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From: Thomas Strausborger
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**RE: Security Plan
Azure Estates (FKA Stonybrook), Riviera Beach, FL**

With the expected acquisition of Stonybrook Apartments, to be renamed Azure Estates, Millennia Housing Management, Ltd. (MHM) has performed extensive security measures, on property with conjunction of strict management practices. MHM is utilizing Centurion Security, who has proven successful in stabilizing other Florida properties under our management. A “tactical” approach is being undertaken at both properties with increased security plans during management in order to stabilize the property. An essential piece to our security plan is to establish and foster a good working relationship with the Riviera Beach Police Department. In the short time since MHM has taken over management of these properties, we have established the basis for a working relationship with the respective Police Departments and will work to grow this collaborative effort.

Other security measures that have been established and to be established are as follows:

1. MHM utilizes best practices with its management style and adherence to the HUD model lease.
2. House Rules are distributed to existing and every incoming tenant and are strictly enforced with a zero tolerance for narcotics and criminal activity.
3. MHM focuses on proper pre-screening of applicants and employs lawful, quick evictions for violations. This allows MHM to make their properties unattractive to the criminal element.
4. With the proposed transformations of the properties there will be surveillance camera systems installed with the plan to integrate them with the City of Riviera Beach’s “real time crime center”. This collaboration will assist the City with the identification of

known or possible suspects, and once again make these properties unattractive to criminals.

MHM will be utilizing surveillance system protocols that have been successful at similar Millennia properties that are located in similar communities. At its other properties Millennia had successfully formed relationships with those cities to complement its management practices and maximize the impact of its proposed security plans.

At Azure Estates steps have already been taken to run an electrical line to a pole located at the entrance to the property allowing the City of Riviera Beach to place a camera on that pole so that they can monitor activities. From a law enforcement perspective, Watchtower is a very useful tool for monitoring criminal activity. Not only can the system be monitored live via IP, but in the event of an incident on the property law enforcement agencies can submit requests to Watchtower for a video “packet” utilizing all cameras that catch the activity.

With a proposed security budget of \$125,000 at the property it can utilize approximately 6,000 hours of surveillance annually. This equates to 500 hours per month, or 16.5 hours per day.

Under the scope of work for the property MHM will also have additional target hardening security items installed: lighting and fencing. Although the property currently has fencing and decent lights, the project will be filling in “the holes” that were identified from “night audits” of the property. The current budget for these items at the property is as follows:

	<u>Lighting</u>	<u>Fencing</u>
Azure Estates	\$30,000	\$55,048

MHM has already taken proactive steps to improve the lighting at Azure Estates. New lighting has been installed in the center island areas of the site and new wall packs had been ordered for every building. MHM is utilizing LED lighting, which is extremely effective and efficient.

The property shall also receive upgraded gate systems under the fencing scope of work. New “FOB” systems will be utilized that will allow MHM to secure and the property better. Finally, MHM will be implementing a parking permit system at the property for an extra layer of security and monitoring to ensure the safety of the residents and guests.