

BETMAR ACRES CLUB, INC.
A 55+ Older Community
Operating Policy and Procedure
127
BETMAR SECURITY

Effective Date: 3-17-2016

Last Revision: 4-16-2026

Version 127.3

SCOPE: The scope of this policy is to describe twenty-four (24) hour security services for the Betmar Community. Betmar Acres Club, Inc. bylaws shall guide the policy. It applies to Betmar Acres Club, Inc. Board of Directors, Management Team, Trustees, Security Volunteers, and Betmar resident lot owners/renters.

PURPOSE: The purpose of the policy and procedure is to describe hours of operation, security team designation, payment of contracted services for nighttime security and delineate volunteer non-criminal service activities.

POLICY:

1. Betmar Acres Club, Inc. corporate goal is to provide twenty-four-hour (24), seven (7) days a week security services for the Betmar Community.
2. The Betmar Acres Club, Inc. Management Team shall oversee all security operations and provide the necessary resources and equipment for the Security Team
3. Pasco County Sheriff shall provide nighttime security as voted by the membership. An annual security assessment as outlined in the Betmar Acres Club, Inc. bylaws shall provide funding to cover the cost of nighttime security.
4. The Security Chief/Assistant Chief and the Trustee Liaison or his/her designee are authorized to communicate with the Pasco County Sheriff's department and other law enforcement agencies to establish good relationships and lines of communication.
5. Daytime and Nighttime security shall have full authority on behalf of Betmar Acres Club, Inc. to enforce parking restrictions, vehicle, golf cart, bicycle, and foot traffic regulations within the common ground boundaries.
6. Volunteer security will not be armed.
7. Any club or activity planning use of Betmar sidewalks or county roads must call Security to establish road safety.

8. Betmar Security Team volunteers are authorized to enforce Betmar Rules and Regulations.
9. Betmar Dark House form grants permission to the Security Team to be on resident member property.
10. The welfare and safety of Betmar residents is a priority. The “Good Samaritan Act” states:

“Any person, including those licensed to practice medicine, who gratuitously and in good faith renders emergency care or treatment... shall not be held liable for any civil damages as a result of such care or treatment.”

This shall encompass use of the AED.

11. Residents are strongly encouraged to watch out for their neighbors and if the SEE SOMETHING-SAY SOMETHING. Report to security or the Pasco Sheriff as outlined in the following procedure.

PROCEDURE:

1. Management Team
 - a. Shall review the annual Pasco County Sheriff contract costs, and develop, in cooperation with the security team, a security budget to include in the annual Betmar Acres Club, Inc. budget for the Board of Director acceptance and membership approval.
 - b. Shall serve as liaison with the Pasco County Sheriff Nighttime patrol and communicate with Pasco County on all other matters.
 - i. Report areas of concern to the Nighttime Sheriff patrol.
 - ii. Assure either the Pasco County Sheriff or a Trustee carries the nighttime phone seven (7) days a week.
 - iii. Provide monthly reports to membership at General Assemblies and to the Betmar Acres Board of Directors.
 - c. Shall appoint a Security Team Chief who shall:
 - i. Provide weekly reports to the Management Team.
 - ii. Report problems requiring resolution to the Management Team.
 - iii. Devise a volunteer schedule to cover daytime patrol and other events. (parades, door guards, election duty etc.)

- iv. Orient new members and assure AED training is completed.
- v. Maintain notebook of Betmar Dark House forms and establish a pattern of inspection of homes.

2. Security Team

- a. A volunteer force comprised of Betmar resident lot owners/renters shall provide modified security services within the Betmar community between 6am and 8pm.
- b. The Security Team will respond to resident requests for safety issues, as well as rules and regulations violations.
- c. The team shall preferably work in pairs as much as possible and use a Betmar security golf cart.
- d. The Security Team shall handle the following non-criminal activities (this list is NOT all inclusive).
 - i. Answer daytime security phones.
 - ii. Respond to Betmar community member requests for assistance.
 - iii. Inform solicitors Betmar is a posted “No Solicitation” community and ask them to leave the Betmar Community.
 - iv. In response to cases of trespassing, theft of property, unnecessary loitering, noise, animal issues, etc., **ensure the appropriate Pasco County Department is contacted.**
 - 1. The Security Team may conduct a limited walk around inspection and report suspicious findings to the Pasco County Sheriff.
 - 2. Security team members shall **NOT** enter a suspected crime scene (open door, broken window), confront a suspicious character or engage in any activity endangering self. They are to call the Pasco County Sheriff.
 - 3. If it is a report of a crime in progress, instruct caller to call 911.
 - v. Assist with traffic control, in the absence of Pasco County Officials, at and during emergencies within the Betmar Community, during parades, or when community events may interfere with safe traffic flow.
 - vi. Maintain a log of shift activities/incidents for the Security Chief or his/her designee to provide a weekly report to the Management Team.
 - vii. Assist with storm response in Betmar as outlined in Policy 143 and under the direction of the Disaster Response Team.

- viii. Complete an incident report for all requests for service unless nothing found.
- ix. Perform other related duties as assigned by Betmar Security Chief or Trustee in his/her absence.

e. Wellness Checks:

- i. A family member, a point of contact listed with the office, or a neighbor may request a Betmar Security wellness check.
- ii. Any resident may call the Pasco County Sheriff's office and request a wellness check.
- iii. Betmar Security checks shall be limited to knocking on door and await a response.
- iv. Betmar Security shall not enter a home; but may assure the appropriate Pasco County Department is called.
- v. If emergency response required, call 911

VERSION	APPROVED BY	REVISION DATE	DESCRIPTION OF CHANGE	AUTHOR
127	Owners Board of Directors	3-17-2016		
127.1	Owners/Acres Board of Directors	4-20-2023	Replaces policy 127 dated 3-17-2016	P & P committee
127.2	Owners/Acres BOD	3-26-2025	Updates responsibilities	P and P committee
127.3	Owners/Acres BOD	4-16-2026	Update to management team, minor clarifications	P and P committee

Approved:

Policy and Procedure Chairperson: _____ Date _____

President Betmar Owners Inc. _____ Date _____

Three (3) Year Policy and Procedure Committee Review Date:

Signed: _____

Three (3) Year Policy and Procedure Committee Review Date:

Signed: _____

APPROVED