



MARKUP #1 ->

Hurricane Preparedness Information for your Community from Access Management

PRIOR TO THE STORM:

At approximately 72-48 hours prior to the expected event:

1. Weather conditions will begin to be monitored by Management Personnel and updates will be broadcast to the community.
2. In communities that are still under construction, construction personnel will be notified to check for and remove items that could become flying projectiles, have dumpsters emptied and remove any port-a-pots.
3. Any other issues as deemed necessary.
4. Management will send an eblast to the community with the reminders of the community’s emergency preparation plan and resources.

At approximately 48-24 hours prior to the event:

1. Maintenance and/or your community pool vendor will be securing any pool furniture in preparation of the potential hurricane. All pools will be closed until after the storm has passed and the area has been cleaned up and restored to normal operations.
2. The community landscaping company has been notified to be prepared for the cleanup of any debris that may be in the common areas or blocking roadways within the community after the storm. They will be on property as quickly as they can once it is safe to do so.
3. Gated communities will be scheduled to have the gates locked in the open position in anticipation of the storm and State Laws when under a State of Emergency.
4. Management will complete an amenity and common area inspection to ensure that any loose items are secured, and/or stored and final preparations are complete.
5. An eblast will be sent to residents, recommending that any items on the exterior of homes that can brought inside, should be stored inside so that they do not become flying objects with the possible strong winds. Emergency preparation and plan reminders will be sent again at this time.
6. Upon ensuring that your community is secured approximately 24 hours prior to the anticipated arrival of the storm, Access Management offices will close to ensure the safety of our employees and their families, however our team will be available by phone at 407-480-4200 for urgent matters. Once conditions are safe and it is allowed by state and local ordinances, our managers and maintenance teams will be out to inspect your community.

It should be noted that this operation plan must be flexible with the ability to change as conditions worsen or improve.

AFTER THE STORM:

1. Management will perform visual inspections of the communities after the storm has passed and it is physically safe to do so.
2. Any cleanup will be scheduled and any property damage requiring an insurance claim will be documented and reported to the insurance claims department. We have retained a copy of the insurance for each property, so we have the information readily available if needed.
3. Once power is restored, maintenance inspections are complete, and conditions permit, gates (if applicable) will be returned to the closed position and normal operation will resume.
4. Management will schedule landscapers to clean up debris, and maintenance and/or the community vendor in place will re-secure any pool furniture or other amenities that were removed in preparation for the storm.

ISSUE #1

MARKUP #1 · MANDATORY RESERVE & DEFICIT DISCLOSURE BOARD & COUNSEL REVIEW

Sec. I (p. 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18): Reserve provisions omit mandatory Structural Integrity Reserve Study (SIRS) 10-year schedule and non-waivable structural reserve requirements.

Statutory / Legal Reference: Fla. Stat. § 718.112(2)(g) (SB 4-D / HB 1021)

Statutory Comparison: Associations operating buildings 3 stories or higher must complete a Structural Integrity Reserve Study (SIRS) at least every 10 years for roof, structure, fireproofing, plumbing, electrical, waterproofing, windows, and exterior painting, and may not waive or reduce funding for SIRS items in budgets adopted on or after December 31, 2024.

CURRENT WORDING IN DOCUMENT:

to clean up debris, and maintenance and/or the community vendor in place will re-secure any pool furniture or other amenities that were removed in preparation for the storm. Be ready! Hurricanes BEFORE AFTER Cover windows with storm shutters or plywood If your home has damage, do not reenter until it has been examined by a building inspector for safety. Prevent mold growth by airing out rooms and disinfecting. More information Tune in for local information Tap water may not be safe to drink. Listen to local warnings. More information Know how to turn off your gas, electricity, and water in case you need to evacuate. Secure outdoor items by moving them to the garage. Throw away food that may be unsafe More information Prevent carbon monoxide poisoning. Use generators, stoves, and grills outside and away from windows and doors. -20 feet- Designate a shelter area if you can't evacuate Rooms without windows are bes Make an emergency kit. PublicHealth Preparedness and Response Centers for Disease Control and Prevention Important Reminders & Information FOR EMERGENCIES: DIAL 911 SHELTERS: <http://www.redcross.org/get-help/disaster-relief-and-recovery-services/find-an-open-shelter> NATIONAL HURRICANE CENTER: <http://www.nhc.noaa.gov/> Saffir-Simpson Hurricane Wind Scale The Saffir-Simpson Hurricane Wind Scale is a 1 to 5 rating based on a hurricane's sustained wind speed. This scale estimates potential property damage. Hurricanes reaching Category 3 and higher are considered major hurricanes because of their potential for significant loss of life and damage. Category 1 and 2 storms are still dangerous, however, and require preventative measures. In the western North Pacific, the term "super typhoon" is used for tropical cyclones with sustained winds exceeding 150 mph. Category Sustained Winds Types of Damage Due to Hurricane Winds 1 74-95 mph 64-82 kt 119-153 km/h Very dangerous winds will produce some damage: Wellconstructed frame homes could have damage to roof, shingles, vinyl siding and gutters. Large branches of trees will snap and shallowly rooted trees may be toppled. Extensive damage to power lines and poles likely will result in power outages that could last a few to several days. 2 96-110 mph 83-95 kt 154-177...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

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