

SECURITY

Protecting Your Community's
Money, Assets and Property

Definitions for *Policies* and *Procedures*

○ **Policies:**

- General in nature; establishes rules
- Explains why they exist
- Defines when the rule applies and who it covers
- Shows how the rule is enforced; consequences
- Simple sentences and paragraphs

○ **Procedures:**

- Identify specific actions
- Explains when to take actions
- Describes method of actions/penalties

High Profile Exposure

◉ **Neighborhood Watch**

- The Retreat at Twin Lakes – Sanford, FL
- February 26, 2012
- Trayvon Martin – 17 year, shot and killed
- George Zimmerman - self appointed neighborhood watch Captain



Excellence • Experience • Flexibility

Neighborhood Watch



- Principles of Neighborhood Watch manual states:
 - “...it should be emphasized to members that they do not possess police powers and they shall not carry weapons or pursue vehicles.”
- Dispatcher warned Zimmerman not to pursue
- Florida: Stand-Your-Ground Law – use deadly force when a threat is perceived.
- On December 1, 2011, North Carolina's new law regarding the use of deadly force against an intruder took effect, extending the use of deadly force to motor vehicles and places of work. The law also eliminates the duty to retreat and provides protection from criminal and civil liability.¹

Excellence • Experience • Flexibility

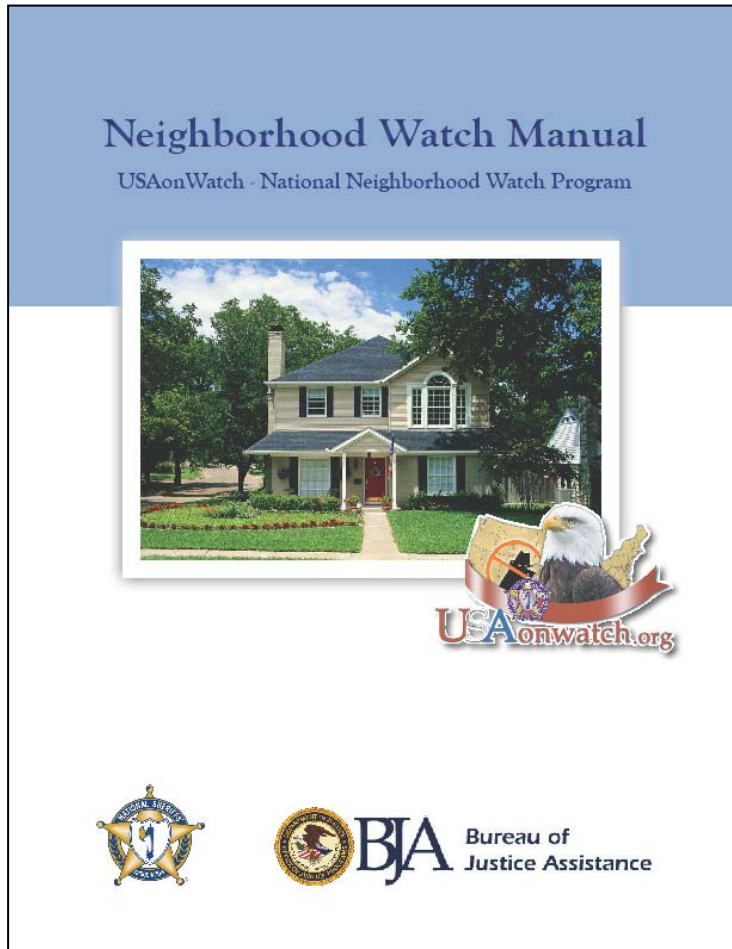
HOA could be sued in Trayvon Martin civil suit

- ST. PETERSBURG, Fla. -- The residents who live in the gated community where Trayvon Martin was killed could soon find themselves in a legal battle.
- Several attorneys say if Martin's parents file a civil suit, the **homeowners association for The Retreat at Twin Lakes could be named in the case**, meaning residents of the community could end up paying big money for the 17-year-old's death.
- "I would be terribly surprised if the Martin family did not eventually bring a lawsuit against the HOA," said Tampa attorney John Fitzgibbons.
- Fitzgibbons says the key question will be whether George Zimmerman, the neighborhood watch captain for the HOA who fatally shot Martin, **was told not to carry a gun and what guidelines were given to members of the watch group.**
- <http://www.wtsp.com/news/topstories/article/248075/250/HOA-could-be-sued-in-Trayvon-Martin-civil-suit> (March 30, 2012)

HOA could be sued in Trayvon Martin civil suit

- ORLANDO, Fla. -- The people who could end up paying the financial price for the shooting death of Trayvon Martin are, ultimately, the homeowners of the Retreat at Twin Lakes development in Sanford, Fla., experts say.
- If their crime-watch program captain George Zimmerman gets charged with and convicted of killing Trayvon, ***the community's homeowner association and property-management company will likely be sued by the victim's family regarding the way the watch program was established and operated***, said Donna Berger, a lawyer who specializes in homeowner-association law.
- "They may wind up getting sued and getting hit with hundreds of thousands of dollars in legal fees and damages," said Berger, who works with the South Florida law firm Katzman, Garfinkel and Berger. ***"Who will pay is every member of the association, and they will have to make special assessments. ... It's a cautionary tale for other associations."***
- <http://www.standard.net/stories/2012/03/30/homeowners-could-be-sued-trayvon-martins-neighborhood-watch-death>

Neighborhood Watch Best Practices



The National Sheriffs' Association, in partnership with the U.S. Department of Justice, provides a Neighborhood Watch tool kit that contains important resources to help start your own group

[http://www.usaonwatch.org/assets/publications/0 NW Manual 1210 .pdf](http://www.usaonwatch.org/assets/publications/0_NW_Manual_1210.pdf)

Excellence • Experience • Flexibility

How *Policies* and *Procedures* relate to Security Officers/Attendants



Excellence • Experience • Flexibility

Failure to have Policies and Procedures

- Misunderstandings between Board, Community and Security
- Unwanted/unexpected visitors/solicitors
- Exposure to theft and vandalism
- React to incidents instead of proactive prevention
- Negatively impact community
 - Reduce value of property
 - Unattractive to new buyers
 - Fighting between property owners and/or POA
 - Exposure to undesired conditions

Adoption of Good Policies and Procedures

- Defines roles, responsibilities, and limits across different stakeholders (Board, Community and Security)
- Provides forum for complete understanding of compliance to policies and procedures by Board, Community and Security
- Promotes consistency
- Links Community's vision/day-to-day activities with overall strategy

Review Plans

- Implement approved policies/procedures immediately and **review annually**
- Change of security contractors
- When issues arise, especially “critical signs”
 - Increase in the number of accidents
 - Higher failure rates
 - Costly overruns