

MINUTES
SUN CITIES RV COMPOUND, INC.
Special Meeting of the Board of Directors
March 31, 2023

The Board meeting was called to order by the President at 9:02AM.

Members present:

Dick Hobbs, Tim Barber, Clint Viergutz, John Groothuizen, Paul Turpin, Paul Sperry, Bud Meador, Gary Tayar, Bob McKay & General Manager Tony Wagner.

Members not present:

none

Prior to the start of the discussion Clint Viergutz expressed concern that our budget would not support completion of Phase III of Covered Parking in 2024. This will be discussed further at the April Board meeting.

Discussion:

This special meeting was called to consider the General Manager's and the Safety & Security Committee's recommendation to replace our current Security Contractor.

Tony reviewed the ongoing concerns with our current Security Contractor. The key concerns were around assigning untrained guards to cover vacant shifts, the refusal to submit incident reports as required in the contract, and general non-responsiveness to the General Manager's requests for complying with the contractual obligations. Tony stated that he has at least 3 months of documented issues and lack of response. The process accelerated when a recent weekend relief guard allowed multiple violations of our gate security protocols.

Tony and the Committee requested contract proposals from 4 Security Companies. Of these, 3 submitted bids. All met the basic requirements of service, and each company committed to retaining the guards currently working on site. The annual contract costs of the proposals are summarized below.

Allied Universal:	\$212,000
GardaWorld:	\$249,000
Securitas:	\$251,000

The proposals were reviewed by the committee and the team unanimously recommended that the Compound terminate their contract with our current contract and enter into a new contract with Allied Universal. This will increase our annual Security costs by about \$25K. The committee

strongly felt that the improvements in training and qualification of permanent and vacancy relief guards and the improvement in service and support would be worth the additional costs.

Motion by Bud Meador to provide notice of contract termination to Arrow Security and contract with Allied Universal at the earliest opportunity. Seconded by Bob McKay. Motion passed by unanimous vote.

The President also requested that the April Board Meeting be moved from Friday April 21 to Thursday April 27, 2023 due several members availability on the 21st. The Board approved unanimously.

The Board Meeting was adjourned at 9:45 am.

Respectfully Submitted

by John Groothuizen, Secretary