

Casta del Sol

GATES 3 & 4

FACTS

- Waste Management increased \$200,000/yr. without notice
- SMWD increased \$100,000/yr. without notice
- Casta must find ways to remedy \$300,000 increases

FACTS

- Casta management has communicated with the City of Mission Viejo, SMWD, and Waste Management about lowering costs without success.

FIDUCIARY RESPONSIBILITY

- A duty to act for someone else's benefit, while subordinating one's personal interest to that of the other person.
- It is the highest standard of duty implied by law.
(Black's Law Dictionary)
- Not what we personally want but what is best for the community.

POSITIVE STEPS

- In order to reduce our sudden increase in costs, we propose to modify Gates 3 and 4 to resident only with 24-hour access.
- Visitors can exit through any gate, but only enter through Gate 1 or 2.

POSITIVE STEPS

- Automating Gates 3 and 4 will allow Casta to remove gate attendants and reduce contract costs.

Definition of Operating, Reserve & Capital Money

- Operating: money for contracted services
- Reserve Money: used to repair, replace, restore or maintain common areas
- Capital Money: used to improve the Community with **new** items such as cameras, new buildings

Cost for Cameras for All Gates

- \$83,518.51 for all four gates
- Capital Cost

Cost for Gate 3 & 4 Modifications

- Gate 3 & 4 Conversion: \$200,389.80
- Last year same gates estimate was significantly less (cost go up every year and with Covid the increase is much more)
- This will be paid by Reserves

Financial Gain

- Return on investment for Gates 3 & 4 is a little over a year.
- Estimated savings will be \$20,000 per month.

Overview of Gate Modifications

- Demo and remove existing vehicle and pedestrian gates
- Install new fencing, new pedestrian gates
- New vehicle entrance gate and new bi-parting vehicle swing gate for exit

Gate 3





Gate Cameras for All Gates

- Surveillance camera
- Overview camera
- License plate camera
- Viewing monitor for Gate 1
- Complete system training for management

FACTS ABOUT GATE ATTENDANTS

- Not police
- Hired to permit guests in via scanning
- Point of contact for visitors and vendors

Safety

- Casta del Sol resides in one of the safest cities in California.
- Search www.ocsheriff.gov

Safety

- Placing cameras, at all 4 gates allows monitoring of:
 - License plates of vehicles entering and exiting
 - Pedestrian gates
 - Overhead of gate area

Safety

Ways to protect you and your property:

1. Join Neighborhood Watch
2. An alarm system
3. Lock your doors

Video on Entry Process

<https://youtu.be/OAmH4h3nNm8>

Approximate Time-line for Gate Modification

- Board Approval = March 18
- City OK = 8 to 12 weeks (July 1)
- Gate 3 work = 6 weeks (August 15)
- Gate 4 work = 6 weeks (October 21)