Plan on taking care of yourself without electricity. If you are not able to do so, make other arrangements before hand.
- (b) If you are elderly, frail, or a person with disabilities and have friends or relatives that can help you with your housing and welfare, contact them now so that they can include your needs as part of their hurricane planning. They will need to include the time it will take for you to gather items you need and transportation time.
- (c) Make a list of prescribed medications, and get a month's supply. You should also make copies of the prescriptions. If you normally require a special diet, make sure you take along three days supply of it in containers that will be easy to open.
- (d) Transfer to a manual wheelchair if you are in a battery operated one. You may not be able to recharge the batteries.
- (e) Make sure you are wearing an I.D. bracelet with your name, medications, allergies and contact information.
- (f) If someone in your home requires special attention or medical care, contact your county's "special needs centers". Call the emergency management center for instructions.

EVACUATION PLANNING

Plan an evacuation route at the beginning of the hurricane season. When we receive orders that these buildings are in an evacuation area, ALL PEOPLE SHOULD LEAVE THE BUILDINGS AS SOON AS POSSIBLE AND PROCEED TO SHELTERS OR OTHER PREDETERMINED PLACES OF SAFETY.

Reminders:

- (a) Fully fuel your vehicle prior to evacuation.
- (b) Activate your personal emergency evacuation plan. Evacuate using your chosen route. It is best to stay at a protected dwelling inland within your county.
- (c) If you live alone, consider "teaming-up" with a neighbor to work out an evacuation plan.
- (d) If you must go to a shelter, stay tuned to the radio or television for shelter information - shelter locations may change.

IN THE EVENT THAT A HURRICANE THREATENS LEE COUNTY, OCEAN HARBOR HAS ADOPTED THE FOLLOWING GUIDELINES

- (a) When the Weather Bureau announces that Lee County is under a Hurricane Watch (36 hours away):
 - i Ocean Harbor Management will notify all owners/residents by means of the mass communication email and/or text and post notices in the A and B buildings that the weather bureau has issued a hurricane watch.
 - ii You should begin to make your preparations for a hurricane, as are documented in Appendix A.
 - iii If you are planning to stay and you do not have Hurricane shutters, you should bring in all items from your lanais and balconies/hallways.
- (b) When the Weather Bureau announces that Lee County is under a Hurricane Warning (24 hours away):
 - i Ocean Harbor Management will notify all residents/owners by means of mass communication email and post notices in the A and B buildings that the weather bureau has issued a hurricane warning.
 - ii Owners/residents in residence should be making preparations to evacuate. Once notification of evacuation procedures are in place and an owner/resident decides not to evacuate, you must notify the office immediately.
- (c) When a Voluntary Evacuation is called for, Ocean Harbor Management and Staff must do the following:
 - i Secure in an open position the vehicle gate at the entrance, and secure in a closed position all pedestrian gates, located in the west and east walls, front entrance and the tennis court gates.
 - ii Give notice via mass communication email and posting notices in the A and B buildings, to owners/residents that all people should leave the

building as soon as possible and proceed to shelters or other places of their choosing. Notice will also be given that, at this time, police and fire departments will not respond to calls due to roads being blocked by debris, and for their own safety.

- iii The front (bayside) lobby doors will be shuttered. We cannot shutter the ramp entry doors due to an ADA requirement. Entry to the buildings can be made through the side doors which will require the use of your key. This is the same key that is used for the storage area. Keys are available at the office for a \$ 6.00 charge.**

OWNER RESPONSIBILITIES BEFORE EVACUATING

- Owners responsibilities:
 - Owners must turn off the water and the water heater. Also, turn off all icemakers to prevent damage. Refrigerators and freezers should be emptied of all perishables, and ice. If there is a power outage, any food left behind will create mold that you will not want to deal with!
 - If you do not have shutters, you must remove furniture, etc. from your lanais, balconies/hallways. Owners with shutters must be sure to put them down.
 - All sliding glass windows should be locked. It helps to put towels on the sills to soak up any water that may blow in.
 - The front doors should be closed tightly and locked. This includes securing the pins on the top and bottom of the door, if available.
 - Owners are also responsible for securing their unit interiors.
 - Nothing should be left in the hallways or the stairwells.
 - Thermostats and humidistats should be left at the proper settings. Mold starts to grow when the humidity reaches 55%.
 - Car and boat covers should be tied on tightly and arrangements should be made to have someone check the covers and secure them if they become loose.
 - Owners should continue to check their email for up-to-date information regarding the storm and the property.
 - Owners not in residence will already have their residences secured in a hurricane readiness state. Owners not in residence should ask someone to check their condo in their absence. Owners not in residence who have left vehicles on site will have already left their vehicle in preparation of a hurricane, leaving keys as required with the Ocean Harbor office. During an impending weather related

Owners Checklist
Extended Leaves or Hurricane Preparedness

ITEMS	ACTION TO BE COMPLETED	CHECKED
Video/Pictures	Take a video or pictures of your unit showing contents and condition of each area. Will assist you if you have to file a claim. Make sure the video/pictures shows the date/time taken.	
Lanai	Take all items possible off your lanai and place inside. Items can become airborne or cause damage to sliders. Lower shutter to their closed position.	
Refrigerator & Freezer	Empty refrigerator of all perishable foods and anything that will decay. Turn off ice maker, empty ice bin, and turn water off to the refrigerator.	
Windows	Make sure all windows are shut and latched down as tight as possible.	
Sliders	Make sure all sliders are shut and latched. Consider using either electrical tie-wraps to tie double doors together or use a small board to keep doors from opening up due to vibrations.	
Hot Water Tank	Shutoff water to tank and unplug the tank.	
A/C Unit	Replace air filter before leaving. Pour biocide into PVC drain line at your air handler unit to prevent line from plugging up. Set temperature/humidity control to desired setting.	
Valuables	Remove any valuables or secure them in a safe that cannot be removed.	
Water	Turn off main water valve to unit.	
Electrical Breakers	Turn off all breakers except for the A/C unit and refrigerator.	
TV/Computers	Unplug all components.	
Cars	Make sure the office has a set of keys and you have arrangements made to remove your vehicle from property, in case it is required.	
Interior Doors	If preparing for a hurricane close all interior doors and make sure they latched.	
Hallways	Remove any decorations, floor mats, or other items from the hallways outside your unit.	
Bicycles	Remove bikes from outside storage areas and bring inside your unit.	

Disclaimer: Recommended steps to minimize potential damages

emergency do not contact Ocean Harbor Staff to move your vehicle or otherwise secure your property if you are not in residence.

- Owners should prepare a folder to take with them of any important documents they might need after the hurricane has passed. These could include insurance policies, passports, birth certificates, wedding and baptism papers, etc.
- Please note, Publix will tow if you park there during a storm.

MANDATORY EVACUATION

When a Mandatory Evacuation order is issued, the Manager and Staff must notify owners / residents by means of mass communication email and posting notices in the A and B buildings before the Manager and Staff evacuate the building. Keys to the building will remain with the secured documents and files or at the Manager's discretion. Manager will dismiss all unnecessary employees once the building is secured.

If you intend to stay you must notify management.

LEE COUNTY SHELTERS

Bonita Springs YMCA 27200 Kent Road Bonita Springs, FL 34135
Estero Recreation Center 9200 Corkscrew Palms Blvd. Estero, FL 33928
FGCU Alico Arena 10501 FGCU Blvd. S Fort Myers, FL 33965
Hertz Arena 11000 Everblades Parkway Estero, FL 33928
South Fort Myers High School 14020 Plantation Rd. Fort Myers, FL 33912

POST HURRICANE DAMAGE ASSESSMENT PLAN

Ocean Harbor staff members, if required to evacuate, will return when public notification is given by Lee County Emergency Services that it is safe to return to the area. Upon return to the building, Ocean Harbor Manager and staff will conduct an immediate building damage assessment. This information and digital photo documentation of damages is critical to any future insurance cost recovery.

During the initial Post-Hurricane stage, assessment of damages will be made at three levels:

Level 1 – Emergency Protective Measures - for immediate emergency repair to protect the property from further damage;

Level 2 – Damaged Building and Equipment - repair work orders to be issued, and;

Level 3 – Clean-up/Return to Normal – maintenance, debris clearance and removal of pre-hurricane securing tools, maintenance tracking.

Once it is possible, individual actions items/work orders will be issued and prioritized by Level 1, 2, or 3.

The next step is to enter each unit. The Ocean Harbor staff will inspect each unit for any *Noticeable Damage*; if damage is found, it will be entered into the Damage Assessment Log with the Unit No., date, description and photo record and the Manager will call the impacted Owner(s) to report their findings.

Note: “Noticeable damage” is visible, obvious, in plain sight (e.g.) broken glass and flooding which could affect any other unit.

HURRICANE NOTICES

(a) Hurricane Notice for a Watch or a Warning

TO: ALL RESIDENTS/OWNERS

FROM: MANAGER

SUBJECT: HURRICANE WATCH OR HURRICANE WARNING

LEE COUNTY, INCLUSIVE OF OCEAN HARBOR, IS CURRENTLY UNDER A HURRICANE WATCH/WARNING. _____ IS CURRENTLY A CATEGORY ____ HURRICANE, WITH WINDS OF ____ MPH. THIS COULD CHANGE AT ANY TIME.

AS ALL OWNERS AND RESIDENTS MAY BE SUBJECT TO A MANDATORY EVACUATION ORDER, PLEASE MAKE ALL APPROPRIATE EVACUATION ARRANGEMENTS AS QUICKLY AS POSSIBLE. OCEAN HARBOR MANAGEMENT AND STAFF ARE DOING EVERYTHING POSSIBLE TO PREPARE THE BUILDING FOR THE HURRICANE AS WELL AS FOR POTENTIAL EVACUATION. IN THE EVENT AN EVACUATION ORDER IS ISSUED, OWNERS AND RESIDENTS WILL HAVE NO MORE THAN 60 MINUTES TO EVACUATE THE BUILDING BEFORE THE ASSOCIATION MANAGEMENT AND STAFF LEAVE THE PREMISES. PLEASE BE ADVISED THAT:

1. LOCAL EMERGENCY SERVICES DO NOT HAVE TO RESPOND TO CALLS; EMERGENCY PERSONNEL EVACUATE DURING ANNOUNCED EVACUATIONS.
2. THE BRIDGE OFF THE ISLAND (SAN CARLOS BLVD.) WILL CLOSE WHEN WIND SPEEDS REACH 40 MILES PER HOUR.
3. **THERE WILL BE NO ELEVATOR SERVICE DURING A STORM WHEN WIND SPEEDS EXCEEDS A SUSTAINED 45 MILES PER HOUR.**
4. THERE WILL BE NO STAFF PRESENT DURING AN EVACUATION ORDER.

These steps are necessary to protect the building systems from potential serious damage that could prevent habitation for several weeks after a storm. Thank you for your cooperation and understanding.

HURRICANE NOTICES

(b) Hurricane Notice for a Storm Evacuation

TO: ALL RESIDENTS/OWNERS

FROM: MANAGER

SUBJECT: STORM EVACUATION AREA NOTICE

OCEAN HARBOR IS IN A CATEGORY _____ STORM EVACUATION AREA. IF A HURRICANE EVACUATION ORDER IS ISSUED BY LEE COUNTY YOU ARE OBLIGATED BY LAW TO LEAVE THE BUILDING. THOSE WHO REMAIN DO SO AT THEIR OWN RISK AND SHOULD KNOW:

1. THE BRIDGE OFF THE ISLAND (SAN CARLOS BLVD.) WILL CLOSE WHEN WIND SPEEDS REACH 40 MILES PER HOUR.
2. LOCAL EMERGENCY SERVICES DO NOT HAVE TO RESPOND TO CALLS. EMERGENCY PERSONNEL EVACUATED DURING ANNOUNCED EVACUATIONS
3. **THERE WILL BE NO ELEVATOR SERVICE DURING A STORM WHEN WIND SPEED EXCEEDS A SUSTAINED 45 MILES PER HOUR.**
4. There will be no staff present during an evacuation order.

ASSOCIATION MANAGEMENT STRONGLY URGES ALL OWNERS AND RESIDENTS TO COMPLY WITH THE MANDATORY EVACUATION ORDER. THE MANAGEMENT OF OCEAN HARBOR CANNOT ENSURE THE SAFETY OF OWNERS AND RESIDENTS WHO CHOOSE NOT TO EVACUATE THE BUILDING, AND THOSE WHO REMAIN DO SO AT THEIR OWN RISK.

OWNERS AND RESIDENTS WHO CHOOSE TO STAY IN THE BUILDING MUST NOTIFY THE BUILDING MANAGER.

These steps are necessary to protect the building systems from potential serious damage that could prevent habitation for several weeks after a storm. Thank you for your cooperation and understanding.

APPENDIX A OWNERS HURRICANE SUPPLY CHECKLIST

HURRICANE SUPPLY KIT CHECKLIST (maintain a two week supply for each person in your home of each of the following items):

Baby Supplies:	Formula, bottles, powdered milk, jarred/canned baby foods, diapers, wipes, and special medications.
Food Supplies:	Purchase foods that require no refrigeration and little preparation such as: ready-to-eat canned food, canned juices, milk/parallax, soup, soft drinks, instant coffee/tea, lots of ice (you can freeze your water supply.)
Medical Supplies:	First aid kit, rubbing alcohol, aspirin, non-aspirin pain reliever, anti-diarrheal and antacids, extra prescription medication (especially for those with heart problems and diabetics). Ask your physician or pharmacist how to store prescription medication.
Other Supplies:	Wind-up or battery-operated radios, flashlights, non-electric can opener, extra batteries, ABC-rated fire extinguisher in a small canister, portable cooler, absorbent towels, plastic trash bags, wind-up or battery operated clock, extra set of keys, screw driver, hammer, photocopies of prescriptions, photo identification, proof of occupancy of residence (utility bills), medical history and information.
Personal Items:	Toilet paper, towels, soap, shampoo, personal and feminine hygiene products, denture needs, contact lenses and an extra pair of eye glasses, sun protection and insect repellent.
Pet Supplies:	Newspapers or cat litter for your pet's sanitary needs, moist canned foods, plastic and sheets to cover the floor of pet's room.
Water:	A minimum of seven gallons of water per person (1/2 gallon for drinking and 2 gallons for bathing, tooth brushing, etc.). Store water in clean, plastic containers.



**HURRICANE
GUIDE
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IMPORTANT AREA PHONE NUMBERS AND WEBSITES

Emergency Operations Centers

- ☛ **Lee:** (239) 533-0622
- ☛ **Collier:** (239) 252-3600
- ☛ **Charlotte:** (941) 833-4000
- ☛ **DeSoto:** (863) 993-4831
- ☛ **Glades:** (863) 946-6020
- ☛ **Hendry:** (863) 674-5400

Hotlines

- ☛ Federal Emergency Management Agency Disaster Assistance/Registration:
(800) 621-3362,
TTY: (800) 462-7585
- ☛ United States Small Business Administration:
(800) 659-2955,
TTY: 7-1-1
- ☛ National Center for Disaster Fraud Hotline:
(866) 720-5721
- ☛ State of Florida Emergency Info
(800) 342-3557
- ☛ Florida Department of Financial Services Disaster Assistance Helpline:
(877) 693-5236 or
(850) 413-3089
- ☛ Red Cross Food, Shelter and Financial Assistance:
(866) 438-4636
- ☛ Department of Children and Families Information for Southwest Florida:
(813) 558-5500
- ☛ Area Agency on Aging for Southwest Florida Elder Helpline:
(800) 963-5337

- ☛ Florida Attorney General's Price Gouging Hotline:
(866) 966-7226
- ☛ Florida Department of Business and Professional Regulation Unlicensed Activities Hotline:
(866) 532-1440
- ☛ Florida Department of Business and Professional Regulation (to verify contractor licenses):
(850) 487-1395
- ☛ Agricultural and Consumer Services:
(800) 435-7352
- ☛ Domestic Animal Services:
(239) 533-7387—Lee
(239) 252-7387—Collier

Online Resources

- ☛ **nhc.noaa.gov:**
The National Oceanic and Atmospheric Administration experts at the National Hurricane Center are leading authorities on Atlantic Basin hurricanes and tropical storms.
- ☛ **floridadisaster.org:**
This is the state's Emergency Operations Center's website for up-to-date, statewide information, news alerts and contact information about storms, evacuations, storm surge and shelter information.
- ☛ **hotels.petswelcome.com**
for pet friendly lodging in Florida.

Contractor Information

- ☛ Division of Workers' Compensation:
(800) 342-1741
- ☛ Florida Association of Electrical Contractors:
(407) 260-1511
- ☛ Florida Wall and Ceiling Contractors Association:
(407) 260-1313
- ☛ Associated Builders and Contractors of Florida:
(813) 879-8064

American Red Cross Offices

- ☛ Collier, Glades, Hendry, Highlands and Lee:
(239) 596-6868 or
redcross.org/southflorida
- ☛ Charlotte, DeSoto, Manatee and Sarasota:
(941) 379-9300 or
redcross.org/local/florida/central-florida/about-us/locations/southwest-florida.html

Power Companies

- ☛ FPL:
(800) 468-8243
- ☛ Lee County Electric Cooperative:
(800) 599-2356
- ☛ Glades Electric Co-Op:
(863) 946-6200

Donation Information

- ☛ You can donate food, water and money: Harry Chapin Food Bank, 3760 Fowler St., Fort Myers.
(239) 334-7007 or
harrychapinfoodbank.org.

- ☛ Salvation Army Donation Hotline:
(800) 725-2769
- ☛ American Red Cross:
(800) 435-7669

Agency Help

- ☛ **fema.gov:**
This is the Federal Emergency Management Agency website, and the official website for the National Flood Insurance Program. It offers detailed instructions on how to prepare for natural disasters, including action plans and safe rooms.
- ☛ **redcross.org:**
The American Red Cross keeps residents informed about response and recovery operations.
- ☛ **myfloridacfo.com:**
In the event of a storm, the Florida Department of Financial Services can assist with banking and insurance concerns.
- ☛ **flash.org:**
The Federal Alliance for Safe Homes, dedicated to promoting disaster safety and property loss mitigation.
- ☛ **fmo.org:**
The Federation of Manufactured Home Owners is a consumer-advocacy group that promotes hurricane safety. www.fmo.org