



FACT SHEET

FACT	IMPLICATION
<p>Our Primary Problem is Tailgating: Vendors and unauthorized individuals gain access to the community by tailgating.</p>	<p>There is no way to stop tailgating with the current gate system.</p>
<p>The ENVERA fast gate system can virtually eliminate tailgating</p>	<ol style="list-style-type: none"> 1. The systems sensors detect a vehicle, and the RFID system reads the RFID tag in your car. 2. The gate arm quickly moves up allowing you to pass 3. If the next vehicle has an RFID tag, the arm stays up. The system continues to sense subsequent vehicles. 4. If the next vehicle does NOT have an RFID tag, the gate closes about 1.3 seconds after the first vehicle enters.
<p>Visitors and Vendors will be able to use the visitor's gates to efficiently enter Golden Eagle</p>	<ol style="list-style-type: none"> 1. You can put visitors on your list and select when and how long they can enter. Options run from one time entry to permanent authorization 2. Physical guards or virtual guards will contact you if someone wants to visit that is not on your approved list. If you authorize, they will be allowed to enter 3. The first time they enter, the system will record their license plate tag. After that, if you have authorized them, the system will read their license plate and allow access. 4. Vendors will have the option of requesting an RFID tag for servicing multiple residents on a continuing basis.
<p>Secondary Problem: The current system is becoming extremely difficult and expensive to maintain</p>	<ol style="list-style-type: none"> 1. To date in 2022 we have spent over \$22,000 of \$27,000 budgeted for gate repairs, most on the west gate alone 2. TV cameras are old technology, and video recording equipment is not maintainable due to age 3. The Call Box system is failing and will soon need replacement. Options range from as low as \$20,000 to as high as \$70,000

<p><u>The Virtual system is the best financial decision.</u></p> <ul style="list-style-type: none"> • ENVERA system cost includes a complete maintenance plan for all gates, sensors, cameras, and Kiosks. 	<ol style="list-style-type: none"> 1. Envera has offered a new contract for 5 years, reducing near term annual costs 2. The financial implications of keeping our current gate system maintained have not been estimated. Our projections keep approximately the same level of spending on gate repair for the next several years. 3. If we install the virtual system, we'll keep current gates, but close them at night or periods of extended low traffic. This will prolong their life and reduce costs long term. 4. We will stop using our antiquated cameras, call boxes and recording systems. Envera will install new Kiosks.
<p>The funding proposal is a hybrid with both physical and virtual guards for 2023</p>	<p>After a successful transition, and some experience with the Envera system, the community and board can decide next year if they wish to keep the hybrid system <u>or</u> move to a virtual only guard system</p>
<p>Problem: Rising costs will require a dues' increase to keep physical guards long term</p>	<ol style="list-style-type: none"> 1. The board will have to raise dues 5% for 2023 <u>regardless</u> of the decision on virtual guard RFID 2. Without the RFID system, given anticipated cost increases, we will have to raise dues between 2% and 5% a year <u>for the next few years</u> to afford physical guards at some of the gates (the status we have today).
<p>If the ENVERA system assessment passes, the community can decide on keeping physical guards after 2023</p>	<p>The board will recommend a survey next summer asking residents if they want to keep physical guards or adopt a completely virtual security system. Assuming all other costs rise between 5% and 8% per year for the next few years:</p> <ol style="list-style-type: none"> 1. If a virtual only system is preferred, no additional dues increases will be necessary <i>for security</i> after 2023. Net income can repay the roads and drainage fund over time. 2. If the community is more comfortable keeping a hybrid system of physical and virtual guards, a 5% per year dues increase will be required through 2026.
<p>Golden Eagle has some of the lowest dues for a community of our size and configuration in the state</p>	<ol style="list-style-type: none"> 1. US average = \$3000 per year. See https://ipropertymanagement.com/research/hoa-statistics#florida 2. Villages ~ \$9684 per year with all fees included 3. Dover FL = \$1000 per year