

EMERGENCY POWER OUTAGE AND HURRICANE DISASTER POST ORDERS

In the event of an extended power outage, hurricane or other natural disaster incidents the following guidelines will be the basis for responding in a manner that will provide the best level of security and protection for the residents and commercial interest within Burnt Store Marina, Section 22 Punta Gorda Isles.

This protocol has been developed and approved by the Board of Directors, Section 22 Burnt Store Marina with the assistance of the Security Advisory Committee and Benson's Inc. It is based on utilizing the resources of the on-site security company and a core of resident volunteers to assist the security company during times of crisis when additional manpower is needed.

The protocol is based on the concept of maintaining control over access to the Burnt Store Marina community and businesses when lack of power, threatening storm conditions, actual storm damage or other natural disaster conditions resulting in damage or emergency conditions are imminent or have occurred. Controlled access means that only those who have legitimate business concerns or are residents or owners will be permitted entrance until the crisis situation is over and regular entrance and exit procedures are reestablished. This will be determined by the Security Advisory Committee acting on behalf of the Board and Alliant Property Management.

During emergency situations the focus of entry and egress into and out of the community will be the Main Gate on Burnt Store Road. In the event of an Evacuation Order all gates will be open to facilitate an orderly and unrestricted exit for residents and guests. Resident Volunteers may be positioned at the open gates to assist an orderly exit from the community. The Main Gate will serve as the Control Center and residents can direct questions for guidance and information to the Main Gate by phone since there will be power and phone service if possible.

Emergency back-up power will be provided automatically to the Main Gate by a diesel powered generator with enough power to fully support the electrical power needs for maintaining the lights both inside and outside and along the Burnt Store Road entrance as well as the computers and electronic equipment including the computerized Gate Keeper system which maintains the current data base of residents, owners and authorized guests.

EXTENDED POWER OUTAGE:

In the event of an extended power outage, that is if the power is off within the community for 20 minutes or more and this prevents the operation of the gates and bar code monitoring systems at the Commercial Gate on Matecumbe and the Golf Gate on Cape Cole (both opening off of Vincent Ave.) The security company guards will close the metal gates at both locations and report to the Main Gate to assist the officer on duty there. When this situation occurs and it becomes necessary to implement this action the site supervisor, Alliant Property Management and the Security Advisory Committee Chairman will be advised.

As soon as power is restored and is deemed to be reliable, that is, not going off and on, the guards will return to the closed gates and open them if it is within the normal operating hours.

During power outages of less than 20 minutes the Golf Gate will not function during this time but the guard at the Matecumbe Commercial Gate is to maintain control manually by placing a traffic cone in the resident's bar code lane and permitting traffic through the guest and commercial traffic lane based on vehicles having bar codes and hand writing passes for guests and commercial vehicles.

During power outages the Main Gate should automatically go on back-up generator power so there should not be a significant change in operation at this gate. An extended outage resulting in the closing of the Commercial Gate will place an extra burden on the traffic at the Main Gate and the guard from the Commercial Gate will be available to assist and to expedite authorized vehicles through the Main Gate during this time.

PROTOCOL FOLLOWING A HURRICANE OR OTHER NATURAL DISASTER:

A core of volunteer residents will be identified to assist the security company in the event of hurricane or other natural disaster. They will be available to assist with preparation procedures prior to an anticipated evacuation or other support activities as needed and to support control of security and maintenance of the community following a storm prior to the return of the security company personnel and full security management of the community and normal operations.

In the event of Hurricane damage similar to Hurricane Charlie there could be significant physical damage to homes, condos, offices, businesses, marina buildings and boats. It is expected that business as usual will be disrupted and on site business will be closed in a "recovery and repair" mode. During this time it is not expected that access will be granted to individuals seeking entrance to visit on site businesses.

Until it is established that commercial operations are restored the only access to the Burnt Store Marina community will be residents, owners, business owners or employees, boat owners or individuals who have legitimate reasons for being on the property. Individuals indicating that they are inspecting a friend's property must have written authorization or be listed as a permanent guest or recently authorized guest by a resident or owner. Service and repair vehicles must have authorization from a resident or owner. There is to be no "trolling" or soliciting by vendors, repair services or salvage agents. Media must have authorization from the Board, an on site commercial business or a specific resident and their activities must be restricted to the specific location.

Access control can be based on specific instructions from residents, associations, businesses and marina operations.