

Bayshore Owners Association

September 1, 2025

Dear Bayshore Owner:

In an effort to improve the security of our building, the Bayshore Board has researched Access Control Security Systems for the Bayshore Condominium.

Access Control Security Systems

These systems are used for identification, authentication, and authorization of an individual attempting to gain access through any door/gate leading into our complex.

Access control systems provide a high level of security by ensuring that only those with the correct credentials are granted access. The benefits of such a system would include:

- determining who can enter specific areas when (e.g., gardeners at specific times to specific areas)
- managing access permissions remotely, granting or revoking access to specific users at anytime from anywhere

Owners would have access to all doors by using **key fobs** and **mobile phones**.

This digital entry system eliminates physical keys that can be lost, stolen, or perhaps duplicated. Physical keys also need to be repossessed from renters or people that sell and move.

New Intercom System

The installation would also include a new front door intercom system. When you are called from the front door kiosk, you will be able to see as well as speak with the person at the door.

Proposed Special Assessment

In order to pay for this new Security System, we are proposing a special assessment for all Bayshore owners. The cost would be \$1,500 per unit. This amount could be paid in one lump sum or could be spaced out over 6 to 12 months and added to your monthly dues.

Without the special assessment, \$45,000 would need to come out of our Reserve Account, which means that the system may not be able to be installed right away and our HOA dues could increase. Currently, our Reserve Account is 63% funded. If we withdraw \$45,000, we will be only 55% funded, which is significantly below what is recommended.

Ballot

Please fill out the enclosed ballot and return as soon as possible. It is necessary that 51% of recorded homeowners be represented by ballot.

If you have any questions, please contact any Board member or our Property Management. Thank you for your time.

Bayshore Board of Directors