



## **GRAND HAVEN MASTER ASSOCIATION, Inc.**

### **SEVERE WEATHER EVENT AND HURRICANE PROTOCOL FOR RESIDENTS**

As we have all come to realize, severe storms and hurricanes are seasonal occurrences for Florida residents. Of prime concern is the personal safety of our families, followed by potential damage to our property and finally, the cleanup process once the storm has passed. In order to provide our residents with concise and updated information, the GHMA has created this protocol.

Our goal was to provide guidelines that will assist you to more effectively prepare for, cope with and clean up following a severe weather event. Although the majority of this information remains fairly consistent from year to year, the guidelines regarding the cleanup phase has not only been confusing in the past but have also undergone some modifications for the future.

Grand Haven is governed by two separate entities with distinctly different responsibilities, the GHMA and the CDD. A portion of the following information was initially presented at a hurricane seminar jointly hosted by those two groups. Although this document should not be seen as being all inclusive, it does represent an overview of the topic which includes updated information.

Fortunately, with the advances in weather forecasting, we most often have sufficient time to prepare for the arrival of severe weather, following which the decision is faced whether to shelter in place or to seek shelter elsewhere and ultimately, the cleanup process following the storm. Therefore, the following information has been formatted in a manner consistent with those three phases of a storm or hurricane.

Before proceeding, we ask that you be aware of a few important points. As residents of Palm Coast, we have been extremely fortunate in recent years. There have been some close calls from storms but fortunately, we have not experienced being in the direct path of a hurricane. Please do not become complacent. Treat every pending storm as potentially dangerous and act accordingly. Most importantly, never forget that possessions can always be replaced, you and your loved ones cannot.

## PRIOR TO A SEVERE STORM EVENT

### General:

- Make an early decision whether to “stay” or “go” while you still have time to do so
- Fuel cars and purchase fuel for generators, chain saws and other tools
- If you have a gas grill, Fill the propane tank
- Charge cell phones and other devices
- Have a sufficient amount of cash on hand – small bills are preferable
- Purchase and become familiar with a NOAA battery operated radio

### Exterior of home:

- If feasible, cover windows with shutters or plywood
- Prior to storm season, have all large trees pruned and thinned and have all yard debris removed from the property
- If you trim your trees yourself, allow enough time to have cuttings taken away. Do not place any branches or yard debris at the curb immediately prior to a storm
- As the storm approaches, be sure that there is no recycling or household trash at the curb
- Secure all garden decorations, hanging flower pots, flags and other “loose” objects from the exterior of your home
- Secure all outdoor furniture, grills, potted plants, and pool accessories on patios and lanais
- Do not underestimate the potential force and destructive power of hurricane force winds and a possible storm surge

### Interior of home:

- Minimize quantity of perishable food in refrigerator and freezer
- Purchase food that does not require either refrigeration or cooking
- Ensure that you have a sufficient amount of drinking water and medication available
- Place flashlights in strategic locations throughout the house
- If power is lost, turn off or disconnect all appliances that you were using at that time
- Use battery operated lanterns for lighting in various rooms
- If windows are not shuttered, move smaller objects away from windows and doors
- If you have decided to “stay” select and prepare your emergency “safe area” well ahead of the storm. This should be a well-constructed interior room
- **Never** run a generator indoors or in a garage
- **Never** use candles for lighting

### **Following a storm event:**

- Be aware that snakes and other various critters were also seeking shelter during the storm and may have found it on or near to your property.
- During the cleanup process, be mindful of the extent and duration of the work involved. Be aware of your limitations. Cleaning up yard waste can be as strenuous as shoveling snow. We bet some of you remember those days.

### **Yard waste disposal procedures:**

Unlike in the past, unless a storm has resulted in the streets being blocked to a significant degree, the CDD will not be authorizing the cleanup of residential streets. This means that residential debris such as leaves and fallen branches will no longer be removed by the CDD contractor. Therefore, property owners, with the exception of those in PLM Villages, are expected to adhere to the following procedures.

All leaves need to be bagged in accordance with the quantity guidelines provided by the solid waste contractor of the City. The bags should be placed at the curb no earlier than the day prior to that scheduled for yard waste collection.

All other yard waste, in accordance with the quantity and size guidelines provided by the solid waste contractor of the City, should be placed at the curb no earlier than the day prior to that scheduled for yard waste collection. Please keep in mind that if you combine bagged leaves and non-bagged yard waste, it cannot exceed the established daily quantity limit.

If you should choose to hire a private contractor to perform work on your property, it is required that the contractor remove the yard debris from your premises. Please do not place yard waste on or in front of either undeveloped lots or CDD property. Doing so creates multiple problems for all involved and from a legal point of view may be considered trespassing.

If you own an intracoastal property, please note that all storm debris must be brought to the front of your property. There is no provision for removing storm debris from the portion of the property facing the waterway or from the esplanade.

In the event of a severe storm with road blockage, the CDD contractor will be clearing all streets to allow for the passage of vehicles. Once there is access to the community, it is expected that the City of Palm Coast will, at the appropriate time, announce the contractual arrangements it has made for the pickup and disposal of storm debris in quantities and size in excess of the current weekly yard trash removal limits.

**SOUTHERN STATES MANAGEMENT GROUP**  
**CONSTRUCTION SITES AND PLM VILLAGE**  
**PRE and POST STORM**

**PRIOR TO A STORM:**

SSMG will communicate a unified emergency preparedness and emergency procedures message to every property owner via an e-mail blast.

**ACTIVE CONSTRUCTION SITES**

It is essential that all builders and contractors visit their job sites to ensure that the potential for damage due to unsecured materials is minimized. \*

- Dumpsters must be securely covered, emptied or removed from the community.
- All dirt and debris must be removed from the roadway.
- All loose debris must be removed from the construction site.
- All construction materials must be secured or removed from the site. \*
- Porta-Potties must be emptied and adequately secured or removed from the site. \*\*
- Builder signs and permit boxes must be removed from the ground and secured.

\* This includes any object that could become airborne and cause damage to surrounding structures. No loose debris should be stored inside of a structure that does not have windows, doors and/or a roof.

\*\* If Porta-Potties are to remain on site, they must be emptied and either secured to the ground or if viable, to a portion of the existing structure

**THE CROSSINGS POOL**

- SSMG staff will stack pool chaise lounges, chairs and tables against building in proximity to the men's room.
- Ensure that bathrooms and entrance gate are locked and secured.
- Store any hanging items (life preservers, skim net, clock, AED, etc.) are placed inside the storage closet.
- Turn the power off to the pool pump until such time that power is completely restored.

**FOLLOWING A STORM**

- Builders are expected to re-visit all job sites to inspect for any storm related damages and to restore sites to pre storm condition.
- SSMG will restore The Crossings pool deck area to pre-storm condition.
- Pool service vendor will restore The Crossings pool to pre-storm condition.

## PRIVATE LAWN MAINTENANCE VILLAGES

The following guidelines refer to the debris removal process following a storm event that results in leaves, twigs and small branches being deposited on PLM properties. If our community experiences a major storm event that results in downed trees, major tree limbs and an excessive accumulation of storm debris, this would be classified as “unique storm damage”.

If the PLM Villages experience “unique storm damage”, the property owner could either contract with their PLM Vendor to remove the storm debris or any other vendor of their choice. The cost and terms of such should be negotiated between the PLM property owner and their chosen vendor.

Following a lessor storm event, with access to the interior of the community likely to still be a challenge, Private Lawn Maintenance vendors will strategically start at the North, Main and South gates and work towards gaining access to the nearest PLM Village.

In the Crossings, Lakeside, Heritage Oaks, Linkside, Reserve, River Club, Riverwalk, Village Oaks and Pine Harbor:

1. The PLM vendors will provide necessary clean-up and clearing of storm debris to ensure ready access to:
  - a. Driveways
  - b. Sidewalks
  - c. The Crossings pool
2. The PLM vendors will remove residential storm debris from all PLM Villages. Reimbursement for this service will be negotiated by each PLM vendor with SSMG for each individual Village and paid from the reserves of that Village.
3. PLM vendors will identify and develop a working list of:
  - a. Trees that can be straightened and re-established. These trees will not be removed.
  - b. Trees that are damaged to the degree that they cannot be straightened and re-established.
4. PLM vendors will initiate efforts to cut and remove trees that cannot be saved. Since this is considered “unique storm damage”, the PLM vendors have been directed that, with the property owner’s approval, they may remove the trees at the property owner’s expense.

In May of 2023, the City of Palm Coast provided the following information during a presentation to the CDD and is a **direct quote** from literature distributed at that presentation.

## **STORM DEBRIS**

### **Regular Contractor:**

- The Regular Residential Contractor will remove up to two cubic yards of debris each Wednesday throughout the year.
- The total pile shall not exceed 2 cubic yards with individual items not exceeding 5 feet in length or 6 inches in diameter.
- If the pile (or items) is above these limitations, the contractor will leave and tag the pile oversize, which may result in additional payment being required.

### **Storm Event: City Maintained Streets:**

- Depending upon the severity of the storm/incident, the City may choose to either remove debris on publicly maintained roadways,

OR

- If the damage to the streets warrants, a contractor may be brought in. A Master Service Agreement for Disaster Debris Removal is on hand, need it be activated.

### **Storm Event: Privately Maintained Areas:**

- Debris removal from privately maintained areas is the responsibility of the property owner and is usually ineligible under the Public Assistance Program. Such entities should be prepared for removal of debris following a storm: this may be a private landscaper or contractor. A specialty budget or Emergency Action Plan may need to be implemented by the maintenance authority.
- If the City activates the Master Services Agreement (MSA), a Right of Entry (ROE) may be utilized for the contractor to be in those Non-Publicly Maintained areas.

One only has to review recent history to understand the absolute power of any major hurricane and the potential for destruction of virtually everything in its path. It is good to “hope for the best” but it is critical, at the same time, be “prepared for the worst”. Complacency is extremely dangerous when dealing with severe weather events. Let’s all stay alert, informed and well prepared for each upcoming hurricane season.

Following any unusual weather event, the Board and SSMG evaluate the type and extent of residential/property damage that may have been incurred within the Villages. Following which decisions are made regarding the temporary suspension of specific CC&R’s and/or ADC Standards. Any deviation from the implementation of the existing governing documents will be communicated by SSMG to all property owners via E-Blasts.

By working together with a sense of community and support of those who may need a little help, we can ensure that regardless of the weather event, we can look forward to returning Grand Haven to its pristine pre-storm condition in the least amount of time and with minimal distress for all of our residents.

In this regard, the Board has dual goals. One is to support the property owners following a unique weather event and secondly to work towards restoring our community to its original condition prior to the event. Working together, we can meet both of those goals for the betterment of all concerned.

Grand Haven Master Association  
Board of Directors

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For more diversified and detailed information, you may access an updated State of Florida publication at the following web site: [www.myfloridalegal.com/sites/default/files/2023](http://www.myfloridalegal.com/sites/default/files/2023)

