

**Minutes of
Lake Jovita Homeowner's Association
Board of Directors Meeting
April 8, 2024**

The Board of Directors Meeting of the Lake Jovita Homeowner's Association was held on April 8, 2024 at 6:00pm at the Lake Jovita Golf and Country Club, 12900 Lake Jovita Blvd., Dade City, Florida 33525. Due and Proper Notice was provided to members on April 5, 2024 by email blast and published online on the HOA internet site. A sign was also provided at the Lake Jovita Welcome Center. The meeting was also held virtually using Zoom for any homeowner who could not attend in person. Participants were advised that the meeting was being electronically recorded for documentation purposes.

Larry Anzalone, President, called the meeting to order at 6:07p.m.

Quorum:

The first order of business was to declare a Quorum.

Present: Larry Anzalone, President
 Dave Bartley, Vice President
 Kevin Byrne, Treasurer
 Maria Bletso, Secretary
 Dave Walker, Board Member

Approval of Minutes: The meeting minutes for March 18, 2024 was approved.

Old Business:

Kevin Byrne and Chris Beck, Sales Project Manager at SecuriTeam, provided the gate access technology presentation and led the Q & A for those in attendance. Kevin and Chris previously provided the same technical presentation on March 20, 2024 at the Lake Jovita Golf & Country Club, which was also made available on Zoom.

Comments from the Floor:

Members were permitted to ask questions and provide comments related to gate access security only.

New Business:

The Board of Directors voted and unanimously approved augmenting the existing manned security system with gate access technology provided by SecuriTeam, which includes a new visitor software system, license plate recognition, additional surveillance & recording cameras, and a QRC code entry permission-based kiosk with intercom. These enhancements would reduce the need for 2 guards to 1 in the evening hours of 10-pm-6am when traffic has been historically very low. The security guard will have the ability to conduct business while roving with the use of a tablet and could be reached via the intercom or cellphone if issues arise at the gate. The economic benefit was estimated to be \$30,240 annually based on the elimination of

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the cost paid for a second St. Moritz Security guard (calculated at \$58,800 with benefits) minus the fixed service cost for 5 years at \$28,560 annually. This service package includes technical support & repairs, equipment, data storage and installation. The rollout can be done in 60 days; but this was not ideal. SecuriTeam recommended a 90-day rollout to provide ample time for installation and resident training. The SecuriTeam system has the flexibility to customize and provide additional features in the future, such as access control, virtual guarding, and exit license plate recognition. This contract would be separate from the St. Moritz contract for manning the gate.

For additional security, David Bartley recommended a Neighborhood Watch program, which was overwhelmingly supported by the members in attendance. He will meet with the Pasco County Sheriff's Office in May to discuss.

The meeting adjourned at 7:13 p.m.

Respectfully submitted by Maria Bletso, Secretary.

Approved by:

A handwritten signature in black ink, appearing to read 'Larry Anzalone', is written over a horizontal line.

Larry Anzalone, Board President