

Greetings.

As the Board of Directors, we have an important update to share with our River Watch residents regarding the new Gate Entry System.

The existing gate entry system for River Watch continues to function, but the bar code scanner and keypad are both nearing the end of their reliable operational lifespan. After reviewing several options, the board voted to transition to the CellGate Watchman Gate Controller system. We plan to go live in mid to late August. There will be a note put on the message board by the outbound gate once a final go-live date is determined.

- a. We will not use bar code stickers after this implementation. Instead, there will be small RFID devices for vehicles. The RFID devices will open the inbound gate once the vehicle is within the applicable perimeter. As a board, we have decided to give each property owner up to two (2) of the new RFID devices. Any additional RFID devices will need to be purchased at \$15 each. Payment must be made by check or money order, made out to River Watch HOA.
- b. For those that have previously purchased the existing gate clickers (the ones that look like garage door openers), they will continue to work just fine with the new gate controller system. You do not need to do anything different with those clickers. If you wish to purchase additional gate clickers, they will be available for purchase at \$25 each. Again, payment can only be made by check or money order to River Watch HOA.
- c. **All devices must be picked up in person.** We will hold multiple sessions at the Riverview Library (tentatively planned for Room 137) on Balm River Road as well as Bloomingdale Library (tentatively planned for Room 5) at 1906 E Bloomingdale Ave for residents to pick up their new RFID devices (or purchase additional gate clickers). We will not mail these to residents. Please ensure that you have your ID showing your name and current address with you when picking up the devices. Any current renters must also bring a copy of their active lease contract showing the property address.

The library sessions are currently scheduled as follows:

1. Monday, July 27th 10:15 am – 01:00 pm – Riverview Library
2. Wednesday, July 29th 03:00 pm – 05:30 pm – Riverview Library
3. Saturday, Aug 1st 10:00 am – 1:00 pm – Bloomingdale Library
4. Wednesday, Aug 5th 04:00 pm – 07:00 pm – Riverview Library
5. Thursday, Aug 6th 05:00 pm – 08:00 pm – Riverview Library
6. Saturday, Aug 8th 11:00 am – 2:00 pm – Bloomindale Library

- d. After implementation, any clickers or RFID devices will need to be picked up at the McNeil Management office (*1463 Oakfield Drive #142 in Brandon*). We are requesting that residents pick up the devices during one of the scheduled sessions if possible.
- e. There will be a new keypad for visitor use and for entering gate access codes. The new keypad will contain a residential directory, just like the current one. As part of this transition, we will transfer the existing keypad directory information for each property's phone number and gate code. If you wish to refresh / replace your gate code and/or phone number, you can request this easily on the homeowner portal anytime. Instructions are provided on the following page. You can keep your previously defined gate code if you wish. The only limitation with the gate codes is that no individual code can be used by more than one property. Like the current keypad directory, you can have the gate system call your land line or mobile phone – either works just fine. There is only one phone number allowed, however, per property.
- f. The CellGate Watchman Gate Controller system does have an app, which can be downloaded to your smartphone after you pick up your RFID devices. Instructions will be provided at that time. This app will allow residents to create QR codes that you can issue to a vendor or guest. This QR code will allow the vendor or guest to hold their smart phone up to the scanner to open the gates during a specific period of time (i.e. – one time use, one day, three days, etc.)

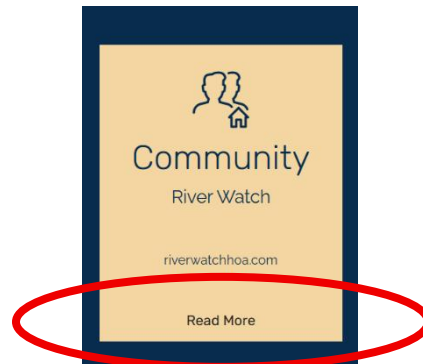
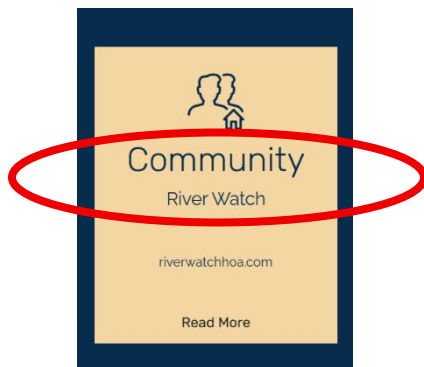
If you have not already done so, please take a moment to register for your free account on the McNeil Management Homeowner Portal at www.mcneilmsi.com. Please email management@mcneilmsi.com with any questions.

Thank you. Have a safe summer.

River Watch Board of Directors

You can easily request an update to your gate code and phone number online in the McNeil Management Homeowner Portal, as per the instructions below. You may also call or visit McNeil's office to submit your request in person if you do not have access to the portal.

- While in the portal, locate the Community Tab, then select the "Read More" option



- Then locate the Submissions section, and select the Gate Code Online form



- Fill in the phone number, email address, and desired 4 digit gate code and click on **Submit**.

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Gate Code Request

River Watch

Please select your NUMERIC four (4) digit personal code from the appropriate range, according to the list below. Once it is programmed into the gate system, you or your authorized guests can gain access by pressing the # key (if applicable) followed by your four (4) digit code on the gate keypad.

Phone:

Email Address:

Personal 4 Digit Code:

Gate remotes are available for purchase directly from the management office, which is located at: **1463 Oakfield Drive, Suite 142, Brandon, FL 33511**. They must be distributed in person and are not available by mail. The only two acceptable forms of payment are check or money order payable to the HOA. Please email our office in advance to ensure availability of remotes and current pricing, prior to your arrival.

Submit