

LBTS SECURITY TASK FORCE UPDATE

As of October 20, 2015

In January 2015, a team was put in place to do a thorough evaluation of Security at LBTS, to make sure that are practices, procedures and systems were in line with our desire to provide the best possible security to all LBTS residents.

A team of 14 people met to discuss all aspects of security and identified 20 items to pursue and determine if changes were appropriate. This work is all posted on the LBTS Web site www.litchfieldbythesea.com and is updated on a monthly basis.

Many of the items were completed in a relatively short period of time, but two would require a great deal of additional research and work, they were:

1. Purge the current bar codes and replace them. In doing so enhance the rules on who qualifies for a bar code, and what proof is required to get a bar code.
2. Look at our current security system software to see if it provided us with the appropriate information to manage security in the 21st century and determine if our equipment was sufficient or need to be replace and/or enhanced.

In looking into these two areas, we focused on the gated communities in LBTS, which are The Beach, River Club, Willbrook, Reserve and Reunion Hall. A final decision on The Beach and River Club was under the authority of the LBTS HOA while the other communities were under the review and authority of their community HOA's.

After some very detailed review of "other" communities and their security practices, procedures and equipment the following was decided:

1. Purge the current bar code system which had not been done for 7 years and over these years became out of date, contained bar codes that were improperly given to non LBTS members which has resulted in many non LBTS using the Beach facilities and the LBTS pool at River Club.
2. Our current security software and equipment was out of date, lacked capabilities that have become common and necessary in the 21st century and needed to be update.

We carefully considered the numerous options and offers for new security equipment and the many companies who offered this type of support. As function was very competitive among all of the companies we looked at, we focused on service and cost, not wanting to incur a large annual fee and still have a very competitive fee for the initial purchase. After very careful consideration, we chose TEM systems for our new software, hardware and maintenance. Their purchase and maintenance costs are extremely competitive with other companies in the industry, and we will have NO recurring fees other than a yearly \$950.00 charge for the SW license. Most of the companies had initial fees very similar to TEM, but in addition had some very hefty annual fees which we wanted to avoid, without compromising our security. We believe our decision for TEM is the right one and provides function that we will all come to appreciate.

The highlights of our new system follow:

1. Software that was designed for the security world we live in now and the future!
2. Controls and abilities that we have never had in the past and will help us all better control the security of our communities
3. A web based application that our residents will use to authorize visitors to their community (does not apply to access to Reserve at this time), the beach and the LBTS pool at River Club as

appropriate. This is used via our in home computers, but for those without a computer there will be a phone in option that easy very easy to use, after a profile has been established. You will also be able to use e mail to authorize guests.

4. We will also be changing the visitor passes to include a bar code and new equipment to read these new bar codes. You will set the parameters of when your guests are allowed in and for how long. Along with the new bar code on the guest pass, we are installing new equipment that will read the bar code and eliminate the need to go to the guard lane or interact with the guards, unless you desire to do so.
5. A package will be mailed to all residents in Mid-December providing further details on how this will work and step by step instructions on what you need to do. In addition a dedicated resource will be put in place at Waccamaw Management to answer your questions via a call or e mail and help you in learning this new system.

In a recent mail blast to all LBTS residents, we highlighted some other significant changes, which are:

- Elimination of the front driver side blue LBTS sticker. It was determined that they served no practice purpose and over time it had become an automatic way to get entry in LBTS.
- Allow LBTS residents to have up to 8 barcodes. Barcodes for the person's living at the LBTS address are free and barcodes for children and their spouses are \$20.00 each.
- A new form to be completed for these bar codes has been created and will be required starting in January 2016. The form provides space to list the 8 bar codes being requested. Requires that for each bar code a copy of the owners automobile registration MUST be provided (NO EXCEPTIONS) and the person requesting the bar code (the Property Owner), must sign the form stating that the names listed are people who either live at the address of the LBTS property owner or are in fact a son, daughter or their spouse. IF any of this information is found to be incorrect in an attempt to secure a bar code outside the authorized rules, there will be a significant fine and loss of bar code privileges. The new form contains this information right under the signature line and the bar code policy is listed on the reverse side of the form.
- The rental companies doing business in LBTS will also be using this new system and will be asked to confirm that the use of the new scanned pass will only be for paying guests or their visitors. Each company will sign an agreement on the use of the passes and be subject to penalties if they are not in compliance.
- Changes have been made to the Rules and Regulations book, which will be in the year end package. The key changes are a new rule on age of children at the LBTS pool at River Club and elimination of the requirement to have a resident accompany their guests to the pool or beach. The resident will be responsible for the conduct of their guests at all times.
- Finally, we will be purging the entire bar code file starting in January of 2016. The details of how this will be done, by community will be outlined in the package to be mailed in December 2015.

A lot of work has been done and a lot more to go, but in the end we believe that our security will be improved, it will be more convenient for both our residents and visitors to gain access to our communities, when authorized by a LBTS resident.

We believe that these changes are for everyone's benefit and that they will ultimately enhance the security for ALL LBTS residents.

We look forward to you support and cooperation as we go through the transition to a new security system and the purge of our old bar codes.

Thank You, The LBTS Board