

# CAPITAL REALTY ADVISORS, INC.

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DATE: June, 2017  
TO: The Retreat at Seabranh, Residents  
FROM: Capital Realty Advisors, Inc. – Management  
RE: **2017 Hurricane Season**

As we enter the 2017 hurricane season, please read the following to help better prepare you in the event of an approaching hurricane storm.

## EVACUATION PLANNING

You should have an evacuation route plan with enough time to arrive at a safe location - a family member's home, a friend's home, even an evacuation shelter. Remember the roads become increasingly congested the longer you wait. Time is of the essence. Homeowners should prepare as follows:

- ✓ Before you depart, be sure to take dated photos or a video of your personal belongings. Bring your important papers such as insurance policies, ID, stocks, bonds, credit cards, important phone numbers, and enough cash for several days, readily available to take with you.
- ✓ Bring enough supplies for 7 to 10 days: water, dry goods, batteries, flash lights, battery operated radio/tv, clothing, pillows, blankets, first aid kit, medications and a car charger for your cell phone.
- ✓ Be sure to charge your cell phone.
- ✓ Remove all furniture, potted plants, and loose objects from your balconies and/or terraces. Items left out could be swept away by wind, causing injury and property damage. Remove items away from windows.
- ✓ Close and firmly lock all sliding glass doors and windows.
- ✓ Place towels at the bottom of all doors to limit water intrusion.
- ✓ Check all faucets to determine that they are in the closed position.
- ✓ Turn off your electrical breakers and water lines to avoid additional damage. Turn off air conditioning units and appliances to protect them from power surges.
- ✓ Fill vehicles with gasoline as soon as a Hurricane Watch is issued.
- ✓ Familiarize yourself with the locations of storm shelters, hotels with emergency generators, and evacuation routes.

If you do not reside in your home during hurricane season or plan to leave for an extended period, please arrange ahead of time for a hurricane caretaker to prepare your home in your absence.

Martin County has established a *Special Needs Shelter* to provide care for citizens with certain medical problems during a major emergency. To be eligible, residents must pre-register and meet the criteria of: oxygen or insulin dependent; or immobile and/or have chronic stable illness and not suitable for a regular shelter. If you meet the criteria, please call 772-287-1652 to register. For more information, visit the website [www.martin.fl.us](http://www.martin.fl.us) and click on “Emergency Information”.

**HURRICANES:** Hurricane season begins June 1st and ends November 30th. The South Florida coast can be threatened any time during this season. The following is a list of common terminology related to hurricanes:

**HURRICANE WATCH:** An announcement is issued by the National Hurricane Center whenever a hurricane becomes a threat to coastal areas. A “Hurricane Watch” is not a “Warning”. It indicates that a hurricane is near enough that everybody in the area covered by the “Watch” should listen for subsequent advisories and be ready to take precautionary measures in case a hurricane “Warning” is issued. Watches are usually issued 24-36 hours in advance of landfall. When a hurricane watch is issued, all unsecured items such as pool furniture, grills, benches, pottery etc., on the common areas will be secured.

**HURRICANE WARNING:** A National Hurricane Center warning announcing sustained winds of 74 miles per hour or higher associated with a hurricane, can be expected in a specific coastal area in 24 hours or less. When a hurricane warning is issued, all precautions should be taken immediately. If the hurricane’s path is unusual or erratic, the warnings may be issued only a few hours before the beginning of hurricane conditions.

A **HURRICANE** is a violent storm originating over tropical waters with sustained winds over 74 miles per hour. The winds, as in tropical depressions and storms, blow in a counterclockwise direction around the center. The diameter of these storms range from 100 to 1,000 miles. To make the predicted hazards of an approaching hurricane easier to understand, hurricane forecasters have developed a disaster potential scale that assigns storms to five categories. This scale is called the SAFFIR/SIMPSON Scale, see below:

Category	Wind Speed	Storm Surge	Damage
1	74-95 MPH	4-5 feet	minimal
2	96-110 MPH	6-8 feet	moderate
3	111-130 MPH	9-12 feet	extensive
4	131-155 MPH	13-18 feet	extreme
5	over 155 MPH	over 18 feet	catastrophic

It should be noted that Category 5 storms, though relatively rare, are open ended on the upper limits and that sustained winds over 200 miles per hour and storm surge over 18 feet have occurred.

**STORM SURGE:** The storm surge is a great dome of water that crosses the coastline near where the eye of the hurricane makes its landfall. By far, it is the most dangerous of all hurricane hazards. The maximum storm surge will be experienced south of where the eye of the hurricane makes landfall.

Be advised that after a storm passes, access is not permitted to affected areas until a Martin County official declares it safe from hazards. Re-entry will be announced on television and radio. Neither the Association nor Capital Realty Advisors, Inc. are able to take any responsibility for anyone remaining in residence during or after a hurricane.

**Thank you in advance for your cooperation and planning in the event of a storm. We hope that this information has been helpful. Please feel free to contact Robert Hewitt your property manager during office hours Monday, Wednesday & Friday 8am to 11am @ 772-546-6112 should you have any questions.**