

SECURITY COMMITTEE
APRIL 7, 2008
MINUTES

Attendance

Erasmus Reyes
Edd Siler
Luis López
Julio Bagué
Victor Nieto
Daniel Vasse
Mary Jo Espasas
José Colón
Antonio Maldonado

Others Attending

Capt. Benjamín Orengo, St. James
José Juan Martínez, PHA

I. CALL TO ORDER

Meeting was called to order at 6:45 pm by Erasmo Reyes, Chairman.

II. APPROVAL OF MINUTES

Minutes of the March 3, 2008 meeting were approved upon a motion by Edd Siler seconded by Victor Nieto.

III. REVIEW OF OLD BUSINESS

A. Perimeter Surveillance System

The PHA Board has approved moving forward with Phase I installation of the Perimeter Electronic Surveillance System for Palmas del Mar by Virtual Eyes Surveillance Company. Coordination is in progress with Banco Popular to finance the acquisition and installation of the system. The PHA Board has approved financing up to \$200,000 for this initial phase, which now includes the Sunrise outside perimeter. Installation of the system may take up to six weeks once the loan is approved and the purchase order is issued.

Mr. Julio Bagué informed that a second proposal had been requested from St. James for the installation of the surveillance system but none was received. In view of the urgency for the system, the PHA Board decided to go ahead with the Virtual Eyes Company proposal.

B. Refresher Training

Security patrols are being retrained in fire-response, criminal detentions, interventions in altercations and medical emergency response procedures. All patrols will be CPR certified and a defibrillator will be carried in the supervisor-patrol at all times.

Edd Siler added that security should be aware that there are two defibrillators at the Country Club, one at the Tennis Center, one at PDMU and one at the sales office. Mr. Maldonado suggested that batteries be checked periodically as batteries have a tendency to lose power and some of these are not rechargeable.

C. Easter Week

A security contingency plan was implemented for Easter Week and in general terms things went very well. In spite of an extremely busy week where there was a big number of visitors to Palmas, there were no major incidents registered. There was a scuffle between girls at Palmanova Plaza that was quickly settled by the Police and Palmas security. There were large crowds at the beach and the surf was very rough; nevertheless, there were no incidents or rescues. Red flags were used to mark dangerous currents locations and most beach visitors heeded the warnings given by the Beach Patrol.

D. Police Action Plan

Capt. Juan Ortiz, Director of Operations for the Police Area Headquarters, has notified PHA that effective April 8, 2008 there will be two motorcycles patrolling at Palmas del Mar during the day and two police cruisers at night. This is in response to PHA requests for additional patrols in the area in view of the increase in delinquency being experienced at Palmas. The police patrols will check in with the PHA Security Director at the beginning of their patrol rounds. The focus of these patrols is on crime prevention.

IV. INCIDENTS REVIEW

The security incidents reported during the month of March were reviewed in detail. Mr. Luis López indicated that the police has now reclassified illegal appropriations and petty thefts (hurtos) as a single category: hurtos. Before this reclassification, items stolen from vehicles were considered as hurtos and not illegal appropriations. Also, items stolen from driveways, which before were considered illegal appropriations, are now considered as burglaries by the police for statistical purposes.

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During the month of March there were no major criminal incidents reported. There were five (5) burglaries reported (two in Beach Village, one in Villa Franca II, one in Montesol and one in Las Villas). There were three (3) illegal appropriations reported in Palmas residential areas. Fifteen (15) individuals were detained by Palmas Security. One of these individuals was arrested by the Police. A total of 171 fines were issued to golf carts during the month of March. There were three (3) golf cart accidents reported.

V. OTHER BUSINESS

Regarding the accident on Sunday, April 6, 2008, where a vehicle destroyed a solar illumination system in Candeler Drive, Mr. López reported that the responsible party who is a Palmas homeowner has assumed the responsibility to replace the destroyed system.

Mr. Maldonado informed the Security Committee that security patrols have been identifying the youngsters that are using the Ridge Top/ Palmas Drive area for skateboarding in the streets. Letters are being sent to the parents of these youngsters warning them about the dangers of this practice and their responsibilities.

During Easter Week there were several flags stolen from the Palmas Golf Course primarily along holes no. 2 through no. 7 near residential areas. A recommendation was made to the Country Club to pick-up flags at the end of the day to prevent people from taking them as souvenirs.

Victor Nieto asked what type of communication existed between St. James Security Dispatch and the different regime security posts being administered by other security companies. It was pointed out that the normal means of communications in this case is through the telephone. Mr. Nieto suggested that there should be a common radio frequency and radios issued to the various posts to improve communications between the security elements. Erasmo Reyes indicated that the FCC assigns communication frequencies to the security companies and normally security agencies are very strict in guarding the use of their frequencies to prevent misuse or abuse by unauthorized personnel.

Mr. Siler added that efforts have been made to place all security services under the same umbrella to minimize communication problems and maximize efficiency of these services. However, this has proven not possible as each regime selects their security provider normally based on cost factors. It is the regime responsibility to insure security guards are given all the tools, including adequate communication means, to guarantee the

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efficiency of their services and to be able to summon help, either from Palmas Security, the Police, or any other emergency center, whenever it is required.

Mr. Maldonado indicated that whenever incidents have risen in regimes not serviced by St. James, these posts have been able to communicate with the Security Dispatch and worked out different situations. This does not appear to be a major problem at the present time.

The Security Committee recommended that a security sub-committee review the Palmas Security manual and is then distributed to all the regimes with the recommendation for implementation. Mr. Maldonado will review the manual with the Security Director and St. James can circulate it among the committee members for further review and comments.

Mr. Julio Bagué addressed the need to regulate golf-carts carrying loud radios. The Security Committee recommended that this restriction be added to the contract that people sign with PHA. This restriction can be added to the list of fines that can be issued by Palmas Security. The problem with this item is, how do you measure the violation against the noise standards? (Maximum of 60 decibels).

Mr. José Colón recommends that people causing problems with too much noise should be warned by security and letter written to property owners. If they insist in violating the restriction fines could then be issued.

The Security Committee concluded to add this restriction to the Golf-Carts contract and list of fines to become effective in 2009 without specifying levels of decibels allowed. Security must exercise judgment in determining when a situation is a nuisance that calls for a fine. Training should be given to security in this area so that enforcement with warnings could start this summer.

The suggestion was made to put this item in the Palmas magazine to raise the level of awareness and sensitivity of the community about this problem.

Victor Nieto inquired into what could be done to slow down golf-carts. Erasmo Reyes pointed out that speed bumps have been installed in several areas; however, the difficulty of creating a rule on golf cart speeds is its enforceability. It was then suggested that Palmas should review transitioning of gas-carts to electrical carts. Mr. Maldonado informed that this suggestion has been explored in the past. The biggest problem against the implementation of this initiative is that most residential regimes are not equipped to handle the installation of electrical outlets that will be required to charge these carts. In

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some cases, such as Beach Village, there are no parking spaces for golf-carts which will further complicate formalizing this initiative.

Currently, the type of golf carts used (electronic or gas) are at the discretion of the homeowner based on its individual needs and desires. Mr. José Colón pointed out that new communities may be able to implement this initiative but for some old areas such as La Jolla, this may be very difficult since there are no designated golf-cart parkings.

VI. ADJOURN

The Security Committee adjourned at 7:55 pm upon a motion by Edd Siler seconded by Daniel Vasse.

Mr. Siler added that efforts have been made to place all security services under the same umbrella to minimize communication problems and maximize efficiency of these services. However, this has proven not possible as each regime selects their security provider normally based on cost factors. It is the regime responsibility to insure security guards are given all the tools, including adequate communication means, to guarantee the