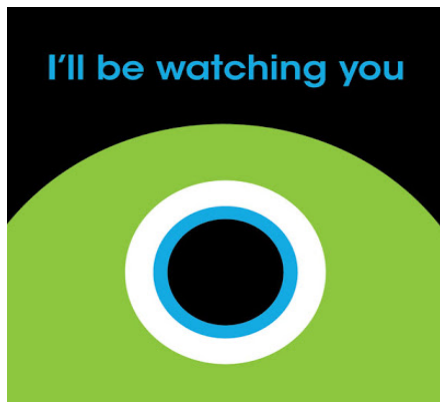


Individual Unit Security/Surveillance Systems

At April's Board meeting, the Quintet Board of Directors considered the proposed rule. It states:

The installation and/or use of individual unit security camera, window or motion sensors, sirens, alarms systems, or other surveillance systems is prohibited.

This proposed rule arose over one resident's installation of a Ring camera in Building 1 and an adjacent neighbor's complaint over privacy concerns. The Quintet's rules were written decades ago and so are silent on these systems.



This initially seemed like an easy call. Kin Living checked with our attorney, Jason Grosz, and he suggested adopting a rule simply prohibiting individual unit systems because of the Quintet's recent installation of a CCTV system in each building and Clubhouse.

The two involved residents addressed the Board and other residents chimed in with additional thoughts. The resident who had installed the Ring system noted the

convenience of receiving alerts when a package was being delivered or someone was at her door. Another resident noted that the Quintet's current system is focused on threats from outsiders (external to the community) but threats from other residents are not addressed and unit-based systems would provide this support. Another resident mentioned cameras that focus only on the interior of the unit. The potential value of window and door sensors was also cited, especially for first floor units.

Invasion of privacy issues were also raised. Motion detector-camera systems have the potential to record residents' comings and goings 24-7 and these images are often sent to a third party. Another concern focused on alarms that might sound and disturb other residents.

Clearly this issue was more complicated and merits additional discussion between the Board of Directors and the community. Joan Buttram, Board Chairperson, recommended and the Board approved tabling the motion until more input is obtained from residents.

The next question is how to best orchestrate these discussions. They should have both an informational component (for those who do not know much about these systems, their strengths, and weaknesses) and a discussion component (what do residents think about this issue). If you would like to participate, please send an email to our HOA Chairperson (joanb@thequintet.org); if you would like to add a short comment, that is also appreciated but not required. Depending on the response, the Board will organize a Zoom session to inform and discuss the proposed rule and possible amendments. We would likely schedule this before the next Board meeting on May 24.

Suggestions, comments, and ideas are welcome. Email us at Quintet.QNews@gmail.com