

Pacific Sands Policy for Storm Tide and Flood Damages

Purpose: The objective of this document is to have a clear understanding of steps taken during a flood event to minimize Association and private loss.

General: The Association maintains two policies covering flood damages to the buildings. One covers the front building (Building B) and the other the rear building (building A). The coverage is intended to protect the structures in case of a flood event. The Association's policies have limited coverage for the individual owner's interior contents and personal property that sustain damage as a direct result of water intrusion. In all cases payment under the policy results from an inspection by an adjustor appointed by the policy.

Incidents: When a flood event occurs, we (the Association and the individual owners) are responsible to notify the insurance company as soon as possible. The Property Manager can be delegated the authority to notify the insurance company of the event. We are also responsible to protect property and ensure that everything possible is being done to minimize damage. This includes removal of damaged property and initiating efforts to dry out the building(s). Disposal of damaged property and building materials can be completed after the adjustor has completed an inspection and cataloged the damages. This is an intense effort. The insurance adjustor's inspection and appraisal will be coordinated by a Board Member. As soon as possible, owners will be notified of both damages to their property and the schedule for inspection.. Under the terms of the policy the unit owner can coordinate with a remediation company for service to remove property, begin drying out, and conduct efforts to minimize further damage (tearing out damaged walls, etc). If owners do not contract for the services within 48 hours from notification of an event you should be aware that the Association will have to in order to protect everyone's rights under the policy. The Association is responsible for all association and common elements. This includes, but is not limited to, walls within the building, studs, etc. The association is required to take appropriate measures to dry these areas to prevent further damage to the buildings such as mold, mildew and rot.

To facilitate this process the Association Board requests that owners, especially those on the ground floor of Building B (beach front) keep on file a plan of action (see attached).

We all hope that such an event will not happen. It may, and in that case, the Association Board will act as rapidly as possible to coordinate with the insurer and adjusting agent for inspection, evaluation and payments under the policy to support repairs.

Storm and Water Damage Plan of Action

Unit # _____

Primary owner contact

Name _____

Phone Number _____

As the owner of Unit # _____, I agree to contact and schedule water and storm damage remediation work within 48 hours after notification of an event requiring such work. The work will take place within the required timeline as set forth by the Association Insurance Policy. I agree that if I have not made appropriate arrangements for the work required by the Insurance Policy, the Association Board will contract the work on my behalf and I will be responsible for all payments, bills and/or invoices for the work.

Preferred Water and Storm Damage Remediation Company:

Name _____

City _____

Phone Number _____

Signed:

Date:

-OR-

As the owner of Unit # _____, I request the Board of the Association coordinate the water and storm damage remediation work for me. I understand I will be responsible for all payments, bills and/or invoices incurred for the work.

Signed:

Date:
