

Monterrey Condominium Association, Inc.
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Hurricane Policy

Vehicle Storage Parking

Approved at a duly called Board of Directors meeting of the Monterrey, a Condominium, held on April 20, 2023.

History has shown that Hurricanes are unpredictable. Advance warnings are given with respect to the projected path and strength of an approaching Hurricane. However, windstorm event warnings are not certain, tidal surges and flooding can occur with very little or no warning.

The Board of Directors of the Monterrey Condominium Association, Inc. has a fiduciary duty to preserve and protect the association's property. The storing and/or parking of vehicles in the 1st level parking garage, during a major flooding event, could cause catastrophic damage to the building's structural concrete columns. The force of a tidal surge and flood waters will move vehicles, and potentially crash them into concrete columns weakening the structural integrity of the building.

This Vehicle Storage Parking Policy shall facilitate the Unit Owner's responsibility as it relates to storing/parking their personal vehicle(s) in the 1st level covered parking garage during Hurricane Season. For the protection of the common property, it is the responsibility of each vehicle owner to make arrangements to see that their vehicle is removed from the 1st level parking garage prior to a Hurricane making landfall that may be deemed a threat to Southwest Florida. The vehicle owner may remove their vehicle from the premises, or at a minimum, relocate their vehicle from the 1st level covered garage. Parking on the 2nd level parking deck is acceptable.

What necessitates a vehicle owner to have their vehicle removed from the 1st level parking garage? Any approaching Hurricane or Tropical Storm that has a forecasted storm surge, where the National Hurricane Center (NOAA) and/or local authorities deems there to be a threat to South Florida and/or Southwest Florida, shall require the vehicle owner to remove their vehicle from the covered parking garage.

A vehicle owner, prior to leaving the premises for the summer months, shall be required to leave a functional vehicle key or key fob at Monterrey's Management Office regardless if the vehicle owner engages to do business with a car watch service. If the vehicle owner does not leave a key to the vehicle at the office and the vehicle owner is absent, at the vehicle owner's expense the vehicle will be towed out of the 1st level parking garage. The physical key MUST be with the office, no longer inside the unit owner's condo.

Upon notice of an approaching Hurricane or Tropical Storm with a potential of a storm surge, the vehicle owner shall, prior to 48 hours of the Hurricane's predicted landfall, relocate their vehicle from the 1st level parking garage. If a vehicle owner fails to relocate their vehicle from the 1st level parking garage, the Monterrey Staff, for the purpose of following the Monterrey Condominium Board of Directors orders to preserve and protect the property, will make attempts relocate the owner's vehicle to the 2nd level parking deck. After the storm passes the vehicle will be returned, as found, to the 1st level parking garage. If the vehicle is damaged, the Association will not be responsible or liable for returning it to the parking garage until the owner returns so not to interfere with an owner's insurance claim. The Monterrey Association reserves the right to charge the vehicle owner a reasonable fee (maximum of \$100) for relocating the owner's vehicle.