

Quick recap

The meeting focused on community safety and gate access issues in Carrington Lakes. Skip and the safety committee discussed the upcoming golf cart registration program, including sticker placement and enforcement challenges, especially with children and uncooperative residents. There was extensive debate about requiring driver's licenses for entry, with some residents objecting to the policy and others supporting it for security reasons. The committee explained that gate attendants are not security guards and do not perform law enforcement functions. Residents raised concerns about denying access due to unpaid assessments and RFID deactivation, and Roxanne described the notification process. Speeding, especially near Highlands, was discussed, along with the use of a resident-driven complaint and letter process to address repeat offenders. The role of the management company, Blackwell Nelson, was clarified, and the transition of control from the developer to the HOA was mentioned. The meeting also covered road work updates, guest access procedures, and the need for clearer, standardized communication on policies.

Send out the notice for the upcoming cart registration September 22nd and 29th

Work on the process for identifying and addressing habitual golf cart/UTV/ATV offenders after registration is complete.

Research and work through scenarios for potentially automating the gate system (e.g., RFID, LPR) to replace the third shift, considering costs and operational challenges.

Standardize and communicate the official process and timeline for notifying residents before RFID transponder deactivation due to delinquency.

Collect and compile neighborhood complaints/suggestions to send to Blackwell Nelson for improvement.

Revisit and potentially revise the standard operating procedure for gate attendants regarding alternative forms of identification (e.g., UAB ID) when a driver's license is not available.

Send updates to residents via email and text regarding road work schedules and any changes.

Golf Cart and Driver Policies

Skip discussed plans for implementing golf cart registration with stickers, noting that about 100 carts exist in the neighborhood and expressing hope that residents will voluntarily comply. The group addressed challenges with Uber and DoorDash drivers not showing driver's licenses at community gates. Skip emphasized that the community is not acting as police but has set criteria for gated privacy, and the discussion concluded with agreement that no changes to driver's license requirements would be made.

Community Safety Committee Meeting

The meeting was a safety committee meeting where Skip welcomed attendees and outlined ground rules for discussing community safety concerns. Skip explained that while suggestions would be noted, no decisions would be made during this meeting. The discussion touched on upcoming road work starting at September 22nd @ 7:30 AM.

The meeting followed an open forum format where attendees could raise concerns, though the specific issues discussed were not clearly captured in the available transcript portion.

Golf Cart and ATV Registration

The meeting focused on addressing issues with unregistered golf carts and ATVs in the community. Skip discussed efforts to register these vehicles to better identify and address habitual offenders, though a definitive enforcement process has not yet been established. The group agreed that registration is a first step toward addressing the problem, with plans to develop a more comprehensive approach based on collected data and community input.

Emergency Vehicle System Updates

Skip discussed the status of eliminating the third shift and addressed various concerns of an unattended gate that is the primary entrance into the community. They explored challenges with kiosks, internet stability, and power outages that could impact the system's functionality. The conversation also covered the role of gate attendants, clarifying that they are not security guards but serve as points of contact for access control and emergency coordination.

RFID System Cost Effectiveness Concerns

Skip discussed concerns about an RFID sticker system that was proposed as a potential replacement for security barriers but raised questions about its cost-effectiveness compared to the current manual system. Skip expressed concerns about the high cost of implementing a fully automated system and questioned the ROI. The discussion highlighted the need to either automate the current system or make it more secure, as one participant viewed the current combination of human operators and technology as an expensive redundancy.

Driver's License Access Policy Discussion

Skip discussed challenges with the current driver's license requirement for gate access, sharing personal experiences and concerns about enforcement. The committee collectively decided that driver's licenses would be the main form of identification combined with QR codes for network access, though this decision has created internal division. Skip emphasized the need for continued dialogue with residents about the policy's effectiveness and potential alternatives, particularly regarding situations where residents might not have their license available.

Special Assessment Payment Process Issues

The meeting focused on discussing issues with special assessment payments and RFID transponder deactivation processes. Skip explained that while the same procedures were followed as last year regarding the \$500 payment threshold, there was a miscommunication about late fees and assessment timing that led to resident confusion. The group discussed the need to standardize notification methods for delinquent accounts, with Skip committing to work with Blackwell Nelson to create a consistent process before RFID deactivation occurs. The discussion also covered concerns about golf cart regulations, driver's license requirements, and speeding issues in the neighborhood, with participants sharing different perspectives on these divisive topics.