

CAPISTRANO BAY DISTRICT
AGENDA REPORT
April 28, 2026

New Business

ITEM 11a

Guest Access Control System

In last month's meeting, the Board took action to engage with the GoAccess guest management program to replace DwellingLIVE as the access for residents to use for adding guests and service workers, package deliveries, entry notifications, etc.

There was direction from the Board members to have District staff visit other private communities using GoAccess to be able to 'test drive' or at least observe the ease of using the program. Staff was then to report their experience to the Board whereby the Directors could make a more informed decision as to negotiating a price structure, as it was well understood that switching over would cost more than the current DwellingLIVE monthly rates.

As it turned out, none of the local HOA communities currently using GoAccess were willing to allow any outsider to view confidential information in their systems so staff was not able to personally conduct any site visits. However, all the HOA managers that were contacted expressed nothing but positive comments about the system. With that, Director Misher was assigned to meet with GoAccess management to discuss an agreement on pricing, multi-year packages, cancellation options, etc.

Director Misher will be reporting his negotiation results at the meeting Tuesday night. The proposal offered by GoAccess is provided on the following pages and will be the subject of Board approval.

Option 1

Total GoAccess Investment

ITEM	PRICE
1 year Membership (paid annually)	\$20,352 \$18,317 (10% reduction)
Hardware + Implementation	\$17,359 (one-time)
Total Upfront Investment	\$35,676

Option 2

Total GoAccess Investment

ITEM	PRICE
2 year Membership (paid every 2 years)	\$40,704 \$30,121 (26% reduction)
Hardware + Implementation	\$17,359 (one-time)
Total Upfront Investment	\$47,480

Option 3

Total GoAccess Investment

ITEM	PRICE
3 year Membership (paid every 3 years)	\$61,056 \$42,739 (30% reduction)
Hardware + Implementation	\$17,359 (one-time)
Total Upfront Investment	\$60,098

Option 4

Total GoAccess Investment

ITEM	PRICE
Total Monthly Membership	\$1,696/month
Total Hardware + Implementation (paid up front)	\$17,359 (one-time)
Total Investment	\$37,711