

Seaside Beach & Racquet Club Condominium Association, Inc.
PO Box 527, Orange Beach, AL 36561 * Office:(251) 230-9144
HURRICANE SEASON June 1 – Nov 30th,2023, Policies & Procedures

Please store your Hurricane Decals separately in a safe location – they allow entry to Orange Beach for Seasons **2023** thru **2025**, as the city has asked property managers to provide 2 decals for each unit to last the entire *3-year period*. If you do lose them, contact the City Finance Dept: (251) 981-6979. Expect a fee and to provide Deed/other proof of ownership. Be advised that after a major storm, officials will allow entry *only* to government & emergency personnel, building inspectors, insurance adjusters, pre-authorized contractors. With severe damage, this becomes a "Hard Hat" area - often with no electricity. If there is significant damage, Seaside's pre-arranged Contractor will take immediate damage mitigation action as soon as the storm clears. Owners will not be permitted entry until City authorities followed by Seaside's Insurer, and then orders from the Board of Directors clear you for entry. Once safety assessment is determined the Board advises Management to notify Owners that you may access your unit (*when no longer considered a hazardous construction zone*). NO entry permitted to unauthorized persons; this is rigidly enforced for safety and liability concerns. Check for mass Emails from the Manager before thinking of heading to the property, as you could be turned away. Remember, **ONE vehicle** only, once you are authorized – 2 decals do **not** mean bring two vehicles – the lot will be filled with contractor vehicles & equipment.

Hurricane Planning - If a named storm enters the Gulf, Seaside COA requires specific plans to be followed by owners, manager & maintenance. Review the following, decide on your plan of action & make arrangements to avoid last minute hassles. **Check** that your **HO-6** (condo unit) Insurance Policy is **current** - The Association provides building coverage for major destruction by windstorm. *However*, the Association does NOT cover *any betterments / upgrades* above the "As Built" condition *from the date of construction (regardless of whether you installed or previous owners installed)*. Furnishings, personal property, loss of rent, loss of use, are *never* covered by Seaside Association. Some HO-6 Policies offer coverage for *Loss Assessments*. In addition to the Wind Deductible, expenses for replacement of pools, fencing, landscaping - totaling 100's of thousands of \$\$s are paid "out of pocket" by the COA, generally resulting in an emergency Special Assessment to owners. We recommend that you always maintain a personal reserve for each unit you own, for these most unwelcome surprises.

Balcony/Patio Furniture- Please be reminded, the Association requires owners to remove ALL ITEMS from balconies/patios when landfall of a *named storm* considered dangerous to the property is imminent. The Board, working with Maintenance & Management will determine and announce the final hour by which all balcony items must be removed; this may be as much as 48 hours in advance of landfall, due to the manpower required. Note that sliding door **screens** are notorious for flying loose, becoming lost/damaged. All screens are property of individual unit owners (as are all your doors, locks, windows).

Suggested Providers for Removal of ALL Items from Balcony/Patio * It is YOUR stuff – MAKE a PLAN:

1. **Your Rental Company**- May offer this service, *often beating our deadlines*. Advantage: personal contact with occupants may be less disruptive. Confirm with your rental agency that they are on our Email list to receive all Association updates & deadlines!
2. **Your Handyman or Housekeeping staff**- Also consider having a 2nd contact, in the event your #1 *is not available!*
3. **Seaside has a contact, Win Joiner, who** is offering *his* independent service. Do NOT call or email to set up; Just MAIL your check marked "Hurricane: **Unit # ___**" -**the fee is \$120.00**) in advance payable to: Win Joiner. Mail check to Win Joiner c/o SSBRC, P.O. Box 527, Orange Beach, AL 36561. Checks are held by **the property manager** in the safe. If no storm occurs by November 30th, they are destroyed. If a **named storm** threatens, all checks are **deposited**. **Joiner's** crew brings patio items into your condo & later resets. **\$120** covers this action for one **(1)** event. Neither Manager nor Association is involved at this juncture of your personal plans. The Board makes final determination on the deadline to complete. When the deadline has passed, the Board orders the Maintenance Crew to remove ALL items remaining on balconies or patios, to avoid flying debris. At that time, it **becomes** an **Association action** with a **\$210** fee charged to the unit owner's account, which **will NOT cover** resetting furniture afterward. Those owners will need to arrange to return their own furniture out to the balcony after the storm. Of the \$210 charge, \$110 is paid to Maintenance Crew & \$100 retained by Seaside COA.

Common Area Preparations / Elevators Locked Off /Owners or Occupants Remaining if NO Evacuation:

In anticipation of wind/water surge it is imperative preparations of common areas are carried out in a staged manner. A typical problem is *non-cooperative tourists (& occasionally Owners' families)* when patio furniture goes inside the unit, pool furniture is secured. Elevators will be **locked out of service** at a posted time frame, placed at mid-level of each building to minimize damage. If no mandatory evacuation is ordered by the City, Guests choosing to remain may do so provided they remain *cooperative*, following all instructions. Their presence *will not be permitted* to interrupt execution of mandated procedures to protect the property & its equipment. Those who do not comply may be ejected from Seaside. In certain cases an owner's unit account may be fined. Once in **emergency planning mode** for a *named storm (usually 48 hrs. out)*, it is too **LATE** to call. *Staff will be busy securing property in advance to exit and secure their own homes*. If you find any part of this information unclear, email in advance works best, and it is our pleasure to assist with questions.