



Hello 900 Biscayne Bay Residents,

The latest advisory on Hurricane Dorian still has Miami in the projected cone of impacted areas. It is forecasted to be a powerful category 4 storm with 140 mph winds when it makes landfall. Conditions will begin to deteriorate late on Sunday, and that could be when we start to experience tropical storm force winds. It is still too early to know exactly where the storm will make landfall, but we need residents to start making preparations now.

The management team has been making preparations throughout the property, in order to protect the building and for the safety of our residents and neighbors. We expect to start closing amenities sometime on Sunday if the current forecast holds. In the meantime, all building services are still available to residents.

Here is what we need all residents to start doing immediately: "It is imperative that you read everything below please!"

1. **Remove all furniture, plants, etc. from your balcony.** These items will become deadly weapons even in a strong thunderstorm, and the higher up the building the stronger the winds. This is the most important action for all of you to take now before conditions deteriorate. Please have this done no later than Saturday afternoon. **If you need assistance with moving these items, the following contractors can assist:**

**CSM Contractors: 305-323-4668**

**Capieca: 305-436-8161**

"Once you schedule the contractor, please contact the Management Office at 786-206-6781 so we can coordinate access. If yourself or a representative cannot grant access, the management office can provide access with security."

2. **Start working on your evacuation plan now.** If Miami Dade County orders mandatory evacuations for our location, you are supposed to leave the building and seek shelter in a safe location. There is a link below to a local hurricane manual that has a list of shelters in the area on pages 10-12:

<https://www.local10.com/hurricane>

3. **So, what can you expect with Building Operations during the storm?**

If for any reason there is not a mandatory evacuation, please keep in mind that you are still strongly advised to leave the building. We will have minimal staffing to ride out the storm. The purpose of this is to protect the building, document damage for insurance purposes, and bring building systems back



online soon as possible. It could take days for the power to return, and for additional staff to access the building. If we are on emergency power, only minimal lighting and life safety systems will be available.

We will be shutting down building systems shortly before the storm arrives, which includes the air conditioning, the water pressure and lastly the elevators. **The reason we do this is not to punish those residents that stay in the building, but solely to protect the equipment which will likely be damaged during the storm due to the power surges and outages if left in operation.** Once the storm passes and power is restored, these building systems will be restored ASAP just like we did successfully within hours after Hurricane Irma passed in 2017. I strongly encourage all of you to find safe shelter outside of the building, and now is the time to make those arrangements.

Please contact the management office at 786-206-6781 or [aa@900biscaynebay.net](mailto:aa@900biscaynebay.net) with any questions or concerns. **Attached is a copy of our Resident Hurricane Manual, which you should thoroughly review.** We will continue to keep you updated on the storm, and its impact to building operations.

Thank you for your attention to this very important matter,

**Matthew Christopher**

***General Manager***

A GREAT team delivering GREAT services!

KW PROPERTY MANAGEMENT & CONSULTING

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