

The Blu board of directors will be holding a Special Meeting on Wednesday July 10th at 7pm in the Sports Lounge to make important decisions relating to security improvements to the building. There will be a 1 hour open forum where residents will be encouraged to voice their opinion on security related matters, immediately followed by an open session of the board to discuss and decide on implementing any changes.

The Board has worked with the Safety and Security Advisory Committee over the last 5 months on these topics, and has identified its near term priorities. The items considered were generated by residents at a Feb 2nd Emergency Board Meeting, the assistance of two security companies, the Advisory Committee and management. While other security related topics are certainly open to consideration in the future, the primary focus of this meeting will be the topics below.

The board has also worked with the budget committee to identify potential funding sources to cover any improvements made. These may include:

- Any 2013 budget surplus
- Utilization of funds made available from a utility rebate
- Rolling costs into the 2014 budget
- A one-time special assessment to homeowners
- A combination of the above

We encourage you to attend this important meeting and share your views with the board. If you cannot attend this meeting, you may email your comments to management at jtanne@actionlife.com, to be shared with the board and read at meeting.

Please watch for an official meeting notice to be communicated, and posted on site before the meeting.

1. Key-fob the building

What's under consideration?

Replacing our existing lock-and-key method of access to the building common areas with an electronic key-fob system. Fob readers would be fitted to all exterior doors (including stairwells and garage entry doors), and the existing mechanical locks would be re-keyed to a master key (which would not be distributed) as a backup.

What this mean:

- Residents would no longer need to carry their common area key in order to access the building.
- If we encounter another situation where a key set becomes compromised, we would not need to re-key the building again, we would simply deactivate that one fob.
- Unauthorized access to the building would be reduced.

Things to consider:

- The system could work with our current key-fobs, or we may choose to replace them with smaller, slimmer, dime-sized key-ring type fobs.
- Having a building electronic access system may increase the value of your home.
- You may need to arrange for additional key-fobs from management (or alternate access arrangements) for any cleaners, dog walkers, baby sitters etc.

How much will it cost?

Approximately \$14,000

2. Key-fob the elevators

What's under consideration?

Adding key-fob readers to the elevators, limiting access to the residential levels (1 – 4) to those with key-fobs, and authorized guests. In addition, we may lock off the stairwell doors from the inside on all residential levels (1 – 4) preventing access from the stairwell to any residential floor.

What this means:

- The parking levels ('B' and 'G') would be separated from the residential levels (1 – 4), and there would be no method of access to the residential levels without a key-fob.
- The system would allow access to the residential floors to authorized guests who have been buzzed in the front door – the main elevator would allow access to residential floors for a set period of time (1 or 2 minutes) after a guest is buzzed in without a key fob. This means your guests can still access residential floors.

Things to consider:

- Residents would only need to carry one fob for building, garage & elevator access. This may be our existing fobs, or we may replace them with smaller, slimmer, dime-sized key-ring type fobs.
- The system may be configured to allow access between residential floors (e.g. from floor 4 to 1) without a key-fob, allowing movement around the community (e.g. from a residential floor to and from the courtyard) without carrying a key-fob.
- Currently, unauthorized access to the entire building is afforded by following a vehicle through a garage gate, and using the elevators/stairwells to go up to the residential floors. In the past, we have had multiple occurrences of this happening, which resulted in thefts from both owners and the association on the residential floors. This system would restrict this access, and prevent unauthorized persons going up to the lobby/residential floors if they did access the garage.
- Locking off interior doors of stairwells on residential levels would mean that residents would no longer be able to use the stairwells to access those floors. Stairwells would be a method of building egress only for emergency purposes. (Stairwells on the B and G level would not be

locked from the inside). Emergency egress - free movement from anywhere in the building, down the stairwells and outside would never be restricted.

- We may choose to key-fob the elevators and not lock the stairwell doors. While this would not eliminate the problem entirely, it would discourage unauthorized access to residential floors.

How much will it cost?

Approximately \$2500 per elevator (although could be up to approximately \$12,500 per elevator if additional cables need to be run in the elevator shaft, which is unlikely).

3. Cell phone repeater system

What's under consideration?

Installation of multiple cellphone repeaters through the two garage levels (levels 'G' and 'B') to strengthen cell service in the garage.

What this means:

- All areas of the garage would get strong cellphone service, allowing communication throughout the garage levels in an emergency.

Things to consider:

- The major cellphone networks (AT&T, Verizon, T-Mobile, Sprint etc.) would be covered, however some smaller networks may not. Details are to be determined.
- The system is intended to facilitate emergency calls in the garage, however it would also allow you to continue regular phone calls in the garage.

How much will it cost?

\$5800

4. Installation of 3 additional security cameras

What's under consideration?

Installation of one security camera in the gym, one security camera in the sports lounge, and one security camera in the elevator lobby off the main lobby.

What this means:

- The association would have surveillance capability in these areas.

Things to consider:

- The cameras would either connect to our existing DVR system, or we may upgrade our DVR system to an IP based system, and ensure that any cameras added or replaced in the future are IP cameras (higher quality image), depending on options chosen.
- Review of security footage has assisted the association in the resolution of multiple incidents, both criminal and CC&R/rule violation.

How much will it cost?

Approximately \$3600 - \$7000 (depending on options chosen)

5. Relocation of garage opener receivers

What's under consideration?

Relocation of the hardware in the building that receives the signal from the current key-fob system, to ensure that only one gate from Alamo Court into the garage levels opens per button push.

What this means:

- Currently, some residents report that when pressing the button on their key-fob to access the garage, both gates along Alamo Court open.

Things to consider:

- Both gates opening for a vehicle entering one of the garage levels creates a vulnerability, as unauthorized access could be gained through the gate not being used by the vehicle.

How much will it cost?

Approximately \$500

6. Long range garage entry readers

What's under consideration?

Replacing the existing button push (on your key-fob) garage access system, with a long range RFID based system.

What this means:

- Driving up to the garage gate that leads to your assigned parking spot(s) automatically opens that gate, without the need for a button push.
- Only the gate that leads to your assigned parking spots(s) would open, meaning you would no longer have vehicular access to parking areas in which you do not have assigned spots.
- Residents will need to affix a small flat adhesive tag to the inside of the windshield on vehicles.

Things to consider:

- If you are driving an alternate vehicle (loaner, rental car, borrowed vehicle etc.), you would need to transfer the tag to that vehicle, or place the tag on the dashboard temporarily as you approach for garage access.
- Additional tags would be available from management for alternate vehicles.

How much will it cost?

Approximately \$3700

7. Nightly on-site security patrols

What's under consideration?

Contracting with a security company to have nightly on-site security staff patrol the building.

What this means:

- We would have security personnel on-site during the hours we specify.
- Personnel may perform foot patrols around the building common areas, residential areas, garage areas and/or monitor the security cameras /perform other security related duties.

Things to consider:

- For any on-site security personnel we contract for, we can set the hours (start time / end time) and specific duties.
- Cost would be recurring, not a one-time cost.

How much will it cost?

Approximately \$50,000 per year for 8 hours coverage per day.