

ILS Committee Meeting Minutes
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Date: July 11, 2024
Time: 5:30 p.m.
Attendees: Jackie Grebitus, Chair-person
Leslie Arnal, Member
Ricardo Pineda, Member
Pam Dimaggio, Member
Markus Dascher, Board liason

1. AED: California Health and Safety Code Section 1797.196 states, among other things, that when an AED is placed in a building, the building owner shall, at least once a year, offer demonstration to at least one person associated with the building so that the person can be walked through how to use an AED property in an emergency. The committee discussed the fact that this requirement, among others, would be hard to implement from year to year. In light of this and previous conversations about the AED, the committee is dropping its request to purchase an AED. Ricardo will look into CPR training, which needs to be privately held and sponsored.
2. Security Patrol: Currently, the duties of Securitas each night is to do a facility lock up check from 10pm to 6am. The guard has a list of checkpoints where he reports items such as: the doors being locked, lights turned off, and checking for suspicious activity or persons still in the facilities. Additionally, if the guard encounters any suspicious activity or persons, an additional report is sent. Markus Dashcher asked Securitas for security proposal that they, Securitas, would deem effective. Securitas provided three proposals: 1) 3 patrol people from 12 am to 6 pm, approximately \$230,000 annually, 3 year contract; 2) Cameras with remote monitoring, approximately \$50,000 annually, 3 year contract Cameras are now not monitored; 3) Intrusion detection for main club house, \$5,448 annual, 3 year contract. The committee discussed and agreed that while there are incidents with individual homeowners as in any neighborhood, the incidents do not seem unusually frequent, and that homeowners have a responsibility to provide their own security. On the other hand, the pools, in particular Dunbarton, but also possibly the main club house, are regularly breached over night, causing certain clean up and repair costs. It is a given that we need a system for checking the security of the facilities at night. The current contract should continue. However, given the reluctance to add to Nepenthe's annual budget, it may be more cost productive to make permanent changes to infrastructure before implementing additional annual expenses.

The committee suggests:

- **Have First Services obtain a proposal for adding locking system to the main club house front door that can be unlocked from the inside using a push button.**
- **Fix mesh to the side of every pool gate so that a person cannot reach around the gate to open it.** See picture attached of an example from one of the apartments near the levy.

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- **Fix mesh to the top of the gate AND just to the side of every pool gate.** The goal would be to prevent someone from wrapping their hands around the top of the gate or being able to place a foot on top or off to the side of the gate. One of the committee members has personally seen someone hop over the side of the gate by grabbing the top of it. The committee agrees that the fence line in general is vulnerable to determined trespassers. However, the most likely means of ingress is over or near the gate. This means of ingress, at least, can be fixed, and then more analysis can be done to determine if these improvements eliminate most of the incidents. The attached picture shows soft spikes attached to the front of the gate. The committee recommends mesh so that you cannot place a hand on the top of the gate.
 - With regard to **Dunbarton** in particular, the pool equipment side of the building offers easy ingress. **The committee recommends that First Services secure a quote to extend the fence from the existing fence to an angle around the air conditioning unit, leaving enough space between the fence the air conditioning unit so that a climber cannot jump onto the unit. Diagram is attached.**
 - With regard to Dunbarton, the brick fencing offers easy ingress. **The committee recommends that First Services secure a quote to re-install somewhat taller metal fencing to the outside of the brick (rather than in the back of the brick), and that meshing be secured to the metal fencing to prevent someone from securing a foothold on the brick. See attached picture of current brick/fence intersection on one of the corners.**
3. Flood Control Forum: The committee was advised that the Board is not inclined to approve flood forum per se. The committee states that if the Board would like to coordinate or participate in some other type of educational event, the Board is welcome to provide guidance and direction to the committee.

6:45 p.m end of meeting. Next meeting is scheduled for August 13, 2024, at 5:30 p.m.