



March 12, 2018

Conquistador Condominiums
1800 SE St. Lucie Boulevard
Stuart, FL 34996

To whom it may Concern:

Thank you for allowing me to review layout of the property at Conquistador. I would like to outline in the following bullet points some suggestions to your security plan that should prove helpful in deterring criminal activity. In addition to these suggestions, I would like to commend you on being proactive with the safety and security of the property and your residents. Throughout the property it is recommended to have a maintenance plan in place for shrubbery and trees. All shrubbery should not be higher than 2 feet high and trees should not hang lower than 6 feet off the ground. The 2 foot, 6 foot rule is imperative when trying to deter crime, which has been proven across the nation, when you implement Crime Prevention through Environmental Design (CPTED).

The following security recommendations and concerns were noted during the security survey completed at Conquistador on March 9, 2018:

- **It is imperative that residents work together to help keep their community, homes and fellow neighbors safe. A community that works together is more efficient at assisting law enforcement in fighting crime.**
 - If at any time a resident spots suspicious activity, they are encouraged to call 911 immediately.
 - During the survey, it was noted that several outside belongings were unsecured. It is recommended to secure outside belongings such as bicycles. Unsecured belongings will invite the criminal element to take advantage of these opportunities.
- **During the evening and overnight hours, it is recommended that residents keep their front porch lights on, to include, motion/flood lights on the sides of the house.**
 - Keeping the lights on will help illuminate the houses and could help make the house undesirable to a potential burglar.
 - During emergencies, helps law enforcement locate specific addresses during the night time hours.
 - Installing motion sensor lights to the sides of the buildings could help alert the home owners if someone is walking onto the property during hours that are more likely to abnormal human activity. This also helps illuminate the buildings and in the event an intruder is on the property, the homeowner would be able to see the person.
- **It is recommended to change all street lights to LED lights or white light source, which is a more efficient white light source.**
 - Improved street lighting can contribute to significantly reducing crime and making the environment undesirable to criminals.
 - Improved street lighting can also affect crime in 2 ways; by increasing surveillance, helping to deter potential offenders, and by signifying community investment and pride in your neighborhood.
 - Increase the lighting along pedestrian walkways. When walking during the night time hours, having increased lighting will help residents see other persons in the area, help light up areas that may be ambush points, and light up movement paths and escape paths. Increased lighting helps illuminate human activity.
 - With the installation of LED lighting or white light source, allows for more improved recognition of colors in the event of an emergency. The current yellow lighting allows for color distortion.
 - In addition to LED lighting, street lights should be equipped with light shields on the poles to force the light down onto the street and walkways.
 - It is recommended to install LED lighting for the parking areas. These areas are too dark and provide an environment that could attract criminal activity.



- Recommended to remove ladders to a secure area. Could be used to gain access to rooftops. Also need to secure the John Deere/Golf Cart behind a locked fence or building. It is not uncommon for these items to be stolen by juveniles and dumped in near by ponds.



- It is recommended to remove this large bush/hedge near the tennis ball courts. This bush provides an area of concealment and an ambush point.



- Good! All entrances to the condominiums have either a key for entry or call box/code to gain entry. It is recommended that the code be changed every so often to prevent past residents or their guests from accessing the building.



- It is recommended to remove this bench from the wall as it provides assistance for an abnormal user to jump of the wall. If residents still want the bench in the area, move it to an area away from the wall.



- Gate needs to be reinforced. Currently the gate can be manipulated and accessed easily. It is also recommended to replace the lock.



- Great use of hostile vegetation! It is recommended to line the entire property near the fences with hostile vegetation. The vegetation should not grow higher than the fencing.



- Replace fencing near building 8.



- Fencing near and behind the pumping station needs to be replaced.



- Remove sandbags from behind the pumping station. This would allow for a person to easily climb the fence.



- Replace rusted lock and gate



- Fencing needs to be replaced/fixed near building 5.

Throughout the entire property it is recommended that windows and doors should be clear to neighbors from the street. Trees should be trimmed up to 6 feet from the ground. Bushes should be trimmed down to 2 feet and/or below all windowsills so a person is unable to hide while tampering with a window or looking in. The entire property has great natural surveillance with minor adjustments to the maintenance plan as previously discussed.

House numbers should be at least 5 inches high and clearly visible from the street. If possible, they should be lighted or reflective and be located near the street. If possible, removing the numbers from each parking spot is recommended. As of now, when the parking spots are vacant, it allows the criminals to know which residents may not be home.

It is recommended that the board sign a Trespass Authorization form with the Martin County Sheriff's Office. This will allow the Sheriff's Office to act as a trespass authorizing agent on behalf of the board. This will allow the Sheriff's Office Deputies to issue trespass warnings at their discretion. The board will also be able to purchase Sheriff's Office trespass warning signs from Ampersand Graphics. For more information on these signs, please do not hesitate to contact me.

The recommendations that have been made are intended to provide suggestions to your existing security plan and are in no way to be considered all inclusive of any and all security risks. Please feel free to contact me if you have any questions of concerns.

Respectfully,

A handwritten signature in blue ink that reads "Trisha M. Kukuvka".

Trisha M. Kukuvka, Community Outreach Manager
Martin County Sheriff's Office
772-320-4737



May 17, 2023

Conquistador Condominiums
1800 SE St. Lucie Boulevard
Stuart, FL 34996

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The following security recommendations and concerns were noted during the security survey completed at Conquistador on May 4, 2023:

- It is imperative that residents work together to help keep their community, homes and fellow neighbors safe. A community that works together is more efficient at assisting law enforcement in fighting crime.
 - If at any time a resident spots suspicious activity, they are encouraged to call 911 immediately.
 - During the survey, it was noted that several outside belongings were unsecured. It is recommended to secure outside belongings such as bicycles. Unsecured belongings will invite the criminal element to take advantage of these opportunities.
- During the evening and overnight hours, it is recommended that residents keep their front porch lights on, to include, motion/flood lights on the sides of the house.
 - Keeping the lights on will help illuminate the houses and could help make the house undesirable to a potential burglar.
 - During emergencies, helps law enforcement locate specific addresses during the night time hours.
 - Installing motion sensor lights to the sides of the buildings could help alert the home owners if someone is walking onto the property during hours that are more likely to abnormal human activity. This also helps illuminate the buildings and in the event an intruder is on the property, the homeowner would be able to see the person.
- It is recommended to change all streetlights to LED lights or white light source, which is a more efficient white light source.
 - The test light near Building 1 is a perfect example of how the lighting should be throughout the property. More uniform lighting throughout will allow residents to feel comfortable walking at night and potentially deter criminal activity.
 - The shorter light poles make it difficult for residents to see any threats as the lights shine directly into the eyes, at that level.
 - When there are pockets of darkness between lights, it creates an atmosphere for criminals to move about without detection.



William D. Snyder
Sheriff



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Martin County, Florida

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- With concerns and criminal activity in the past, it is recommended to utilize the rolling gate in front of the maintenance shed, to add another layer of security for the items stored inside the shed.
 - In addition, it is recommended to move the kayaks from the St. Lucie Boulevard side to the far side of the shed. In this area, they are away from the wall where they can be taken easily and there is more lighting in this area.
 - Lighting around the maintenance shed should be replaced with higher poles to better illuminate the area and criminal activity.
- Cameras are a great tool utilized by business owners, residential home owners and property owners as a way to monitor and capture criminal activity. Cameras play a vital role in the apprehension and identification of criminals. Law enforcement uses camera footage every day to identify criminals committing a crime, when there are sometimes no other leads.
 - It is recommended to add cameras to the pool and clubhouse area along with 6 foot iron fencing. Communities such as yours face vandals and trespassers every day at community pools. Access to your community should be limited to residents and guests. Restricting access via fencing, proper locks and the use of camera systems have helped reduce criminal activity.
 - To further enhance security, we recommend placing cameras at the entryway, front and back, of each condominium building.
 - Tag readers and cameras should be installed at the entry to Conquistador.
- Limiting access to criminals is essential. The harder it is to gain access, the more likely the criminal element is going to go elsewhere. You want your property to be the least desirable place for a criminal to want to commit a crime.
 - It is recommended that a fast arm gate be installed at the entrance and exits to the community. Using a fast arm gate will decrease "piggybacking" of unwanted vehicles into your community.
 - Currently the gates to Conquistador are kept open allowing ANYONE to drive into the community undetected. This is highly discouraged as it could potentially welcome in the criminal intent.
 - Most communities have gone to an offsite monitored gate system, which has allowed residents a cheaper option of gate monitoring and the ability for the monitoring service to report suspicious activity immediately.
 - It is also recommended that each building code be less descriptive. The current building codes allow anyone at any time to access the buildings. Meaning, a contracted worker who was at a residence earlier in the day can access the building after hours, going undetected by homeowners. Using a resident code versus a contractor code will help keep your buildings more secure. Where resident codes would work 24 hours and contractor codes only work until a predetermined time.

Throughout the entire property it is recommended that windows and doors should be clear to neighbors from the street. Trees should be trimmed up to 6 feet from the ground. Bushes should be trimmed down to 2 feet and/or below all windowsills so a person is unable to hide while tampering with a window or looking in. The entire property has great natural surveillance with minor adjustments to the maintenance plan as previously discussed.

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Respectfully,

A handwritten signature in blue ink that reads "Trisha M. Green".

Trisha M. Green
Community Outreach Manager
Martin County Sheriff's Office
772-320-4737



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