

Florida HOA | Hurricane Security Checklist

Hurricane season runs June 1 through November 30. Use this checklist to prepare your community at every phase.

PHASE 1 | 30 Days Before Season

Complete by May 1st

- Inspect all security cameras (lenses, mounts, coverage angles)
- Test backup batteries on gates, kiosks, and card readers
- Verify cellular failover activates during internet outages
- Confirm emergency contact list is current
- Pre-clear and document approved restoration vendors
- Audit resident access codes and credentials
- Test communication channels with monitoring center

PHASE 3 | During the Storm

Active monitoring only

- Maintain virtual monitoring (do not deploy on-site staff)
- Track power and internet status across community
- Log all breach attempts, alerts, and unusual activity
- Maintain contact with local emergency management
- Communicate status updates to board on agreed cadence

Prepared for:

Reviewed by:

Date:

Storm name:

PHASE 2 | When a Storm is Named

Within 72 hours of forecasted impact

- Lock down pool, clubhouse, and fitness center access
- Activate pre-approved vendor list in access control system
- Send resident communication on access procedures and contacts
- Confirm backup power supplies for gate operators
- Verify monitoring center on-call schedule for storm window
- Secure or remove outdoor amenity equipment
- Photo-document pre-storm property condition

PHASE 4 | After the Storm

First 7 days post-impact

- Verify all security systems are operational
- Inspect cameras for damage, debris, or misalignment
- Reset and test gate operators
- Verify every incoming contractor against pre-approved list
- Document and report any unauthorized entry attempts
- Send residents updated access and recovery procedures
- Pull and archive incident footage
- Conduct post-event review: what worked, what to improve



Florida HOA | **Emergency Contacts & Field Notes**

EMERGENCY CONTACTS

Name	Phone/Email
HOA Board President	
Property Management Company	
Security / Monitoring Provider	
Local Police (non-emergency)	
County Emergency Management	
Insurance Carrier	
Preferred Roofing Contractor	
Preferred Debris Removal	
Preferred Electrician	
Utility Provider (Power)	

FIELD NOTES & INCIDENT LOG
