

January 13, 2016

MINUTES OF THE BOARD OF DIRECTORS OF
RIVIERA DUNES MASTER ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT

The meeting of the Board of Directors of the Riviera Dunes Master Association, Inc., A Florida Corporation Not for Profit was held at Laguna at Riviera Dunes Condominium Clubhouse, Palmetto, Florida 34221 on January 13, 2016 at 9:00 A.M.

The meeting was called to order by Coby Gaulien, President, who chaired the meeting. Julie Conway, of C & S Community Management Services, Inc., kept the record of the meeting.

It was announced that notice of the meeting was properly made to all parties and notice was properly posted. Directors present at the meeting were:

Coby Gaulien,	President
Rick Barber,	Vice President
Greg Owens,	Treasurer
Becky Moreland,	Secretary
JJ Kelly,	Director
Mike Becks,	Director

Constituting a quorum of the authorized number of Directors of the Riviera Dunes Master Association, Inc. Also present, representing C&S Community Management Services, Inc. was:

Julie Conway, CAM

A motion was made by Rick Barber and seconded, to approve the Minutes as corrected. The motion passed. In Favor: Coby Gaulien, Greg Owens, Rick Barber, JJ Kelly, Becky Moreland and Mike Becks. Opposed: None

A motion was made by Greg Owens and seconded to approve the financial report as submitted. The motion passed. In Favor: Coby Gaulien, Greg Owens, Rick Barber, JJ Kelly, Becky Moreland and Mike Becks. Opposed: None

Old Business:

- A. Security Update- Mike Becks reported on the proposals for security cameras for the harbor. See attached report from Mike Betts. A motion was made by Greg Owens and seconded to approve the electrical proposal from RSS for installation of cameras for the harbor with the stipulation that fee to Laguna Association for monitoring not exceed a yearly cost of \$4,000.00. The motion passed. In Favor: Coby Gaulien, Greg Owens, Rick Barber, JJ Kelly, Becky Moreland and Mike Becks. Opposed: None

No further business coming before the meeting, upon motion duly made, seconded and carried, the meeting adjourned.

Respectfully submitted,

Julie Conway, CAM
C&S Community Management Services, Inc.

Association Secretary

MIN 01.13.16

**Presentation to Master Board
December 2015**

Ron Horn, Laguna Security Committee and Dir Laguna
Mr. Jan Larsen , Marina/RDMCA Former Fed Agent and owns Security Co.
Doug Garton, Bel Mare Retired Security Consultant Johnson Cont.
Ken Moschella, Homes Retired Ct. State Trooper
Steve Kriegshaber, Hammocks Atty.

Our main charge from the board in its motion that was adopted in the February 6, 2015 meeting was, *"Exploratory Security Committee' of the RD Master Board, for the purpose of determining the feasibility of having the RD Master Assn provide selected security services for all neighborhoods."*

One of the specific charges to the Security committee was based on a letter from the president to the committee, *"Since our community also has the ability to be accessed by water it has long been a concern of our master association to also address this potential threat from a water perspective."* This was specifically interpreted as "how do we protect the harbor, the jewel of Riviera Dunes"

In evaluating this concern, we attempted to evaluate what the level of security we were after. Below are a few of the items we discussed.

Research Harbor Security

- Are we looking to "Deter" or "Monitor and apprehend"
- Without video coverage, it is impossible to know the amount and level of intrusion to the harbor
- According to local police chief, One incursion a few years back with some minor equipment missing and the majority of any calls was due to the Restaurant area due to the outside retail activity in or near the Main Marina
- Discussed level of security desired vs. cost
- What or how to pursue, if faced with a prosecution?
- Learned recently about intrusions to harbor for fishing
- Pollution can be more costly to the entire community. Can video coverage give a clue to a polluter?

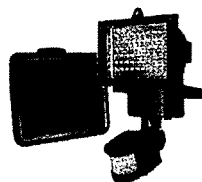
After much research, the Harbor security sub-committee comprised of Ron Horn (Laguna) and Mike Becks (chair) is ready to make a recommendation based on how we feel the Master Association should proceed to give effective cost efficient coverage to the RD Harbor.

We have experienced several challenges in getting data and quotes but feel we now have sufficient information to make an informed recommendation. Some of the critical points for us to consider were:

- Ability to observe boats entering and leaving the harbor including registration numbers.
- Daytime or nighttime.

- Wireless or similar technology
- Ability to capture/store data in a central location
- Cover key entry points-Main Channel and Flushing Channel
- Consider the effective economics vs. coverage

The cost to merely provide signage upon entry to the two main entry points, main channel and flushing channel, is nominal, under \$50 each for aluminum. To add solar powered lights to illuminate the signs would be approximately \$30 each, or a total cost of \$80 x's 2=\$160. Mysecuritysigns.com and amazon.com.



One question that came up during that discussion was "Do we have any legal culpability for lights distracting prospective trespassers?" This is just a FYI!

For camera coverage, we solicited bids from 3 companies- G4S, RSS, and South Central A/V. In addition, we researched the feasibility of installing electrical service at the various prospective locations, as well as solar power as an alternative. Below is a spreadsheet summary of what we have received from each company with a couple of variables. G4S was not included as it was not competitive at \$122,000.

South Central would use a radio technology to shoot a signal from the respective camera location to a receiver atop the 615 building at Laguna. That signal would then be sent to the guardhouse at Laguna for storage and monitoring. We tested the signal and reception and found it to be quite satisfactory during the daytime. The cameras would be 3 Mega pix cameras with IR to provide night vision capability and motion sensors. They are recommending 2 cameras at the Main Channel, 1 at the flushing channel and the diagram shows one at the Hammocks site that would be converted to the main harbor. They would not be providing poles to mount or electric to the site. See the attachment for a diagram of coverage.

RSS is also recommending radio technology with the receiver located atop Laguna building 615 and relayed to the guardhouse. Their location placement is similar to South Central, except they are suggesting the main harbor coverage be done from a location along the walkway between Bel Mare and the Homes. Their recommended camera at that location would be a higher resolution camera with zoom and tilt/rotate capabilities. See Attachments RSS for diagram of the main harbor coverage and proposal.

Estimated Costs for Harbor Security Cams
11/6/2015

Vendor	Item	FPL Elect	Solar Power	Notes
South Central AV	4 Eclipse Cam	\$ 17,054	\$ 17,054	See prop. for details. No Harbor body coverage
Creative Sign Design	Light posts	\$ 1,011	\$ 1,011	Includes monitor and recording at Guardhouse
Power Co install box	Installation	404	404	13"x13" alum post w/ A3 flange - \$315 each
Owen Electrical	Coaxnet Svcs			\$85 per post, plus \$120 trip charge plus tax
	Pool House	\$1,370	\$1,370	Takeoff from Laguna Pool House
	Harbor entry	\$3,985	\$ 4,769	New service from transformer East side
	Walkway Cam 1	\$3,985	\$ 4,769	
Total		\$ 27,810	\$ 23,370	
RSS Cameras				
2 cam incl posts		\$12,004	\$12,004	Includes monitor and recording at Guardhouse
Power Co install box				
Owen Electrical	Coaxnet Svcs			
	Pool House	\$1,370	\$1,370	Takeoff from Laguna Pool House
	Harbor entry	\$3,985	\$ 4,769	2 New service from transformer East side
	Walkway Cam 1	\$3,985	\$ 4,769	2
Sub Total		\$21,344	\$22,382	
2 cam incl posts	1st Walkway Cam	\$10,364	\$10,364	Tilt and Zoom cam
Total Est Cost		\$ 31,708	\$ 33,276	

Includes sales taxes

* G4S quote not displayed due to \$122,000 cost

** Does not include the monthly minimum cost of Electricity

*** Charge from Laguna to monitor feed?

**** Laguna Guardhouse Needs wireless upgrade...what cost?

1 Would be \$1370 if 110 amp is available nearby.

2 Estimate based on RSS cost. No response yet from Southern re: solar

We are recommending RSS as the provider of camera equipment. The reasons we came to that conclusion are:

1. Bel Mare has had a history of working with RSS and has been satisfactory.
2. They are local-Sarasota
3. They have been quite responsive although South Central was initially but a bit less so since their corporate consolidation/restructure.
4. South Central is relying on a third party subcontractor
5. Camera costs are comparable between the 2 firms

We are not recommending two cameras at the main channel initially due to the cost of providing electric at the western side of the channel. The distance, plus having to dig under 2 driveways, would cost approximately \$13, 000 just to bring electric service to that location. Solar would be an option at only \$4,769 but we feel the one camera on the east side of the channel should be evaluated first to determine if the second camera is even necessary.

We are not recommending the additional Main Harbor camera coverage due to the cost and limited additional coverage. The Marina does have some camera coverage of the docks area and the only areas not covered would be the Homes docks on the east and

north sides of the harbor. Would the coverage of the docks be the responsibility of the Master Association or the Homes? We feel we should evaluate the quality and coverage of the two entrances would be important before embarking on more expensive cameras with questionable return.

If, in the future, any of the communities would like to tie into this monitoring system, it would be very easy to link into the Laguna monitoring station. For example, if the Marina or the Hammocks would like to link in or upgrade the camera coverage of their water access, it could be done for minimal additional cost.

There are no ongoing costs except for minimal electric charges from FPL and monitoring costs from Laguna. These are estimated at approximately \$20 per month per meter.

(Security cost \$600/unit/year for Laguna and the Island homes for the current configuration. To have the same guard force monitor additional cameras would not add additional manpower but will require additional recurring training on the system to keep up with turnover, increased WIFI bandwidth, additional guardhouse AC, desktop and office chair. Initial estimate would be around \$10k for upgrades to the guard shack included in the estimate from RSS and (with a recurring \$4k/Yr to Laguna for monitor and access)

However, we may want to opt for a service contract on the RSS or South Central A/V proposals. RSS will offer maintenance contracts to service or replace equipment based on our needs/desires. The cost is a percentage of initial cost of the equipment. It is 10% per year for Level 1.....etc-see attached proposal.

Please let us know if there is anything additional on this matter that you would like to see from this committee on this topic.

Respectfully,

Michael Becks
Security Committee Chair