

HURRICANE
PREPAREDNESS:

Emergency Procedures

MANAGEMENT EDITION

*Owners, please refer to the **Owner's Edition** for helpful tips and guidelines on how to best prepare your unit in the event of a storm.*

Emerald Beach Resort Tower 1

HURRICANE PREPARATIONS & EMERGENCY PROCEDURES

Emerald Beach Resort Tower 1 Condominium

14701 Front Beach Road
Panama City Beach, FL 32413
Phone: 850-563-7937

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Introduction

The Hurricane Preparedness and Emergency Procedures established for Emerald Beach Resort Tower 1 are designed to protect and prepare the Association to minimize damage in the event of a storm.

Many people do not realize the threat that hurricanes can present—even if they live in hurricane-prone areas—because they have not experienced a “major” hurricane. Many people may also not know most fatalities due to hurricanes are caused by flooding from storm surge and rainfall, not from high winds.

Definitions

- ~ **Tropical Cyclone** – An atmospheric closed circulation, rotating counter-clockwise in the Northern Hemisphere that develops over tropical or subtropical waters and has a definite organized surface circulation.
- ~ **Tropical Wave** – A trough or cyclonic curvature maximum in the trade-wind easterlies. The wave may reach maximum amplitude in the lower middle troposphere.
- ~ **Tropical Disturbance** – A discrete tropical weather system of apparently organized convection – generally 100 to 300 nautical miles in diameter – originating in the tropics or subtropics
- ~ **Tropical Depression** – A tropical depression forms when a low pressure area is accompanied by thunderstorms that produce a circular wind flow with maximum sustained winds below 38mph. An upgrade to a tropical storm occurs when cyclonic circulation becomes more organized and maximum sustained winds gusts 39mph or more.
- ~ **Tropical Storm** – a localized, very intense low-pressure wind system, forming over tropical oceans and with winds of hurricane force. Maximum sustained surface wind speed is 39mph to 73mph.
- ~ **Hurricane** – a storm with a violent wind, in particular a tropical cyclone in the Caribbean. A wind of force 12 on the Beaufort scale (equal to or exceeding 64 knots or 74mph or more).
- ~ **Hurricane Watch** – A Hurricane Watch means that hurricane conditions (sustained winds of 74 mph or higher) are possible within the specified coastal area. Because hurricane preparedness activities become difficult once winds reach tropical storm force, the hurricane watch is issued 48 hours in advance of the anticipated onset of tropical-storm-force winds.
- ~ **Hurricane Warning** – A Hurricane Warning means that hurricane conditions (sustained winds of 74 mph or higher) are expected somewhere within the specified coastal area. A Hurricane Warning is issued 36 hours in advance of the anticipated onset of tropical-storm-force winds.
- ~ **Hurricane Season** – Hurricane season is currently defined as the time frame from June 1 through November 30th.

- ~ **National Oceanic and Atmospheric Administration (NOAA)** – is an American scientific agency within the United States Department of Commerce that focuses on the conditions of the oceans and the atmosphere. NOAA warns of dangerous weather, charts seas, guides the use and protection of ocean and coastal resources and conducts research to provide understanding and improve stewardship of the environment.
- ~ **National Weather Service** – is an agency of the United States federal government that is tasked with providing weather forecasts, warnings of hazardous weather, and other weather related products to organizations and the public for the purposes of protection, safety, and general information. It is a part of the NOAA.
- ~ **National Hurricane Center** – is the division of the United States' National Weather Service responsible for tracking and predicting weather systems within the tropics in the Pacific Ocean and the northern Atlantic Ocean. NWC is responsible for issuing Hurricane Watches and Hurricane Warnings. NWC also issues area wind and storm surge forecasts. Local weather centers and emergency management will provide more detailed information of what to expect in the PCB and surrounding areas.

Hurricane Classifications are:

Category	Barometric Pressure (Inches)	Wind speed (Miles Per Hour)	Storm Surge (Feet)
I - Minimal	Above 28.94	74-95	4-5
II - Moderate	28.50-28.91	96-110	6-8
III - Extensive	27.91-28.47	111-130	9-12
IV - Extreme	27.17-27.88	131-155	13-18
V - Catastrophic	Less Than 27.17	More Than 155	More than 18

2018 Hurricane Forecast – NOAA predicts an active Atlantic hurricane season and we may have 10 – 16 named storms, with 5 – 9 hurricanes. 1 – 4 hurricanes could be “major” with sustained winds of at least 111mph. The possibility of a weak El Nino developing, along with near-average sea surface temperatures across the tropical Atlantic Ocean and Caribbean Sea, are two of the factors driving this outlook. These factors are set upon a backdrop of atmospheric and oceanic conditions that are conducive to hurricane development and have been producing stronger Atlantic hurricane seasons since 1995.

2018 Hurricane Names

Alberto	Helene	Oscar
Beryl	Isaac	Patty
Chris	Joyce	Rafael
Debby	Kirk	Sara
Ernesto	Leslie	Tony
Florence	Michael	Valerie
Gordon	Nadine	William

Preparedness Checklist

- _____ At the beginning of each year, review your Association's insurance policy's coverages and limits as well as the most current appraisal.
- _____ Photograph or videotape all areas of the property including major signage, generator, boilers and other large mechanicals.
- _____ As major projects are completed throughout the year photograph or videotape improvements.
- _____ Ensure that a complete set of building plans are readily available for consultation by first-responders, utility crews or insurance adjusters after the storm.
- _____ Update Safety Net binders if applicable.
- _____ Update and/or obtain re-entry passes with the County Emergency Management office for your Association.

Bay County Point of Contact:

Joby Smith
 911 Support Specialist
 700 Highway 2300
 Southport, FL 32409
 (850) 248-6040
 jsmith@baycountyfl.gov

The request for passes are Association specific and cost \$5.00 per pass (price subject to change without notice). All requests should specify why passes are needed and how many are being requested. Fax a list of essential employees on Association/Company letterhead to:

Mr. Mark Bowen
 Chief of Emergency Services
 Bay County
 700 Highway 2300
 Southport, FL 32409
 Phone: 850-248-6040
 Fax: 850-248-6059
 Email: mbowen@co.bay.fl.us

Business/Condominium Associations can obtain four (4) Resident and Business Passes (Green) for use by their key personnel. Names of these key personnel must be provided to the Chamber for the Condo Association or Business to claim for them.

Provide a list of essential employees on company letterhead with a brief statement attesting to the Association's/company's need for them post-disaster. This letter can be a comprehensive list or specific to an individual. The employees will be required to produce this letter and government issued identification at the re-entry point.

Preparing Your Association

Association's Responsibilities

The National Weather Service will advise when a Tropical Storm or hurricane develops. The Emerald Beach Resort Condominium Owners Association will begin the following preparations in an effort to safeguard the property and minimize damage to property.

Step one

When the National Service Weather Service has advised that a **tropical depression** has developed in the Gulf of Mexico or Atlantic Ocean Caribbean region.

1. Update Emerald Beach Tower 1 Website
2. Communicate the EBR MOA.

Step Two – Storms Possible

When a **hurricane or tropical storm** passes into or develops within an area outlined by 23 degrees N Latitude and 80 degrees W Longitude (i.e. around Cuba):

1. Update Emerald Beach website
2. Communicate with the EBR MOA.

Step Three – Storm Likely Within 24 to 36 Hours

When determined by the Weather Service that hurricane conditions are a real possibility for our area, a **hurricane watch** will be issued.

1. Send an email blast to the owners advising of the current conditions and preparations being taken to protect the property.
2. Advise owners to have all balcony furniture moved into units.

Step Four

A **hurricane warning** has been issued and hurricane conditions are expected within 24 hours.

1. Send Email Blast to membership advising of warning.
2. Update the Emerald Beach Website.
3. Communicate with the EBR

After the Storm

After the storm has passed, local authorities and Emergency Management will give an all clear. The Emerald Beach Resort Condominium Owners Association will update the EBR website and inform owners and employees via email the all clear has been given to return to the property. The following information and warnings will also be posted on the EBR website.

NOTE: Employees are not permitted to return until Emergency Management has given the all clear.

Returning to the Local Area

Remember that access to the area may be restricted immediately following a storm.

BAY COUNTY DISASTER AREA RE-ENTRY POLICY (click link)

<http://baycountyfl.gov/DocumentCenter/View/135/Disaster-Area-Re-Entry-Policy-PDF>

Bridges will remain closed until they are inspected by the responsible state or federal authority and deemed safe for travel.

Residents should have proof of residency with them such as a driver's license.

Be aware and stay clear of disaster recovery operations.

Avoid downed power lines, flooded or damaged roadways.

Be aware of snakes and other wildlife that may have been driven to high ground by the storm

Assess Property Damage

When returning to the property after a hurricane evacuation, enter with extreme caution. Follow these steps to ensure a safe and speedy recovery from the storm:

1. Check for downed power lines, gas leaks, etc. and report them immediately.
2. Do NOT turn on power until the entire building has been checked.
3. Open windows and doors to ventilate and dry the property/Common Areas.
4. Proceed as if there is a boil water notice until the County Health Department has issued an all clear.
5. Notify your insurance agent or company representative as soon as possible if you have vacated the premises. Make sure your representative knows where to contact you.
6. Post on website and send an email blast to the owners – if able to do so – and advise of safety issues, boil water and/or other notices owners should be aware of, etc.

APPENDIX

Emergency Contact Information

Police 911/Sheriff

PCB police dept. 850-233-5000 Bay Co, Sheriffs Dept. 850-747-4700

Lt. Jamey Wright – Risk Management Coordinator
jwright@beachpolice.org

Chief Drew R. Whitman – Chief of Police – PCB
dwhitman@beachpolice.org

Emergency Management

700 Highway 2300
 Southport, FL 32409
 Office hours are Monday – Friday, 7:30AM – 5:00PM CST
 24 hour phone: 850.784.4000
 Fax: 850.784.4010

Board of Directors

Ed Churchill, President	614-537-1373	ed@churchill.ws
Bobby Seay, Vice President	770-598-1276	bobbyebr329@gmail.com
Butch Eads, Treasurer	615-479-4750	butcheads@comcast.net
Dennis Jones, Secretary	478-361-2255	djones5497@aol.com
Tim Burns, Director	770-654-9365	xtimbur@gmail.com
Troy Battle, Director	334-477-6322	Emeraldbeach1933@aol.com
Greg Jeske, Director	262-617-8100	Gjeske67@gmail.com

Diverse Management

Lindsay Watts, CAM	850 – 586 – 6882	Lindsay@diversemgmt.org
Michael Adkinson, Maintenance	850 – 221 – 8262	Michaela@diversemgmt.org
Association Office Main Line	850 – 563 – 7937	
Bill Melton, Owner	850 – 830 – 2613	Bill@diversemgmt.org
Jessika Bucci, Finance	850 – 585 – 5541	Jessika@diversemgmt.org
Diverse Main Office	850 – 897 – 1061	

Other Contacts

Emerald Beach Resort Insurance –

Hays Companies
Destin, FL office

Point of Contact:

Brian Squire | Executive Vice President

Email: bsquire@hayscompanies.com

Direct: (850) 460-2502 | Mobile: (850) 687-9861 | Fax: (850) 460-2435

Hays Companies

4399 Commons Drive, Suite 200B | Destin | FL | 32541

Bay Medical Center, Panama City	850-769-1511
Bay Medical At the Beach	850-636-3175
Gulf Coast Medical Center, Panama City	850-769-8341
City of Panama City Beach	850-233-5100
American Red Cross	850-763-6587
Bay Co. Sheriff County Emergency	850-747-4700

Resources:

*****Sign up for Text/Email Alerts
for severe weather in Bay County *****
<http://alertbay.org/>

Download the FEMA app on your smart phone

Google Play:

<https://play.google.com/store/apps/details?id=gov.fema.mobile.android&hl=en>

Apple App Store:

<https://itunes.apple.com/us/app/fema/id474807486?mt=8>

Maps:

Bay County Evacuation Zones:

<http://new.co.bay.fl.us/uploads/maps/112/mapfile/EvacuationZones.pdf>

Bay County Surge Zones:

<http://new.co.bay.fl.us/uploads/maps/5/mapfile/StormSurge2015.pdf>

Where is the nearest hurricane shelter?

Bay County uses public schools for hurricane shelters. Depending on the nature of the event and school construction / renovation, different schools may be used each year. Stay tuned to local media or call 850-784-4000 to find out which schools may be utilized in any given event.

The information contained in this manual was gathered from a variety of websites including those listed within the manual as well as:

www.fema.gov

www.floridadisaster.org

www.pep-c.org

www.ready.gov

<http://www.almanac.com/>

<http://www.nhc.noaa.gov/>

Notes:
