

## REQUEST FOR ACTION

<b>Subject</b>	Proposal to Re-Program the Elevator System & FOBs to be Floor-Specific				
<b>Preparer</b>	Francis Calleon	<b>AOUO Title</b>	Owner		
<b>Date</b>	November 7, 2018	<b>For Board</b>	X	<b>Action</b>	<b>Info</b>

### EXECUTIVE SUMMARY

Purpose:

To request approval for the Board of Directors to convert the existing elevator FOB system to a Floor-Specific-System in order to promote a higher level of building security. Owners feel that this was, at minimum, an implied promise that was not fulfilled to a satisfactory level by the developer.

Rationale:

Currently anyone can “hitch-a-ride” on any owner’s Elevator FOB for entry into our building. With the current system design, one initial FOB swipe can activate any number of floors for access. This allows easy access to unwanted visitors into our building. Granted, there should be multiple levels of security in every condo, e.g., the first level is our security doors, the second level is the Resident Specialist on front-desk duty, with the third level being the elevator system security that allows only floor-specific FOBs to activate it. It has been shown that it’s relatively easy to follow owners into the building and to slip past a busy Resident Specialist to get to the elevator lobby. Here, the security becomes critical because there’s access to any residence floor by anyone.

When the building was marketed and contracted on by the owners, there was an expectation of a high level of security for the owners. In the opinion of many owners, this expectation was not met. Should any outsider manage to slip pass the Resident Specialist at the front desk, we have no subsequent line of security with our elevator system. Anyone can press the button for any floor once an owner FOBs their floor inside the elevator. In fact, any number of outsiders can go to multiple floors by “Piggy-Backing” on one owner’s FOB operation. Food vendors, AirBnB short-term renters, criminals, unannounced visitors, thieves, and other Intruders are given easy access to any floor in our building. We deserve better and this intrusion must stop!

### RECOMMENDATION

The Collection’s Board of Directors to obtain a proposal from the elevator manufacturer, ThyssenKrupp, to change the program on the elevator system to a floor-specific system and to provide the program tooling to re-program each owner FOB. This should be done on site.

Also, the Board should seek costs re-imburement from the developer, A & B.

Exhibits (If applicable)	Index	Title											
	A												
	B												
<b>FOR BOARD USE ONLY</b>													
<b>CERTIFICATE OF BOARD ACTION</b>													
<input type="checkbox"/>	Approved	<input type="checkbox"/>	Declined	<input type="checkbox"/>	Noted	<input type="checkbox"/>	Returned	<input checked="" type="checkbox"/>	X	<input type="checkbox"/>	Deferred	<input type="checkbox"/>	Withdrawn
<b>Stipulations</b>													
<b>Coordinating Instructions</b>													
<b>Distribution Instructions</b>													
Recording Secretary					Action Date	1/24/19	RFA No.	39-2018					