



Boca West® Master Association, Inc.

HURRICANE PREPAREDNESS - 2010

While we cannot predict where and when a storm may hit, we believe it is prudent to PREPARE and PLAN AHEAD — for what to do BEFORE, DURING AND AFTER A STORM. BWMA has plans in place for administration, security and landscape/maintenance operations. This broad based 'suggestion guide' has been compiled for residents using materials published in the media and by public and private organizations. We recommend that you heed the advice from other sources, including broadcasts over radio and television and in print media. Pick up a hurricane planning guide available in Publix, Home Depot, Walgreens, etc. and also explore the following websites which contain valuable information:

- National Hurricane Center: www.nhc.noaa.gov
- Palm Beach County: [pbc.gov.com/public safety/emergencymanagement](http://pbc.gov.com/public%20safety/emergencymanagement)
- Florida Division of Emergency Management: floridadisaster.org

When a warning for a storm category 3 and higher is broadcast for this area, it is recommended that you leave Boca West and find safety elsewhere.

Before The Storm— Mitigation For Your Home

Know your home's construction and take this into consideration when making preparations. Building codes after 1992 added strength to design and construction. However, the majority of homes in Boca West were built prior to 1992. You should prepare your house by protecting every opening with accordion shutters, panels or impact-resistant windows that meet the current code.

- Inspect windows to make sure they are in working condition. Practice putting up panels or opening/closing and locking accordion shutters if you have them.
- Inspect doors to make sure they are in good condition. Add extra locks or slide bolts to inward-swinging doors. French doors and double doors are especially vulnerable.
- Inspect your roof. Engage an expert to repair trusses or beams that have cracks, large knots or insect damage and inspect boards along roof edges and gables for signs of decay caused by leaks. Repair cracked or missing roof tiles.
- Protect your garage door with hurricane panels or reinforce from the inside with wood studs or metal braces.
- Trim trees and shrubs. Cut limbs or trees that could fall against the house.
- Know where your shut-off valves are for water, propane and electricity. Area sewer systems may back up in which case you should turn off water to avoid back up into your home.
- Boca West is not in a flood zone, however, purchase of flood insurance is inexpensive and recommended, regardless of zone.

Before The Storm— Personal Plans and Supplies

Planning to "Get out of Dodge":

Plan ahead: know where you will go, how you will get there. Be sure to tell your friends, neighbors, and Boca West Security where you will be.

Planning to Stay Put:

- Gather & store supplies, including but not limited to: Packaged/canned non-perishable food; sterno or a barbecue grill with sufficient propane to cook food; a manual can opener; battery operated fans; battery operated radio/television; Cash—ATMs may not work in a power outage; a full tank of gasoline; batteries; candles or portable lights/flashlights; bottled water; first aid kit; ice chest with ice; matches; medicines; toiletries; storage & trash bags; paper plates/plastic utensils; bug-off spray; fire extinguisher; tools.
- Residents with special medical needs, such as those using portable in-home kidney dialysis machine, should make arrangements far in advance of a hurricane. If you don't have a generator, know where to go to receive your treatments.
- Learn how to open your garage door when power to your home fails.
- Pick up an "Alert" door hang tag at the BWMA Security Office — particularly if you are in a mid-rise building. These tags help BWMA Security Officers identify which residents need "Help" or if all is "O.K." in a particular residence.



As the Storm Approaches - Best Practices for Inside the Home

- Check medical supplies. If you don't have enough, go to the pharmacy now.
- Top off your food supplies. You should need only perishable goods at this point to complement your staples and canned goods. If you don't have those things, get them right away.
- Check the first-aid kit. Replenish missing items.
- Check your tools. Put them all in one place.
- Scrub plastic water containers with household soap, swab with bleach, rinse thoroughly, let dry. Then fill containers with water.
- Turn refrigerator and freezer to the coldest settings. Start freezing plastic gallon-size freezer bags and 2-liter soda bottles filled with water. Do not open the refrigerator unless you absolutely must. A portable ice chest can be used as a substitute to keep food and beverages cool.
- Put valuables and documents, including a list of possessions, in a waterproof container. Place your videotape or photographs of valuables in there, too.
- Bring pets indoors. Make sure they have a two-week supply of food and are wearing identification.
- To sterilize the bathtub, scrub with household soap, swab with bleach, rinse thoroughly, and let dry. Seal the drain with a silicone caulking that you can easily remove later. Fill the tub with water.
- Stock your safe place with a first-aid kit, small supply of food and water, flashlight, games for the kids, blankets and a mattress.
- Review with family members escape routes out of the house.
- Make sure everyone knows where the fire extinguisher is.
- Depending on where the storm is, shut off electricity, water and gas.
- Stay indoors unless you absolutely must go out.

As the Storm Approaches - Best Practices for Outside the Home

- Close shutters, lash down awnings or, if you don't have any other protection, mount plywood across your windows and sliding glass doors, including the garage door.
- Identify the point in time to shut off the water, gas and electricity. You should shut them off if you have to evacuate.

- Bring in anything that could blow around: toys, bicycles, garbage cans, patio furniture, gas grills, etc.
- If you have a TV antenna or satellite dish, now is the time to take it down. Unplug your set first, and be careful not to touch power lines with the antenna.
- Don't drain the swimming pool. Lack of water increases chances of the pool popping out of the ground. Lower the water level by 6" and add extra chlorine to the pool to reduce contamination. Do not sink lawn furniture into the pool; you could ruin the pool's surfacing.
- Turn off power to the swimming pool pump, pool lights and chlorinator. If the pool pump is exposed, wrap with a waterproof cover and tie it securely. If you're handy, remove the pump and store it inside.
- Clean out gutters and downspouts.
- Lash trash containers together and then to a pole, or take them indoors.
- Take down trellises.
- Forget about trimming the trees; no one will come to pick up the debris at this point, and the storm could turn your trimmings into airborne missiles.

During the Storm

If you stay in Boca West, go to a room in your house without windows and remain until the storm has entirely passed. Remember, there will be a calm in the middle.

After the Storm

- If power is lost, turn off electrical appliances so that when it is restored the demand is not excessive.
- Try your cell phone, hard-wired phone or other communication device to determine if there is service.
 - Call your relatives to let them know you are o.k.
 - For police/fire/medical emergencies dial 9-1-1.
 - If you don't have phone service and you require emergency assistance, get word to BWMA Security by any means possible.

BWMA Phone Numbers to Know

Police/Fire Emergency.....	911
Security Emergency (24 hrs).....	483-9229
BWMA Office (Mon-Fri).....	488-1598
Guest Registration (24 hrs).....	483-5505
Voice-Mail Guest Registration.....	483-7026



After the Storm—continued

- BWMA telephones worked continuously after the storms of 2004 and 2005. Contact us at 483-9229 for any emergency. Calls are recorded for training purposes.
- Be patient. Anticipate that there will be interruptions of service.
- Stay away from all downed power or cable lines. Report these to BWMA immediately.
- Do not walk thru deep standing water — you do not know if there are submerged power lines.
- Refrain from venturing outside for at least 24 hours after the passage of a storm to allow emergency vehicles to respond to calls for service on uncongested roads.
- Listen to broadcasts of information on your battery operated radio or television.
- Refrain from using excessive water or flushing toilets often. Fill your bathtub prior to the storm and use this water and a bucket to flush.

What to Expect from the Master Association

Security Officers—When a storm is imminent, officers will staff the gatehouses until it is no longer safe for them to do so. A number of officers remain on property at our headquarters. Once the storm passes, they are prepared to come to your aid, and staff the gatehouses again for your protection, even before power is restored.

Sheriff's Deputies—while assigned deputies may be called upon to address major emergencies outside the community, in the past, commanders have ensured that Boca West is a top priority for their attention.

Paramedics—these state-certified medical practitioners from AMR remain on property 24/7 during a storm. They use the BWMA administrative offices, which are powered by a generator, as living headquarters and are ready to respond to emergencies.

Guest Registration—these men and women remain at their stations without interruption through answering your questions and dispatching emergency crews. In 2004 and 2005, their voices comforted many residents who called BWMA seeking advice or information. Dial 483-5505. Calls are recorded for training purposes.

Grounds Crews—All maintenance personnel report to work as soon as possible after a storm's passage and it is safe to travel.

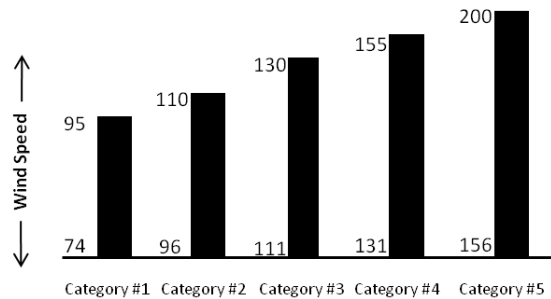
Special Services—while there are limitations to the services we can provide after a storm, BWMA was able to address special needs such as allowing residents to use our headquarters to charge cell-phones, electric wheelchair batteries, plug-in electrical equipment, etc.

Waste Water Removal—the sewer systems at Boca West may back-up after an extended power outage. BWMA has purchased diesel generators to hook up to our 14 lift stations so that we can address this important concern.

Solid Waste Removal—the community dumpster is located behind the village store. Following an extended power outage, it can be used for household trash and spoiled food—only. No construction materials, tree limbs, appliances, etc.

Saffir/Simpson Scale

As wind speed increases, a hurricane becomes more powerful and destructive. The scale assigns hurricanes to five categories:



- Category #1 Storm: Minor damage to houses; damage to trees/shrubs.
- Category #2 Storm: Some roof / window damage; severe damage to trees/shrubs.
- Category #3 Storm: Structural damage to unprotected / poorly constructed houses.
- Category #4 Storm: Extensive structural damage to houses; some roof failures.
- Category #5 Storm: Major roof failures and structural failures to houses.

Phone Numbers to Know—Outside Boca West

- Florida Power & Light..... 1 (800) 468-8243
- Palm Beach County Emergency
Operations Center..... 1 (561) 233-3500
- Sheriff (Non-Emergency)..... 558-2700
- American Red Cross..... 994-2060