

Mimosa Bay Homeowners Association

Severe Weather Preparedness

Hurricane Season is upon us! Read below for tips and strategies in case a storm comes our way.

The Association is responsible for maintaining the common areas and amenities.

Owners are required to take appropriate measures prior to storms to protect the Property.

Throughout the season:

Check with your insurance company for policy coverage and procedures for both evacuations and non-evacuations. Keep all important paperwork in water safe containers.

Make a plan with your family / neighbors in case of evacuation.

Ensure all emergency contact information is up to date in the CAMS Owner portal. Important announcements from the Homeowner Association will be sent via the Owner Portal.

During a watch/ warning:

- Remove items from your deck, porch and yard that may become projectiles or be blown away in high winds.**
- Stow away your trash cans.**
- Turn off irrigation systems to prepare for heavy rain and saturated soil.**
- Inspect swales, grates and other drainage system components on or adjacent to your property to clear debris and facilitate water flow.**

If there is an evacuation:

Plan ahead and LEAVE EARLY.

Turn off water. Disconnect all electronics.

If you plan to ride out the storm in your home:

Visit www.readync.org to adequately prepare for your safety in the event of a storm.

Be sure to notify family, friends and neighbors so they are aware if you are staying or leaving.

Local News sites for information regarding watches/ warnings/ evacuations:

www.wect.com/

www.wcti12.com

www.wnct.com

After the storm:

If you stayed: Don't leave your property until the authorities have indicated that it is safe to do so.

If you evacuated: Do not attempt to return until the area has been declared safe by the authorities

- Inspect your home for damage.
- Try to avoid the roads so emergency personnel can access them easily for rescues.
- Take pictures as evidence for any insurance claims.
- Alert CAMS Association Management of emergency situations pertaining to common area amenities, unless it's life threatening, then call 9-1-1.

www.camsmgt.com/owner 877.672.2267 cs@camsmgt.com

What to expect from the Association after a storm:

Power outages and limited cellphone coverage are common after a storm. Without phone or internet it is difficult to communicate.

Based on our Emergency protocol, CAMS will be providing client service during and after storms from our offices that are located in unaffected areas.

Updates will be posted at www.camsmgt.com/weather Check this site regularly.

After a storm the priority is for first responders to enter the area and make assessments of roads, power grids, gas lines etc. to ensure that the area is safe before they can allow the public back. This can take time, sometimes several days, and it is important to avoid hindering the process – **staying away and allowing them to get the work done ensures a faster recovery.** The areas will often be restricted and CAMS employees will not be allowed to visit the properties. Our goal is furthermore to ensure the safety of our employees – life before property. Residents of the area are all impacted and many times our employees are included among the numbers of people who have lost homes or been affected by the storm.

Once access is allowed, the CAMS team will make a **preliminary assessment of damages** to identify priorities for the Property. This may include a site visit by a CAMS employee or coordinating with designated residents who remained at the Property through the storm.

The first action will be to get trees and debris removed from streets and roofs so that access is safe. **Announcements regarding instructions for debris disposal will be communicated via the CAMS Owner Portal at www.camsmgt.com/owner**

If roofs are damaged, the holes will need to be temporarily sealed with a tarp. If there is water damage inside the buildings, the priority is to mop up water and to start drying out the building components. **If there is no power, this will be delayed. Furthermore, the availability of service providers for emergency response will be severely impacted and cause more delays.**

We have noticed that there are widely ranging impacts from storms – homes in close proximity may suffer different degrees of damage – some severe; some with little damage. People are therefore in different stages of recovery. Emotions are running high and frustrations are fueled by the hindrances and delays that exists. Taking a measured approach and avoiding panic is essential.

Planning, preparation, patience and cooperation will ensure the best outcomes for all!