

Green Cay Village - Neighborhood Watch - Security Assessment 08/12/2008 Update

The security assessment was conducted on 12/21/2007 by Deputy Sheriff Rodney L Hudson and Peter Schulz - Editor of GCV News. Report by Peter Schulz

Areas that were studied in detail were;

1. The overall property
2. A townhome unit
3. A ground floor condominium unit
4. The clubhouse

Green Cay Village Overview



Green Cay Village is a newly constructed 43-acre community at Jog and Flavor Pict roads that features 160 condos, 100 townhomes and 160 apartments; a 6,325-square-foot clubhouse with a children's play area, an outdoor heated swimming pool, a fitness center, and a soccer-field-size play area.

The property is situated in a residential and rural setting that is bounded on the north by a canal, on the south by Flavor Pict Road and to the east by farmland that will someday be developed into a small shopping and office strip on Jog Road. Additional changes in the future include a fire station on Flavor Pict Road across the street from the main entrance and a shopping center about a mile to the west at the northwest corner of Flavor Pict Road and Hagen Ranch Road.

There are two ungated entrances into the property. Once on the property there are controlled access gates at the entrances to the condominium and apartment parking lots.

There are 14 two story townhome buildings that contain 100 three bedroom units that front on Old Farm Trail.

Construction Details

- Solid concrete block wall construction.
- Hurricane shutters on ground floors and impact resistant glass on second floor windows.
- Wrapped steel doors with deadbolts



There are 7 three story condominium buildings that contain 160 two and three bedroom units.

Construction Details

- Poured concrete.
- Hurricane shutters on ground floors and impact resistant glass on upper floors.
- Wrapped steel doors with deadbolts.



There are 7 three story apartment buildings that contain 160 one, two, and three bedroom units.

Construction Details

- Poured concrete.
- Hurricane shutters on ground floors and impact resistant glass on upper floors.
- Wrapped steel doors with deadbolts.



Assessment Summary

Green Cay Village is an open community with good visibility, good lighting, and few places to hide or escape to. And the homes are solidly constructed. Combined, these attributes should result in an easy to protect community.

Specific Recommendations

The following upgrades to the site and the individual units are recommended toward further improving the security of the communities' residents. However, in making these recommendations, we do not mean to imply that the current design of the site or the individual units is deficient.

The Overall Property - Green Cay Village is an open community with good visibility, good lighting, and few places to hide or escape to. But there is room for improvement. Specifically;

1. Add street lights to the power poles on Flavor Pict Road to improve the lighting along the south side of the community.

02/22/2008 – Suspend - Reevaluate the need for street lighting after Fire Station #44 opens this summer. Then submit the costs for street lighting for inclusion in the 2009 Master Association Budget in the Fall of 2008 IF conditions dictate that street lighting is needed.

2. Block access to the construction road along the east side of the community with a berm or a locked chain with an attached Sheriff's Department issued No Trespassing sign.

01/04/2008 – Done - Ted Winsberg, the property owner, had four truck loads of dirt dumped at the entrance of the road until the construction road can be converted back to farmland.

3. Complete the installation of the controlled access system for the condominium and apartment parking lots including the exit only access gate to Old Farm Trail.

06/12/2008 – Done

4. Add Sheriff's Department issued No Trespassing signs at both entrances to keep solicitors etc. off the property and to give residents the right to have them removed by the sheriff if they ignore the signs.

01/28/2008 – Done - Sheriff's Department issued No Trespassing signs have been posted at both entrances and below the 15 MPH sign at the entrance to the condos and apartments.

5. Add downward facing lighting on the backs of the townhomes, particularly those that border the canal along the north side of the community, to light the areas immediately adjacent to the buildings.

01/04/2008 – Closed - Nick Condorousis, the Project Manager, suggested that since there are already lights on the back of the townhomes, that the owners install night sensors or timers on these lights to improve perimeter lighting.

6. Add downward facing lighting on the backs of the condominiums and apartments that face into the community park to light the areas immediately adjacent to the buildings.

01/04/2008 – In Process - Nick Condorousis, the Project Manager, will get an estimate for the cost of this upgrade. However, the Developer is in no way committed or obligated to make this upgrade.

7. Consider the addition of an emergency vehicle only access gate between the condominium and apartment parking lots IF additional security is deemed necessary.

06/06/2008 – In Process – A temporary barrier has been placed between the apartment and condo parking lots toward getting more control over the comings and goings of the cars in the parking lots.

Long term, the plan is to replace the temporary barrier with an emergency vehicle only gate, similar in construction to the existing entrance gates.

8. Consider the use of surveillance cameras at the controlled access gates to the condominium and apartment parking lots IF additional security is deemed necessary.

08/12/2008 – Done - Surveillance cameras have been installed at strategic locations in the community including two at the pool.

Currently there are five cameras installed. However the 30 day recorder, located in the Property Manager's office, has the capability of supporting up to eight cameras. Thus, more cameras can be added in the future if needed.

9. Consider adding a fence or wall along the south side of the apartments section of the community IF additional security is deemed necessary.

01/04/2008 – Suspend - No action is planned for this item at this time.

As to Implementation, these changes require the Developer's approval and direction to make them happen.

Townhomes - The buildings are solidly constructed and feature wrapped steel entrance doors and door frames with deadbolts and 180 degree door viewers. But there is room for improvement. Specifically;

1. Install night sensors or timers on the outside lights of the individual units to improve perimeter lighting.
2. Install a “Charlie Bar” or pin assembly on the inside of the sliding glass door to prevent it from being pried open from the outside.
3. Install a second latch or install wooden rods or a similar device in the lower tracks of the first floor sliding windows and the second floor sliding windows over balconies to prevent these windows from being pried open from the outside.
4. Consider replacing the front door deadbolt with a bump proof deadbolt as the existing deadbolts can be easily defeated by a technique known as bumping.
5. Consider adding a door chain or similar device to permit partially opening the door to question people without giving them access.
6. Consider adding a bump proof deadbolt to the door from the kitchen to the garage.
7. Consider adding an alarm system to protect against entry through broken windows.

As to implementation, townhome owners may make these changes to their units as long as the changes do not alter the appearance of their unit as seen from the outside.

01/04/2008 – These recommendations have been posted as Security Upgrades – Townhomes in the Security Section of the Green Cay Village News website.

Condominiums and Apartments - The buildings are solidly constructed and feature wrapped steel entrance doors and door frames with deadbolts and 180 degree door viewers and impact resistant glass on the second and third floor units. Thus, the security on the second and third floor units is very good. But there is room for improvement, particularly on the first floor units. Specifically;

1. Install a “Charlie Bar” or pin assembly on the inside of the sliding glass door to prevent it from being pried open from the outside.
2. Install a second latch or install wooden rods or a similar device in the lower tracks of the first floor sliding windows and the second floor sliding windows over balconies to prevent these windows from being pried open from the outside.

3. Consider replacing the front door deadbolt with a bump proof deadbolt as the existing deadbolts can be easily defeated by a technique known as bumping.
4. Consider adding a door chain or a swing bar door to permit partially opening the door to question people without giving them access. Professional installation is recommended to insure that the device cannot be easily defeated e.g. kicked in.
5. Consider adding an alarm system to the first floor units to protect against entry through broken windows.

Note: An alarm system option is available for apartment residents. For details contact the Leasing Office.

As to implementation, condominium owners may make these changes to their units as long as the changes do not alter the appearance of their unit as seen from the outside.

However, apartment residents may not make any changes to their units that physically modify their unit e.g. drill holes, change locks etc. Thus, for all practical purposes, the above upgrades can only be implemented by the Landlord or with the Landlord's prior permission. For additional information on making these changes, apartment residents should contact the Leasing Office.

01/04/2008 – These recommendations have been posted as Security Upgrades – Condominiums and Apartments in the Security Section of the Green Cay Village News website.

The Clubhouse - The Clubhouse consists of an office section and a public use section and both sections are protected with a central alarm system. But there is room for improvement. Specifically;

1. Periodically have the alarm system thoroughly checked to make sure that all of its components are working e.g. open door and window detectors, motion sensors, alarms and the connection to the central alarm company.
2. Add additional motion sensors in the office section of the clubhouse to protect against entry through broken windows.
3. Periodically change the alarm access codes to limit the use of the code to currently authorized people only.
4. Add an entry control system e.g. card/clicker to the outside toilets to control access in off hours. Or add a surveillance camera in the entry area to the toilets.

As to implementation, these tasks are a part of the Property Manager's responsibilities alone or working in conjunction with the developer.