

Stepping Stone Condominium Association
Board Meeting
March 3, 2011
5:30p.m.

The special meeting of the Stepping Stone Condominium Association (**SSCA**) Board of Directors was called to order by Vice-President Carol Coffey at 5:30 p.m. on March 3, 2011. The meeting was held in the Association clubhouse.

Attendees present:

Geof Gazaway—President
Carol Coffey—Vice-President
Edrice N. Johnson—Secretary
Tim Brown—Treasurer
Cliff Watson—Board Member
Jim Owens—Representative, Vinson Guard Service, Inc.

Special Agenda Business

Vice--President Coffey opened the special meeting with an introduction of Mr. Jim Owens of Vinson Guard Service Inc.

Presentation: Vinson Guard Service Inc., Jim Owens

Proposal Details

- The system comes equipped with 25 programmable chips (tags) that can be outfitted around the property at designated sites on an established security patrol route.
- Chips/ Tags must be affixed with double-sided tape (black preferable) or screws. Lost or damaged chips are to be replaced at no cost to SSCA.
- The overall cost for the system with a six month contract includes \$525 for a kit of 25 chips/tags and a wand, system operating cost of \$13.39/hr., plus an additional \$.50/hr if SSCA chooses to monitor the system from the clubhouse office. Mr. Owens promised to eliminate the cost of the kit (\$525) if SSCA agrees to the minimum six month contract. The hourly system rate increases to \$16.39/hr for a minimum of three months, and up to \$25/hr for any term less than three months.
- Vinson Guard Service, Inc. will list and confirm SSCA as an insured party with their insurance company/agent.
- The system does not require an electrical outlet or battery charger in order to operate.
- Vinson Security officers would require access to the SSCA clubhouse or lockbox for equipment storage. Bathroom access during security shifts must be a consideration.
- There must be an emergency contact liaison between Vinson and the SSCA board.

- Daily guard and incident reports are created. Mr. Owens detailed standard operating procedures for the security officers.
- Vinson Guard Service will testify in court if necessary.
- Vinson officers will not engage or attempt to detain any perpetrators. They will not sign warrants.
- Vinson Guard Service, Inc. will not sell the system separately without the service.
- Vinson Guard Service, Inc. will not accept work on a temporary or itinerant basis.

Board Discussion

Other security options, such as high resolution cameras were discussed. Concerns about the Board's responsibility for the provision of security, and whether or not its implementation is to be temporary or permanent were brought forth. There is no documentation for a specified amount for the security allotment from the Special Assessment. The Board did not reach a resolution at this time.

The next scheduled regular meeting is March 17, 2011 at 6:30 p.m.

There being no further business, the meeting was adjourned at 7:13 p.m.

Edrice N. Johnson
Secretary

Approved ___/___/_____