

Report on Upgrades to the 44th Street Gate

January 9, 2025

What We'll be Covering in this Presentation

- Gate Attendant Responsibilities
- Rationale for Proposal
- Community Survey
- Current Fencing Plans
- Current Security Plans
- Additional Security Plans
- Signage
- Training
- Testing Scenario
- Next Steps

Gate Attendant Responsibilities:

- Verify valid ID.
- Validate the driver is listed on resident's guest list, or validate Golf Course guests
- Attendants do not act as emergency contact services for residents
- Attendants do not approach nor question ANY pedestrians entering Rosedale at ANY time of the day. They are only allowed to leave the gate to assist a motorist trying to enter.

Rationale:

- Currently we spend \$550K for security, our 2nd largest expense item
- That cost has increased over the past years:
 - 2022 \$409,707 22% of total operating expense
 - 2023 \$430,811 22% of total operating expense (5% inc over previous year)
 - 2024 \$481,044 24% of total operating expense (15% inc over previous year)
 - 2025 \$550,000 25% of total operating expense (14% inc over previous year)

Rationale (con't):

- In 2024, 44th gate was left unattended 5 times due to attendant not showing up or leaving post. In these cases, gate lift arms are raised and entry is opened until a replacement attendant arrives.
- Securitas expense will increase 3% in 2025, impacting 2026 budget costs.

Rationale (con't):

- At the 44th Ave. entrance, only 6-8 vehicles go through the gates during the 11 pm – 7 am time period.
- Opportunity exists to reduce overall security labor cost by having the 44th Ave. entrance monitored by the SR70 gatehouse attendant during these late-night hours.
- The new TekWave technology allows us to implement such a plan should we decide to do so.
- Potential cost savings: \$60,000 / year in labor costs

Rationale (con't):

- Many other gated communities already successfully implement such a process. (Lakewood Ranch and Country Club, for instance)
- However, before we could or would implement such a plan, certain factors need to be considered:
 - Gaining input from the community
 - Conduct a Town Hall meeting to provide additional information
 - Conduct a dry-run test of the proposal
 - Report results of test to the community
- Additional physical improvements / enhancement would also need to be implemented.

Community Survey

- A preliminary survey was done to gauge community interest in this project.
- While survey process had some flaws, results demonstrated enough interest to complete a testing phase of this project.
- As has been noted, a second more formal, controlled survey of the community will be completed before any decision is made.

Current Fencing Plans

- As reported in previous meetings, board has approved additional security fencing at the 44th Ave entrance
 - Fencing will be extended from current fence to the street edge by the gatehouse
 - A security gate will be installed at the sidewalk entrance
 - Plan is for this gate to have a security lock
 - Could be either security code or key – TBD
 - This will enhance entrance security similar to that at the SR70 entrance

Current View of 44th Ave Entrance / Exit:



- Fencing will be added from the pillar to the street on entrance side.
- Fencing and pedestrian gate will be added on exit side.



Current Security Plans

- As reported, the cameras are not working properly. New equipment has been ordered and will be installed.
- Testing will be done on the cameras ensuring all areas are properly covered and easily viewed by the gate attendants.
- We may find we need additional security lighting as well – this will be part of the overall camera testing process.

Additional Security Plans

- The Allbox (call box) installed at the 44th Ave gatehouse is not in the ideal position – it needs to be installed in the island BEFORE one gets to the gatehouse to be effective long-term. We were not able to do so initially, as boring will need to be done under the street in order to lay new electric and Cat-5 cable/internet wiring for the Albox, and we did not want to delay the implementation of the new TekWave system.

Additional Security Plans (con't)

- Should we decide to install swing gates and have the 44th Ave entrance be monitored by the SR70 attendant during the late- night shift, we will move the Albox to this position. However, for the proposed testing phase, it will work fine where it is right now.

Current Location of Allbox at 44th Ave Gatehouse:



Currently, Allbox is located right beside the 44th Ave gatehouse. While it will work there, not an ideal location.

Where Allbox Will Be Relocated:



- Currently have an “old” call box (doesn’t work) in center island before the gatehouse.
- Need to bore under street to supply cable and electric feeds.



Signage

- Signage is being developed to place at the Allbox, informing guests where and how to use the device. Currently, committee is getting examples of such signage being used at other neighborhoods as well as getting input from Securitas.
- Details will be shared during monthly committee reports.

Gatehouse Attendant Training

- While all attendants have been trained on the new TekWave system and have become very familiar with it, additional training will be given on managing a remote location.
- Securitas will be working with shift supervisor to ensure proper person for the position.

Dry-Run Test

- Initial testing will be a weekend late-night shift time period.
- All activities will be monitored by the SR70 attendant.
- DURING THE TEST, an attendant WILL be present at the 44th Ave gatehouse to ensure everything works properly.
 - Assist if any issues
- If testing successful, will expand test to a full week of the late-night shift.

Next Steps:

- Results of testing shared with community
- Survey of community
- If affirmed, move forward with vendor recommendation for board to consider / approve installation of swing gates.
- It should be noted that the current barrier arms will remain.
- Once all security fencing, sidewalk gate and swing gates are installed and Allbox has been moved with proper signage, then and only then will we forward with unmanned late-night shifts for the 44th Ave entrance.

Additional Information:

- During the day, the swing gates will remain open, only closing for the late-night shift.
- During these times, the current barrier arms will be used.
- However, these barrier arms are an important additional security feature during the night time period. They will remain down until the gate is fully opened. At that time, the barrier arm goes up and the car moves through. The barrier arm comes down immediately following the vehicle's passage, just as it does now, preventing potential tailgating.

Additional Information (con't:)

- Residents will be able to enter as normal – the scanner will read the bar code, the gate will swing open, the barrier arm will come up, and one can drive in.
- For guests with a QR code for entry, the same process will ensue.
- Only those visitors without a QR code will need to access the call box to interact with the SR70 gate attendant.

Additional Information (con't):

- There have been concerns about the swing gates being broken and not operational.
 - We will still have the barrier arms limiting access to the community.
 - We always have the option of having an attendant man the gatehouse in those situations until repairs have been made.
- Question was raised about school bus entry. The Manatee County School Authority have been called for information. Awaiting return call.
- Question was raised about newspaper delivery. Currently, they are entering via the SR70 gate.

Pictures of various swing gates from other communities:

Central Park



The Inlets



Additional Information from other communities:

- Not many gated attendant communities in the area; most are gated non-attendant.
- Country Club, Lakewood Ranch, and the other affiliated gated attendant communities have 2 gated attendant entry locations, like Rosedale.
- However, these locations only have one entrance manned 24 hours; the second is only manned for a partial day.
- Rest of time, entrance is managed by bar code / QR code entry ONLY. They do not have ability at this time to monitor via manned gatehouse.
- The attendants at these second locations work only during daylight hours (depending on location, approximately 7 am – 6 pm.)

Questions?