

Yacht Club Villas

Hurricane Preparedness Plan

Introduction:

The Atlantic Coast Hurricane Season officially begins June 1 each year and extends through November 30. Typically, the months most active for severe storms in the Hilton Head Island area are August and September, although, we have had alerts as early as the Fourth of July. There is a common myth that the Island is immune to hurricanes. That is a dangerous misconception. While the Island has not had a direct hit from a hurricane for nearly a century, several hurricanes have come close enough to the Island to do damage. We were within 24 hours of an evacuation in September of 2008 but fortunately the storm moved away at the last moment. Since 1995, Hilton Head Island has been evacuated three times in order to safeguard inhabitants from pending impact. In 1999 Hurricane Floyd, a category four storm with winds well in excess of one hundred miles per hour was expected to make landfall at the mouth of the Savannah River. Residents of coastal areas in Georgia, South Carolina, and North Carolina were ordered to evacuate. Roads became gridlock. Residents of Hilton Head who delayed departure until mandatory evacuation was ordered experienced travel times of over nine hours to go beyond Hampton, SC. I-95 was closed. Floyd moved north of the Island but brushed Hilton Head causing many downed trees, minor property damage, and power outages. Fortunately no loss of life or major injuries was reported. The strongest storm to affect Hilton Head in the past twenty years was Hurricane Hugo in 1992. This storm came ashore just north of Charleston. High winds, surf, and rain caused considerable damage to Hilton Head and surrounding areas.

Purpose:

The purpose of this document is to inform and advise Yacht Club Villas' owners and occupants of steps to take to protect life and property in anticipation of hurricanes. The key is advance planning and awareness of possible dangerous storms. The best plan is to leave the Island well in advance of the storm's impact. This document presents brief insight to the four phases of a hurricane plan: Preparation, Impact, Recovery, and Response.

First Step - Preparation:

Make it a daily practice to check the weather reports for development of storms in the Atlantic. Once a storm is identified make routine checks on its progress and predicted tracks.

Keep valuable papers, insurance policies, documents, keepsakes, etc., in a brief case or movable file, so that in the event of evacuation they will be already packed and easily removed from the villa. Be careful not to overload the container to a point that it is too heavy to carry. Download valuable computer files from your desk top onto data discs for transport. Original insurance policies and copies of your policies are especially important to keep with you. A summary of the Yacht Club Villa's policies are listed at the end of this document

Have a destination in mind and telephone numbers at hand to make reservations if you are going to a motel. It is recommended that you move inland away from the storm path a minimum of fifty to one hundred and fifty miles. Suggested destinations are Aiken, SC, Macon or Atlanta, GA. Once a storm makes landfall its path gradually turns to the Northeast. Columbia and Charlotte are also considerations but they are usually over packed by evacuees from Myrtle Beach and the North Carolina coast. The most dangerous place to be is on the north side of the impact zone where the winds will be most fierce. Therefore, the best direction to move is west and south of the storm's path....if possible. Please note that a storm predicted to impact close to Hilton Head but south of the Island suggests that you move west with haste.

Make sure your automobile(s) is in excellent working condition. A recommend practice is to maintain at least a half of tank of gas in your car at all times throughout the hurricane season. This will give you a possible 150 mile range out of the impact zone. Note that as the storm nears there will be a rush for gasoline. Available supplies will be diminished. Therefore, keep your tank filled. **Note that**

space on flights out of Hilton Head Airport and Savannah will be very limited. Typically airlines discontinue flights twenty four hours before anticipated impact. Make your flight reservations well in advance.

Cash will be king! If power is interrupted in and around the impact zone, credit and debit cards will not work at gasoline stations or stores. Have enough cash at hand.

Keep a current road atlas or road map in your car. This will assist you in plotting alternate routes out of the expected impact area. Of course, a reliable GPS system is also recommended.

Have prescribed medications filled to a thirty day supply. Make a record of required medications and place it in your briefcase, purse, or wallet.

Prepare an emergency kit for your car. This should include flashlights with extra batteries, small tool kit, battery jumper cables, tire inflation device, and a small first aid kit. Note that automobile towing and service trucks will not be available during a mass evacuation. A food chest including snacks and bottled water is a good thing to have on board during mass evacuation. Foul weather gear such as raincoats, boots, and umbrellas should be handy.

Remember Your Pets: *Make sure your evacuation plan includes accommodations for your pets. Include their food and water in your evacuation kit. Take along their special travel cage, blanket or sleeping basket. Keep in mind that public shelters, especially Red Cross shelters, are not allowed to take in animals. If you intend to use public shelters it is likely that your pet will not be allowed in. Part of your planning should be to have a list of pet friendly accommodations along your intended evacuation route.*

Prepare For Impact:

If the storm is anticipated to impact the Island, you should leave three days before the storm is expected to arrive. The weather at that time will be sunny and bright with calm winds. Don't be fooled. It is truly the calm before the storm. On the other hand it is perfect traveling weather. Take advantage of it. Traffic moving off the Island will be moderate to heavy but the pace will be consistent.

It is recommended as a part of this plan that permanent residents of Yacht Club Villas form a voluntary Ad Hoc Evacuation Committee. *This committee will attempt to inform occupants of the need to evacuate three days before impact. The committee will also advise occupants about the contents of this plan. Known elderly or handicapped occupants will be contacted by the committee to insure they have assistance.*

First of all fill your car with gasoline, get ample cash, notify family and friends of your destination, pack your car, and move out. However, before you leave your villa, do the following:

Remove everything from the balconies. Place the items inside the villa.

Secure all doors and windows.

Lower blinds

Close all interior doors

Empty the refrigerator and freezer including the ice maker. Shut off the ice maker.

Unplug small appliances such as microwaves, coffee makers, lamps, etc. (Note that electricity to the villas will be shut off by the Management Company as a part of their impact preparation.)

Remove items placed on table tops and wall hangings. Place them in cabinets, closets, or under beds.

If your villa is unoccupied when a hurricane is approaching, it is suggested you contact your rental agency, housekeeping service or, "away business agent" to attend to preparation of your villa. These organizations will charge for this service. Please note that IMC Resort Services, Inc., our management company begins preparing Yacht Club Villas for impact when the Voluntary Evacuation order is received. They have very little time to prepare the YCV buildings before impact. Therefore, it is the responsibility of YCV owners to prepare their units, including the removal of all personal items from their balconies and patios. Time permitting, if owners fail to remove these items, IMC may be able to move them into your villa, but there is no certainty time will be available. The best plan is for owners to remove all personal items from their balconies and patios whenever their villas are unoccupied, or plan to hire a service or friends to do so in your absence.

The Evacuation Process:

The evacuation process of Hilton Head Island has been very well planned by the Hilton Head Office of Emergency Management, the Beaufort County Office of Emergency Management, and the State of South Carolina Office of Emergency Management. Evacuation of the barrier islands and populated areas of Coastal South Carolina to and beyond I-95 will be orchestrated according to plan. Evacuation routes are predetermined. All residents and visitors on Island at the time of evacuation will be required to follow the directions of Emergency Management. These directions will include the time of departure and routes to use. There are essentially three phases to the evacuation process; advance departure, voluntary evacuation, and mandatory evacuation.

Advance Departure: This is a voluntary determination made by the resident or visitor to leave before any order by Emergency Management to evacuate. It is the recommended choice since it will avoid traffic and allow for the most flexible decisions regarding destinations. Advance departure should be made at least three or four days prior to anticipated storm impact.

Voluntary Evacuation: A Voluntary Evacuation Order will be issued by the Governor's Office within forty eight to twenty four hours before anticipated impact of the storm. Usually barrier islands including Hilton Head will be the first to receive a voluntary order. Under a voluntary order it is requested that all non-essential occupants begin to evacuate as soon as possible. Non-essential occupants are considered to be tourists, renters, and residents who are not involved in storm preparation activities. It should be noted that hospitals, nursing homes, and retirement centers will have been notified a day prior to the voluntary order to evacuate. Business establishments will begin to close operations in preparation for impact. Employees not involved in site preparation will be sent home. Schools will be closed. Hotels and resorts are expected to discharge all guests and begin to close operations.

Traffic heading off Island will become heavy. As necessary, Beaufort County in cooperation with SC DOT will redirect Route 278 to three lanes going off Island and only one lane coming on. The one lane coming on Island is primarily for companies, organizations, and individuals essential to final preparation for impact.

Shelters will be opened by the American Red Cross working with the Emergency Management System of South Carolina. They will be located close to but outside of the anticipated storm impact zone. No shelters will be available on Hilton Head Island. Sheltering-in-Place is prohibited once a mandatory evacuation order is given. Shelters are intended for the use of individuals who have no means of escaping the storm. Space in shelters is very limited. Accommodations are sparse. Food is minimal. Medical care is very limited. However, use of a shelter is highly recommended over riding out the storm in home or automobile.

IMC Resort Services, Inc., our management company, will prepare the Yacht Club Villas' buildings and grounds for impact. They will begin preparation when the voluntary evacuation order is given, one or two days ahead of storm impact. The pool may be lowered half way and all pool furniture will be placed in the pool. As impact nears the elevators will be raised to the third floor and locked. Storage areas will be locked. Trash rooms will be emptied and locked. The entry gate will be locked in

the open position. As mentioned earlier, YCV owners are responsible for removal of all furniture, plants, and moveable items from their balconies and patios. Electrical service to the buildings will be discontinued within twenty four hours of anticipated impact.

Mandatory Evacuation: The Governor's Office will issue a Mandatory Evacuation Order within twenty four hours of the storm's anticipated impact. At the time of the order all those remaining on the Island are required to leave. All final preparations for impact should be completed. Law enforcement will patrol the Island to enforce compliance with the order. Security of buildings will be in place. All four lanes of Route 278 will be directed to off-Island traffic. Once off Island, Emergency evacuation routes will be in effect and directed by Beaufort County and State Police.

Police, Fire, and Rescue personnel will be the last to evacuate the Island. A small cadre of law enforcement will remain to protect against looting and other unlawful activities. However, no life saving, medical, or rescue capabilities will be available. Check Points will be established by law enforcement on Route 278 to prohibit re-entry to the Island.

Impact: The three damaging qualities of a hurricane are wind, rain, and tidal surge. Because Yacht Club Villas are on the water at Shelter Cove Harbour, we are very susceptible to Tidal Surge. There are five storm categories based on wind speed and anticipated surge level accordingly:

<u>Category</u>	<u>Wind Speed</u>	<u>Surge Level</u>
1	74 - 95 mph	4 - 5 feet
2	96 - 110 mph	6 - 8 feet
3	111- 130 mph	9 - 12 feet
4	131- 155 mph	13- 18 feet
5	Greater than 155 mph	Greater than 18 feet

A Category 1 storm will produce damage mostly to vegetation, trees, and utilities. Some minor damage may occur in the pool area and parking lots. Flying debris may damage the exterior of the building and roof top equipment may be damaged. Tidal surge accompanied with wind may result in damage to docks and boats at high tide. Electrical service to the villas will be interrupted during the storm.

A Category 2 storm will produce significant damage to the area surrounding Yacht Club Villas. At high tide the storm surge will lift docks over the pilings. Wind will push the docks with boats tied to them onto the walk, possibly against the Yacht Club buildings and pool area. Flood levels will reach the first floor units. Some water may enter the first floor units. Windows at all levels will be subject to high speed impact by flying objects. The parking lot will be flooded.

Category 3 - 5 storm will produce maximum damage. Flooding will be severe. Water levels will be at or above the first floor levels and may reach the second floor. Automobiles remaining in the parking lot will be washed away possibly against the buildings or into Shelter Cove Lane. Windows will be broken at all levels and significant interior damage to units will occur. Trees will be blown over and pushed against buildings. Roof top equipment will be significantly damaged. Docks and boats from the marina will be blown onto Yacht Club property and may come to rest against Yacht Club buildings.

Depending on the speed of the storm, the impact duration may last from three to four hours or longer if the storm should happen to slow or stall. Hilton Head Island will be cut off from the mainland. Flooding from a category 3 or greater storm will wash over Route 278 at two places before the bridge and at least one place at the mainland. All forms of communication including cell phone will be inoperable. In addition to the Island, flooding and storm damage will be significant in Bluffton and may reach to I-95.

Response and Recovery:

Response to the storm's impact by State, County, and Town agencies will begin immediately as soon as the storm begins to subside. The Emergency Management Agency for the State of South Carolina will begin an immediate assessment of areas hardest hit by the storm. Based on that assessment the

Governor's office will declare Disaster Emergencies and prioritize response. County Emergency management offices will coordinate with State direction. State Police, National Guard, County Police, and Emergency Rescue teams will be dispatched to the Disaster areas.

The Beaufort County Emergency Operations Center will be temporarily located at Hampton, SC and will coordinate the emergency response in the southern-most four counties to include Beaufort, Jasper, Hampton, and Colleton. The town of Hilton Head Emergency Management Operations Center, whose skeletal staff had remained on the Island during the storm's impact, will be in immediate contact with the County Emergency Operations Center (EOC). Police, Fire and Rescue, and Damage Assessment teams will determine if Route 278 is intact and the bridge is safe. Once accessibility to the Island is secure, Response and Recovery teams will move onto the Island and will, under the direction of the Town Emergency Management Operation Center, begin to assess the condition of the Island's infrastructure.

The Hilton Head Emergency Operations Center will coordinate the inspection of all sections of the Island to determine the condition of roads, power lines, and buildings. Damage Assessment Teams will inspect buildings in all areas of the Island and determine if buildings can be safely occupied or that repairs could begin. As areas are cleared for occupancy and safe return for owners and repair personnel, plantation regimes and commercial establishments will be cleared to return to the Island.

Recovery: The Island's process of recovery will be coordinated by the Hilton Head Emergency Management Operations Center. Plantation Property Owner's Associations will report to the Town EOC and obtain security passes for contractors to come onto the Island and begin to repair damage to common areas. Commercial areas will also coordinate activity with the Town's Emergency Operation Center. The purpose of the coordination with Town EOC is to prevent scavengers, looters, and opportunists from taking unfair advantage of property owners.

Recovery operations for the Shelter Cove area will be coordinated by the Shelter Cove Harbour Company in conjunction with the Town EOC. Yacht Club Villas' recovery activity is included within the Harbour Company with the following sites: Anchorage, Arts Center, Captain Quarters, Chamber of Commerce, Greenwood Development Corp, Harbor Side I&II, Harbor Side III, Harbor Side Merchants, Kingfisher, Mainsail, Mall, Marina, Marriott, Medical Plaza, Newport, Plaza, Shelter Cove Exec. Park Town Park, Tradewinds, Waterside, and Yacht Club.

The Yacht Club Villa's property management company will make contact and work with the YCV insurance company to acquire repair contractors and initiate repairs. Yacht Club Villa's Board will also be contacted by the management company to obtain required authorizations for repairs. Villa owners can make contact with the property management company to inquire about the status of their unit and to determine when owners will be allowed to inspect their unit. Full time Owners/ Occupants will find it necessary to find alternate residence during the recovery process if their villa is heavily damaged or until services are restored. Owners should contact their own insurance company to arrange for repairs to their villa and property. Some interior repair may be done by YCV insurance or shared by owner. Special decorative effects and personal property is owner responsibility.

Note that IMC Resort Services, Inc, has a through recovery program which includes, inspection, securing the property and taking all necessary steps to mitigate further damage after an event. For example, many times rain after the event will increase damage. Therefore, it is important that IMC do initial assessment of property and make appropriate temporary repairs to prevent further damage. Please keep your IMC Resort Services Directory handy for IMC personnel email addresses and extensions.

Contact Web Sites and Telephone Numbers:

The Weather Channel: www.weather.com

Yacht Club Villas - IMC Resort Services, Inc

www.imcresortservices.com

843-785-4775

Town of Hilton Head: www.hiltonheadislandsc.gov

Beaufort County Hurricane Reentry Hotline 800 - 963 - 5023

SC Department of Transportation (traffic info) 888 - 877 - 9151

SC Evacuation and Shelter Information 866 - 246 - 0133

Primary Information Radio Stations: WGCO 98.3 FM, WYKZ 98.7, WWVW 106.9 FM

Beaufort County evacuation maps: www.co.beaufort.sc.us/emerg_mgt/images/evacmap.jpg

American Red Cross: www.redcross.org

National Weather Service: www.NWS.NOAA.org

Federal Emergency Management Authority: www.FEMA.gov

In Closing: The Yacht Club Villas Board would like to thank the Hurricane Preparedness Plan Committee comprised of Ted Druhot (Chairman), John Estafan, and Mario Schencman for their time and effort in assembling and summarizing this valuable document for all owners of Yacht Club Villas. We very much appreciate their support on this very important project, effective April 2010.

Attachment: Yacht Club Villas Insurance Policies