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Precautions against flooding [L]

This agenda request is raised by the owner of B4.

From [Financial Statement sent to homeowners 22. January 2016](#):

In 2013 and 2014 in winters Arcadia was flooded several times because of storm and strong rains. Nearly all downstairs apartments were complaining about it. The flooding was causing damages inside of the houses. After we collect the Management we checked the drain system with builders, plumbers and spoke to Mecitoglu and saw that the drain system in Arcadia is working properly but the water in the hole was not going out contrarily coming back.

The reason is Side council made some drainage works on the road between Citrus Garden and Arcadia and cancelled existing system which was going to runnel 10 meters next to Citrus Garden entrance. The new system is not working because the level between new drain system and Arcadia hole is nearly the same. So when the main drain system is full with water, the water in Arcadia was not going out.

It was very expensive to make a new system so we fixed a strong water pump into hole and got the water out with 40 meters length pipes directly to out the garden without using council drain system. When we were doing this checked it each five minutes. This was successful and removed the water. 16 lower Arcadia apartments were flooded and repairs had to be done afterwards.

- Reference to LotusM mail [here>>](#)
- From Managet News [here>>](#)

Questions to Arcadia Management to be discussed at the AGM 2016:

- Q1. How well prepared are we if we get a rainstorm like that in late October 2014?
- Q2. Is the main drain system outside Citrus Garden now reestablished with high capacity?
- Q3. Are there a risk that water outside Arcadia will flood back from outside into Arcadia garden?
- Q4. Do we have efficient pumps and do our staff know how to manage those?
- Q5. Do we have a facility at the sewer system that prevents water for running backwards into Arcadia?
- Q6. Do we need some investments to prevent severe flood damages in the future?

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