

Disaster Planning Board Workshop 2023



Photo By Celine Collins

The Kings Point Disaster Planning Committee recently organized a highly informative workshop on May 18th, 2023, aimed at providing valuable insights to Board Members and POCs regarding Disaster Planning for each Association in Kings Point. This workshop proved to be an excellent platform for distributing essential resources to assist Association Boards in formulating customized disaster plans that cater to the unique needs of their residents. The event emphasized the significance of proactive planning and preparedness in safeguarding the community's well-being during future disasters in Kings Point. The comprehensive workshop covered a wide range of topics, specifically focusing on the key elements to be included in an Association Disaster Preparedness Plan. Attendees gained a clear understanding of the role and responsibilities of the Association Board and Kings Point residents, both before, during, and after a disaster. Furthermore, the workshop shed light on the expected support and assistance that can be anticipated

from the Master Association, FirstService Residential, and Vesta in the event of a disaster striking the Kings Point community. Participants also had the opportunity to learn about the intricacies of the clean-up process pre and post-storm, the differentiation between evacuation and flood scenarios, as well as the significance of weather watches and warnings. Additionally, crucial insights were provided on what to expect in the aftermath of a storm. Undoubtedly, one of the most pivotal aspects of the workshop was the exploration of the thought-provoking theme, "Should I Stay, or Should I Go?" The Disaster Planning Committee strongly encouraged community members to contemplate and make an informed decision regarding their course of action during a disaster. By deciding early whether to shelter in place or evacuate, residents can effectively implement their plans with minimal notice, ensuring their safety and that of their loved ones. The Committee remains committed to assisting Associations in developing their specific disaster plans. If you require further guidance or support, please do not hesitate to reach out by emailing the Committee Chair at mmeeker3@tampabay.rr.com. Our dedicated team is readily available to provide advice and assist you in formulating a comprehensive disaster preparedness strategy tailored to your Association's needs. By fostering a culture of proactive planning and collaboration, Kings Point aims to enhance its resilience and ensure the well-being of its vibrant community during times of adversity. Together, we can build a safer, more secure future for all residents of Kings Point.

Go to kpmaster.com/disasterplanning to download the materials that were handed out and watch the video of the workshop.

Evacuation Zones vs. Flood Zones Two different designations for two different purposes

Source: Hillsborough County Emergency Management

Though they are often mistaken for each other, Flood Zones and Evacuation Zones are two very different things that measure very different conditions. So what's the difference? And when do you use them? Here is what you need to know:

Flood Zones

These federally identified zones indicate a property's risk for flooding at any time of the year, including as a result of heavy or steady rain. This zone has nothing to do with hurricanes or other emergencies, and everything to do with your property insurance and building requirements. Nationally, these zones are classified as Zones A (Special Flood Hazard Area), B, C, D, V and X. Every property is in a flood zone.

When to check the Flood Zone Map:

- You own, rent, or are buying a new property and don't know if you need flood insurance
- You refinance or get a mortgage
- You need building permits for work on your property

Evacuation Zones

These are the areas that officials may order evacuated during a hurricane. These zones are mapped by the National Hurricane Center and indicate areas that will be affected by storm surge (storm-driven waves that can inundate a community and threaten lives). Zones in Hillsborough County are identified from A - E.

When to check the Evacuation Zone Map:

- Before hurricane season to make sure your family is prepared
- During a hurricane or major storm, to know if you should evacuate
- You live in a low-lying area or near a stream, pond or body of water.



Interactive Flood and Evacuation Route Maps Available at www.hillsboroughcounty.org; search Evacuation or Flood Zone

Information about the Kings Point Disaster Planning Committee

- The Kings Point Disaster Planning Committee was established in 2018

- Every year the committee conducts many meetings prior to kick off and gathers the most up to date information from all Hillsborough County emergency agencies.

- In 2020 the Master Association created the Kings Point Disaster Planning webpage: (kpmaster.com/disasterplanning) where anyone may go to for a plethora of updated information to prepare for a disaster, especially hurricanes.

- The committee itself is comprised of residents of Kings Point, most with first-hand knowledge and experience with the emergency system here in Hillsborough County, and community leaders from the Master Association, The Federation, FirstService Residential, and Vesta.

Kings Point Disaster Planning Committee Members

George Cordelli - Oversight Director
Master Board - Director

MaryAnn Meeker - Committee Chair
Disaster Planning

Mike Bardell
Chief SCC Emergency Squad

Shirley Bardell - Federation - Director
Committee Consultant

Shawna Dejulio - Master General Manager
Committee Consultant

Steve Knott - FSR General Manager
Committee Consultant

Glen Ziolkowski - USI Insurance
Committee Consultant

Pete Doxsee - Vesta - Chief of Security
Committee Consultant

Additional Committee Members

Eileen Peco, Shelia Houlihan,
Liz Argoff, and Amber Price

Communication Coordinators

Tiffany Decker
(Master Association - News of Kings Point)

Eddie Jacobs
(Vesta - The Pointer)

Important Things To Keep In Mind

Let your Association know that you are leaving and who will have access to your home for emergency access

- You are responsible for your own safety and security.
- Kings Point is now in the Hillsborough County designated Evacuation Zone E.
- Emergency services are suspended when wind speeds reach 35 MPH—no one will come to your rescue until after a storm and it is safe to travel.
- The Main and South Gates will not be staffed once the wind speeds reach 35 MPH. Security Staff will be sent home for their safety, and no one will answer the phones until it is safe to return to the Gate Houses.
- The Master Association has contracted Russell Landscaping on a priority basis to begin clearing the roads as soon as it is determined to be safe for the workers to get to Kings Point.
- The Kings Point Clubhouses (Main & South Clubhouses, 2020 Centre, Cyber Café, Gate Houses, etc.) are NOT shelters and will be closed before the storm and will not reopen until they are deemed safe for occupancy.
- The Kings Point Association's Insurance has arranged for Disaster Response Contractors to begin evaluation and restoration to damaged Association buildings.
- Do not turn off your natural gas, but if you do **smell gas call 877-832-6747**
- The irrigation system will be suspended when a tropical storm warning is issued.

FirstService Residential non-medical emergency 813.642.8990

When life and property are in immediate jeopardy dial 911

Master Association Regular Hours	813.812.7559
Master Association Emergency Line	866.263.3988
SCC Emergency Squad Ambulance	813.634.3800 Nonemergency 813.633.1411
SCC Community Resource Deputy	Deputy Jeff Merry 813.242.5515
Kings Point Chief of Gate Security	Pete Doxsee 813.387.3461
Kings Point Front Gate	813.634.2063 or 813.343.7588 or 813.918.3363
Hillsborough County Emergency Management (for post-disaster assistance)	813.272.6600
Animal Control	813.744.5660
Water or wastewater emergency	813.744.5600
SCC Radio Room	813.642.2071
SCC Emergency VHF Amateur Radio	147.225 MHz
CB Channel #1	26.965 MHz
Sun City Center Emergency Squad Public Information Officer	813.633.1411

This publication is not a replacement for any governmental (Federal, State, or Local) information or instruction you may receive before, during, or after a severe weather event. All residents should follow the directions of governmental entities.

If sheltering in place, be aware the winds roar gets very loud and no one can come and get you if winds reach 35 mph. Make a plan in advance if those conditions will affect you?

Dear Residents,

We would like to bring to your attention some important information regarding the coverage provided by the Condominium Association's Property Insurance Policy.

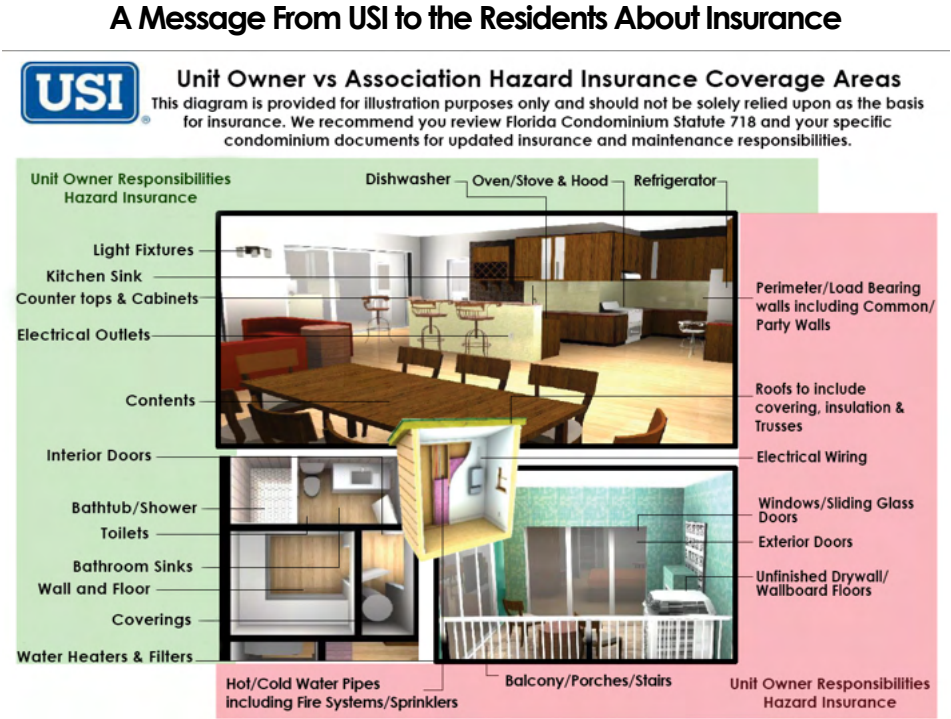
The statutes and laws in the state of Florida that govern Condominiums and Insurance are very specific to what the unit owner's responsibilities are and what the Condominium's responsibilities are. It is standard practice and highly recommended that unit owners purchase insurance for the contents and interiors of their units. This is not something that is included in your closing or your mortgage; it is something that needs to be purchased by the unit owner to protect everything inside your apartment. **The condominium insurance policy only covers the common areas and inside of the units from the sheet rock back.**

The best way to understand what the responsibility of the Association is to know what is **NOT** covered by the Association's property policy.


According to Florida Law **(F.S 718.111(1)(f)3)** the Association's policy must exclude:

- All personal property within the unit (clothes, computers, electronics etc.)
- Floor, wallcoverings, and ceiling coverings
- Light fixtures
- Electrical fixtures, appliances, water heaters, water filters, built-in cabinets, and counter tops
- Window Treatments Including: curtains, drapes, blinds, hardware, and similar window treatments components

Any items not specifically addressed and or mentioned by the Florida Statute, coverage would be then determined by the provisions of the Condominium Declarations or By-laws or case law.



June Volunteer of the Month - Marilyn Enge



June's Volunteer of the month is Marilyn Enge. Marilyn is the Vice President of the Oakley Green Association. In addition, she volunteers at Mary & Martha House helping abused women seeking a fresh new start. She has a very large group of friends who give a lot of items to Mary & Martha thanks to her. She also volunteers at The Straz Center in Tampa handling administrative functions, helping them to continue to offer great shows to the public. She also volunteers with the Michigan Club, hiring entertainment, selling tickets, purchasing refreshments, and assisting close to 300 members (many of which were brought in by Marilyn). Finally, she also helps the Baby Boomers club. She is an asset to all the establishments that she assists. Congratulations Marilyn, you definitely deserve the Volunteer of the Month Award for June.

Please send your nomination with the persons accomplishment and contact information to master@kpmaster.com for consideration for the next Volunteer of the Month Award.

Kings Point Amature Radio Club - Great Resource Before, During, & After A Disaster.



The KPARC (Kings Point Amateur Radio Club) <https://kparc.org> has hundreds of members, most of which are FCC-licensed amateur operators. Some of our members are from surrounding communities which adds diversity to the club. The club is located at the east end of the main clubhouse. The primary focus of the club is the hobby of ham radio. This includes emergency communications, worldwide radio contacts, electronics, and computing related to radios, satellite tracking, weather monitoring, training, and education. We offer license training and exams, educational programs, and related activities.

The clubroom is available to members anytime and visitors are welcome whenever members are present. Wednesday, Thursday, and Saturday mornings are good days to drop by. We are actively involved in providing emergency communications services to other community organizations and agencies that provide first responder services. We also support a local program for community residents called the Disaster Radio Service. Over 300 local residents have acquired small inexpensive two-way radios that can be used to communicate with the local ham operators in the event of communication out emergency. The hand held radios are for sale for \$15.00 each. The small hand held radios are vital after a storm when all power is out, and communication services are down. More information can be found at the website drs.kparc.org.

Disaster Radio Service

Fire, Flood, Hurricane, Accident, Tornado



COMMUNICATIONS OUT!
Landlines, Cell Phones and the Internet will not work!

DISASTER RADIO SERVICE (DRS)

- Low cost emergency communications serving the Kings Point and Sun City Center communities
- Handheld two-way radio (\$15 each)
- No license needed, easy to use
- Radio practice is held every Wednesday morning @ 9 am by the Kings Point Amateur Radio Club


To acquire the FRS Handheld Radio

- Contact the Kings Point Amature Radio Club located in the North Clubhouse on the east end of the building
- Visit [DRS.KPARC.org](https://drs.kparc.org) for more information on the program

With the FRS Handheld Two-Way Radio you can still get help!


1900 Clubhouse Drive
Sun City Center, FL 33573
www.kparc.org

HillsboroughCounty.org/HCFAlert



Public Health/Safety Warnings
Evacuation Notices
Severe Weather
Major Road Closures
Major Service Interruptions

Sign Up Today!

HCFL alert

(813) 272-6602

YOUR ONE STOP FOR EVERYTHING YOU NEED TO KNOW ABOUT

Disaster Preparedness



Kit Creation Tips Evacuation Route Stay Informed Communication Plan

Visit the Kings Point Disaster Planning Committee website for all your disaster planning needs.

Visit www.kpmaster.com/disasterplanning

Find us on



 [@kingspointmasterassociation](https://www.facebook.com/kingspointmasterassociation)

Disaster-Related Cons and Scams

Source: myfloridalegal.com

HOW TO AVOID BEING SCAMMED AFTER A NATURAL DISASTER

Unfortunately, natural disasters often bring out con artists and scammers hoping to profit off people's misfortune. Falling for cons and scams can create a financial disaster following the natural disaster. Here are some common cons and scams to watch out for following a natural disaster:

Home repair scams

Following damaging storms (high winds, hail, and tornadoes), hurricanes and even earthquakes, people impersonating home repair businesses and roofing companies will visit affected neighborhoods and offer to repair damage. Red flags that you are dealing with a scammer and not a legitimate business include:

- One-day-only discounts
- Aggressive sales pitches
- Requirement of upfront payment
- You've never heard of the company, and it does not have a local, physical address.
- They cannot produce a business license or written information about the company.

Never hire a contractor on the spot. Before hiring anyone to do any work on your home, get your insurance company to survey the damage. You can also verify that the contractor is legitimate by checking with the Better Business Bureau. A good contractor will always provide you with a written estimate of the cost of the repairs on your home. Though some contractors require a deposit to begin work, it should never be more than 25 percent of the total estimate, and you should not pay anything until the materials needed to complete the job are delivered to your home.

Impersonation of government or insurance company representatives

Many people are desperate following disasters, particularly if they do not have insurance. Unfortunately, some con artists pose as government officials from agencies such as FEMA (Federal Emergency Management Agency), the Department of Homeland Security, and/or the Department of Health and Human Services, that are responsible for helping disaster victims. These con artists will ask you to share your identification, social security information, and other personal information that can be used to steal your identity. Never give out your personal information to a government employee before verifying they are in fact with the Government. Remember, there are no fees when applying for governmental assistance following a disaster. Any request for fees is fraud. Con artists will also pose as insurance claims adjusters or representatives of insurance companies. Ask for identification to make sure you are giving information to an agent from your insurance company.

Donation scams

Following disasters, people want to give. Even those directly affected by disasters may want to give financially to help those worse off. Unfortunately, scammers and con artists know this. They pose as charitable organizations helping victims of a disaster. Red flags that you are dealing with a fake charity include:

- Requests for donations to be sent over a wire transfer.
- Requests for cash donations to be sent through the mail.
- An aggressive push for a donation
- Calls from an organization you've never heard of or one that has a name close to a better-known charitable organization.
- Reluctance to give a call back number if you say you'd like some "time to think about making the donation" or that "You want to discuss the donation with another family member."
- Starts the call with a "thank you" for a pledge you don't remember making.

EMERGENCY PREPAREDNESS CHECKLIST

TAKE STEPS NOW TO BE PREPARED. HERE ARE THINGS TO HAVE AND DO:

☐  **Food and Water**

☐  **Personal Protective Equipment (PPE)**

☐  **Cash**

☐  **Fuel**

☐  **Charge Phones**

☐  **Battery-Operated Radio**

☐  **Extra Batteries**

☐  **Hazard Awareness**

☐  **Sign-Up for Local Emergency Alerts**

☐  **Have an Emergency/Evacuation Plan Ready**

☐  **Have an Emergency / First Aid Kit**

DON'T FORGET...



Update your personal emergency contact information with FirstServices Residential

UPCOMING MEETINGS

June 2nd @ 9:30am
Federation Board Meeting
KPNCH - Card Room

June 14th @ 9:30am
Master Assoc. Board Meeting
KPNCH - Veterans Theater

June 28th @ 2:00 PM
Master Association Round Table
KPNCH - Ripple Room
Association Board Members Only

Note - The COA Summer hours for June and July are Monday, Wednesday, & Friday 9:00AM – Noon. They will be closed in August. No COA meetings will be held June – September.