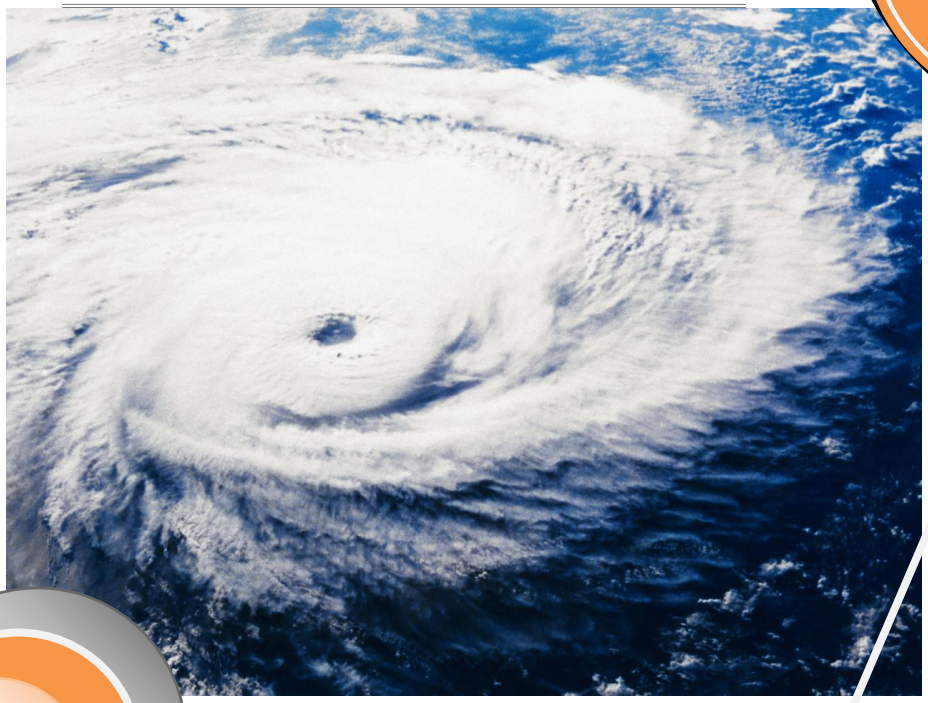
Caribbean Property Management, Inc.

Professional Community Association Management



Hurricane Manual

This manual has been prepared in consideration and concern for all residents of the communities proudly managed by: Caribbean Property Management, Inc.

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Safety Tips Before, During, and After the Storm

Before the Hurricane Season Begins

Develop a plan. Know your homes vulnerability to the threats above - surge, wind, and flooding. Check your supplies - water, batteries, food. For information on developing a Hurricane Supply kit, see our page on that topic. Know where you can evacuate to - friends, relatives, a hotel?

Know when to take action - Watch vs Warning

WATCH: Hurricane conditions are possible in the specified area of the WATCH, usually within 36 hours.
WARNING: Hurricane conditions are expected in the specified area of the WARNING, usually within 24 hours. Remember that there is no such thing as a "minor hurricane." Category 1 and 2 hurricanes still can do significant damage.

Prepare before a Watch or Warning is issued and be ready to evacuate when the Watch comes or **earlier** if so instructed.

An Approaching Storm

As a storm approaches, you should prepare your unit or house. Some things to consider:

- Turn down the temperature on your freezer and refrigerator as low as possible. This will buy you more time in the event of a power loss. 24 to 48 hours before will cool the food. Avoid opening them whenever possible. If you are evacuating, probably unnecessary.
- Before you evacuate, call at least one person out of state to let them know your plans.
- Ensure that your Hurricane Emergency Kit is fully stocked.
- Charge electronic devices, for example, computers, cell phones, rechargeable batteries, razors, and the like.
- Make extra ice, bag it - this will be useful to use and to keep the freezer cold.
- Do the same with your home air conditioner. It gets very hot and very humid very quickly. If you are evacuating, this is not necessary.
- If you live in an HOA and not a Condo and have a generator, do NOT run it inside or near the house. But make sure you have fuel to run it.
- Make sure your car has fuel.
- Pick up yard debris or patio furniture from your balcony,, decorative items, branches - anything loose that could become a missile. We will secure all pool furniture on those

communities which have pools. We will also secure all dumpsters and loose items from the common areas.

- For those water front properties, please secure boats, boat trailers, jet skis, etc. Tie them down, anchor them, or however you can best secure them. But, take into account that there may be a storm surge.
- Secure all doors and windows with locks, and shutters if available. Plywood, properly secured, can be effective..
- Move items that may be damaged by water to higher areas of your home if you can not take them with you if evacuating. Move them away from windows in case they are broken.
- Huge items must even be secured in big storms. An engine block was found 40 or 50 feet up in a pine tree in the Homestead (actually Redlands) area after Andrew. Don't think that something is too big to be moved by the wind.
- Re-check tie-downs.
- Bring cars, bikes, scooters and anything like that into your garage for those living in HOA's.
- Bring in grills or other cooking items.
- Bring in hoses, trash cans, hot tub covers, wind-chimes, plants.
- Caulk and fill bathtubs - extra water comes in handy for toilets and more..
- It may sound strange, but do your laundry, dishes, and take a shower. Why? Because if you lose power, having as much clean as possible will make a big difference.
- Check if your pool pump should be on or off.
- Close and fasten gates so they don't swing.
- Close chimney flues.
- Close/latch inside doors and cabinets.

If you have time, help your neighbors. Debris in their yards can easily impact your home and yard.

During a storm.

- Stay inside, away from windows
- Be alert for tornadoes
- Stay away from flood waters and storm surge. It can be deceptively strong.
- Be aware of the eye. It may be calm, but winds can and will pick up quickly and could catch you outside.
- Un-plug electronic devices that are not in use to avoid surge damage. This is less likely that during afternoon thunderstorms because lightening is rare in a hurricane, but it is better to be safe.

After a Storm

- Know power safety - avoid downed lines
- Know food safety - what is good and for how long.
- Chain saw safety is critical

- Generator safety is important too
- Water treatment - whether water needs to be boiled or not.
- Listen to local officials
- Use flashlights instead of candles
- Inspect your home for damage.
- Stay off roads as much as possible
- You may need to super-chlorinate your pool

Boat Prep

1. Move life jackets and first aid kits to house
2. Remove cushions and lose items (e.g. boat tops)
3. Anchor hatch covers
4. Move to maximum davit height, fasten cables
5. Unplug davits/lifts
6. Turn off outside electricity to davits
7. Tie down boat with dock lines

Hurricane Names 2015

The committee that establishes Atlantic names maintains a **six-year list** of storm names that will be repeated indefinitely, with the exception that especially damaging or deadly storms may be nominated for "retirement" from the list, with a substitute name then added in its place.

Ana, Bill, Claudette, Danny, Erika, Fred, Grace, Henri, Ida, Joaquin, Kate, Larry, Mindy, Nicholas, Odette, Peter, Rose, Sam, Teresa, Victor, Wanda

During A Hurricane

Disaster kits and emergency supplies should be ready prior to hurricane season. Once a hurricane warning is declared, preparations should focus on securing your home and property.

Protect area where Hurricane can enter. Secure windows and doors preferably with permanent, approved storm shutters. A second option is to board up windows with 5/8" plywood. You'll need to cut the boards to fit to have it ready for installation. Tape does NOT prevent windows from breaking.

• Bring in lawn furniture, garbage and recycling carts and other items that are not tied down and could become airborne.

• If you own a boat, use double lines at a marina or consider drydock storage.

• Protect your electronics with surge protectors and waterproof coverings.

• Monitor the storm's progress.

• Visit **www.miamidade.gov** or call 3-1-1 for updates on County services. Depending on conditions, bus, rail, garbage collection and recycling service, as well as airport and seaport operations, could be affected.

Watches + Warnings

Terms You Need to Know...

Tropical Storm Watch
Tropical storm conditions are possible, usually within 48 hours.

Tropical Storm Warning
Tropical storm conditions are expected, usually within 36 hours.

Hurricane Watch
Hurricane conditions are possible, usually within 48 hours.

Hurricane Warning

Hurricane conditions are expected, usually within 36 hours.

Evacuation Order*
A mandatory order(s) directing the evacuation of appropriate area(s) of Miami-Dade County deemed to be in danger.

** Evacuation orders depend on a hurricane's track and projected storm surge.*

Hurricanes Categories

The Saffir-Simpson Hurricane Scale is a 1-5 rating based on the hurricane's present intensity. This is used to give an estimate of the potential property damage and flooding expected along the coast from a hurricane landfall. Wind speed is the determining factor in the scale, as storm surge values are highly dependent on the slope of the continental shelf in the landfall region. Note that all winds are using the U.S. 1-minute average.

CATEGORY ONE HURRICANE: Winds 74-95 mph (64-82 kt or 119-153 kph). Storm surge generally 4-5 feet above normal. No real damage to building structures. Damage primarily to unanchored mobile homes, shrubbery, and trees. Some damage to poorly constructed signs. Also, some coastal road flooding and minor pier damage. Hurricanes Allison of 1995 and Danny of 1997 were Category One hurricanes at peak intensity.

CATEGORY TWO HURRICANE: Winds 96-110 mph (83-95 kt or 154-177 kph). Storm surge generally 6-8 feet above normal. Some roofing material, door, and window damage of buildings. Considerable damage to shrubbery and trees with some trees blown down. Considerable damage to mobile homes, poorly constructed signs, and piers. Coastal and low-lying escape routes flood 2-4 hours before arrival of the hurricane center. Small craft in unprotected anchorages break moorings. Hurricane Bonnie of 1998 was a Category Two hurricane when it hit the North Carolina coast, while Hurricane Georges of 1998 was a Category Two Hurricane when it hit the Florida Keys and the Mississippi Gulf Coast.

CATEGORY THREE HURRICANE: Winds 111-130 mph (96-113 kt or 178-209 kph). Storm surge generally 9-12 feet above normal. Some structural damage to small residences and utility buildings with a minor amount of curtainwall failures. Damage to shrubbery and trees with foliage blown off trees and large tress blown down. Mobile homes and poorly constructed signs are destroyed. Low-lying escape routes are cut by rising water 3-5 hours before arrival of the hurricane center. Flooding near the coast destroys smaller structures with larger structures damaged by battering of floating debris. Terrain continuously lower than 5 feet above mean sea level may be flooded inland 8 miles (13 km) or more. Evacuation of low-lying residences with several blocks of the shoreline may be required. Hurricanes Roxanne of 1995 and Fran of 1996 were Category Three hurricanes at landfall on the Yucatan Peninsula of Mexico and in North Carolina, respectively.

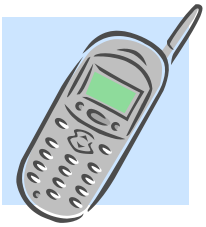
CATEGORY FOUR HURRICANE: Winds 131-155 mph (114-135 kt or 210-249 kph). Storm surge generally 13-18 feet above normal. More extensive curtainwall failures with some complete roof structure failures on small residences. Shrubs, trees, and all signs are blown down. Complete destruction of mobile homes. Extensive damage to doors and windows. Low-lying escape routes may be cut by rising water 3-5 hours before arrival of the hurricane center. Major damage to lower floors of structures near the shore. Terrain lower than 10 ft above sea level may be flooded requiring massive evacuation of residential areas as far inland as 6 miles (10 km). Hurricane Luis of 1995 was a Category Four hurricane while moving over the Leeward Islands. Hurricanes Felix and Opal of 1995 also reached Category Four status at peak intensity.

CATEGORY FIVE HURRICANE: Winds greater than 155 mph (135 kt or 249 kph). Storm surge generally greater than 18 feet above normal. Complete roof failure on many residences and industrial buildings. Some complete building failures with small utility buildings blown over or away. All shrubs, trees, and signs blown down. Complete destruction of mobile homes. Severe and extensive window and door damage. Low-lying escape routes are cut by rising water 3-5 hours before arrival of the hurricane center. Major damage to lower floors of all structures located less than 15 feet above sea level and within 500 yards of the shoreline. Massive evacuation of residential areas on low ground within 5-10 miles (8-16 km) of the shoreline may be required. Hurricane Mitch of 1998 was a Category Five hurricane at peak intensity over the western Caribbean. Hurricane Gilbert of 1988 was a Category Five hurricane at peak intensity and is the strongest Atlantic tropical cyclone of record.

Quoted from the National Hurricane Center , Tropical Prediction Center.

All hurricanes are dangerous, but some are more so than others. The way storm surge, wind, and other factors combine determines the hurricane's destructive power. To make comparisons easier, and to make the predicted hazards of approaching hurricanes clearer, NOAA's hurricane forecasters use a disaster-potential scale, which assigns storms to five categories. Category 1 is a minimum hurricane and category 5 is the worst case. The criteria for each category are shown below.

Important Phone Numbers



Discuss Your Family Emergency Plan

Your family may not be together when disaster strikes, so it is important to know how you will contact one another, how you will get back together and what you will do in case of an emergency.

9-1-1 Emergencies

3-1-1 Government Information
Toll-free outside Miami-Dade County
1-888-311-DADE (3233)
TTY/TDD 305-468-5402

2-1-1 Family Social Services
TTY: 305-644-9449

Florida Power and Light
1-800-4-OUTAGE (800-468-8243)
7-1-1 Hearing Impaired

Federal Emergency Management Agency (FEMA)
1-800-621-FEMA (3362)
TDD: 800-462-7585
www.fema.gov

Miami-Dade Office of Emergency Management
www.miamidade.gov/oem

AT&T
1-888-757-6500
TDD: 305-780-2273
6-1-1 (repairs)

American Red Cross www.redcross.org/fl/miami
305-644-9449