

STATE OF SOUTH CAROLINA) IN THE COURT OF COMMON PLEAS
COUNTY OF BEAUFORT) FOURTEENTH JUDICIAL CIRCUIT
) CIVIL ACTION NO.: 2021-CP-07-_____

Tara Steffner, individually and as the)
Personal Representative of the Estate)
of Thomas Emery Steffner, II,)

Plaintiff,)

SUMMONS

v.)

Fripp Island Property Owners)
Association, Michael H. Finnen and)
Dyana Watts,)

Defendants.)

TO THE DEFENDANT ABOVE NAMED:

YOU ARE HEREBY SUMMONED and required to answer the Complaint in this action, a copy of which is hereby served upon you, and to serve a copy of your Answer to said Complaint on the subscriber at his office, PENDARVIS LAW OFFICES, P.C., 710 Boundary Street, Unit A-1, Beaufort, SC 29902-4188, within Thirty (30) days after the service hereof, exclusive of the date of such service; and if you fail to answer the Complaint within the time aforesaid, judgment by default will be rendered against you for the relief demanded in the Complaint.

Respectfully submitted,

PENDARVIS LAW OFFICES, P.C.

s/ Christopher W. Lempesis, Jr.

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Beaufort, South Carolina

November 22, 2021

STATE OF SOUTH CAROLINA	)	IN THE COURT OF COMMON PLEAS
	)	FOURTEENTH JUDICIAL CIRCUIT
COUNTY OF BEAUFORT	)	
	)	CASE NO.: 2021-CP-07-_____
Tara Steffner, individually and as the	)	
Personal Representative of the Estate of	)	
Thomas Emery Steffner, II,	)	COMPLAINT
	)	
Plaintiff,	)	(Jury Trial Demanded)
	)	
v.	)	
	)	
Fripp Island Property Owners	)	
Association, Michael H. Finnen and	)	
Dyana Watts,	)	
	)	
Defendants.	)	

Plaintiff, complaining of the Defendants, allege and state as follows:

PREFACE

Acting on behalf of Fripp Island Property Owners Association (FIPOA), security guards Michael H. Finnen and Dyana Watts shot and killed Thomas Steffner in Mr. Seffner's personal residence and home on Fripp Island. The wrongful death of Mr. Steffner was unlawful, unauthorized, and without cause or justification. As Thomas lay bleeding to death and taking his last breaths on the screened porch of his home where he lived with his wife Tara Steffner, Finnen and Watts conspired to obstruct justice, destroy evidence, blame the victim and cover up the truth – quite simply that Finnen and Watts shot Thomas, a citizen who had not been accused or suspected of any crime, while he was doing nothing more than standing in his own porch holding a broom. At the time of the filing of this Complaint, both security guards are still employed by FIPOA; with Watts checking ID's at the front entrance gate to Fripp Island and still armed with a pistol. This entire episode

was utterly outrageous, shocks the conscious, and sadly enough, with over 20 gated communities in Beaufort County, may certainly happen again unless justice is obtained in this matter. At the time of filing of this Complaint, the Beaufort County School District has voted to place armed private security guards in Beaufort County Schools, with such private security guards falling under the same licensure and regulation as the private security guards in this lawsuit that wrongfully killed Thomas Steffner, further underscoring the need to punish these Defendants to deter similar conduct from other private security agencies in the future.

Based upon the acts, errors and omissions of the Defendants resulting in the homicide of Thomas, this Complaint alleges the torts of trespass, negligence, negligent hiring, negligent training, negligent retention, negligent supervision and battery and bystander claims on behalf of Thomas' widow Tara Steffner for intentional infliction of emotional distress as well as wrongful death and survivorship actions. There are also claims for civil conspiracy and punitive damages.

Furthermore, it is believed that Defendants Finnen and Watts also obstructed justice with and conspired with a number of other parties, who may or may not be executives and/or management at FIPOA. As more evidence is obtained during the discovery period, these additional, and presently unnamed party defendants, will be added to this Complaint.

PARTIES

1) Defendant Fripp Island Property Owners Association ("FIPOA"), organized and operating under the laws of the State of South Carolina, is non-charitable corporation with its principal place of business located in Beaufort County, South Carolina.

2) Defendant Michael H. Finnen (Hereinafter referred to as “Finnen”) is a citizen and resident of Beaufort County, South Carolina.

3) Defendant Dyana Watts (Hereinafter referred to as “Watts”) is a citizen and resident of Beaufort County, South Carolina.

4) At all time mentioned in this Complaint, Defendants Finnen and Watts were employees and agents of FIPOA and at all times were acting within the scope and course of their employment with FIPOA and at the direction of one of more FIPOA managers and executives.

5) Plaintiff Tara Steffner is a citizen and resident of Beaufort County, South Carolina and the widow of the Decedent Thomas E. Steffner, II. She is also the Personal Representative of the Estate of Thomas Emery Steffner, II. This Estate has been opened in Beaufort County Probate Court.

6) Plaintiff Tara Steffner brings this lawsuit pursuant to the Survival and Wrongful Death Statutes of the State of South Carolina and on behalf of herself and the statutory beneficiaries.

JURISDICTION

7) This Court has jurisdiction over these matters based on Article V of the South Carolina Constitution, S.C. Code Ann. §§ 36-2-802 and 36-2-803 (1976), and its plenary powers.

VENUE

8) Venue is proper in Beaufort County as it is the county of residence of the parties and a majority of the witnesses to events discussed herein; and the majority of acts and omissions complained of herein occurred in Beaufort County.

FACTS

9) Long before Thomas' homicide, the Beaufort County Sheriff's Office ("BCSO") and FIPOA entered into a Memorandum of Understanding ("MOU").

10) Dating back to 2008, this MOU is substantially and materially the same as the MOU's entered by 19 other gated communities in Beaufort County, as observable in the documents filed with this Complaint as "**Exhibit 1**".

11) All 20 of the MOU's in **Exhibit 1** contain the following Paragraph:

B. In-progress crimes, violent or felony calls, where human life is in danger or property is endangered

Licensed, registered security companies are authorized and shall respond to all calls of violent behavior or felony crimes to protect life and property.

The security officer, using established communications means, shall notify the BCSO of the situation and request immediate assistance. Under no circumstances should the security officer attempt any type of investigation of the crime scene or any type of interrogation of any suspects. Interviews of witnesses or victims should be strictly limited to obtaining a description of the suspect and determining the health and safety of the victim.

The security officer shall then render any assistance requested by BCSO personnel responding to the incident.

12) In an Investigative Report concerning Thomas' unlawful and wrongful death, South Carolina Law Enforcement Division ("SLED") personnel would specifically note that

the FIPOA Chief of Security claimed there was no MOU between FIPOA and BCSO, but the working agreement between the two entities is that FIPOA is to make preliminary contact regarding incidents and BCSO Deputies handle the actual call for service:

Agent's Note: Fripp Island Chief of Security Glenn Tabasko stated Fripp Island does not have Memorandum of Understanding (MOU) between their department and the BCSO. The working agreement between the two agencies has operated historically on the customary system that FIS makes preliminary contact regarding incidents, and BCSO arrives and handles the actual call for service.

(Page 3 of 22, SLED File 31-20-0119 – Investigative Report dated February 4, 2021.

13) The Chief of Security and all Defendants knew or should have known of the existence of the MOU; and if it had expired, the Chief of Security should have entered another MOU with BCSO – or at least ensured that FIPOA Security Guards understood and followed the explicit instructions the MOU outlined.

14) Pursuant to Chapter 18 of Title 40 of the South Carolina Code of Laws, FIPOA holds a license issued through SLED to be a Proprietary Security Agency, authorizing FIPOA to hire, train, employ and supervise armed security guards for the purpose of protecting FIPOA's private property.

15) Defendant Finnen was acting as a security guard employed by FIPOA, working under the direction and supervision of FIPOA, at all times discussed herein, including at the time leading up to Thomas' wrongful death, during the events where he shot and killed Thomas on the Steffner's private property; and thereafter during his cover-up of the shooting.

16) Defendant Watts was acting as a security guard employed by FIPOA, working under the direction and supervision of FIPOA, at all times discussed herein, including at the time leading up to Thomas' wrongful death, during the events where she shot and killed Thomas on the Steffner's private property; and thereafter during his cover-up of the shooting.

17) Finnen maintains a security officer registration certificate issued by SLED pursuant to Chapter 18 of Title 40 of the South Carolina Code of Laws, authorizing Defendants Finnen and Watts to provide private security services to their employer only on that employer's private property.

18) As FIPOA security guards, Finnen and Watts were hired and authorized to provide security guard services limited to FIPOA's private property.

19) At all times described in this Complaint, Finnen and Watts were acting at the direction of, and on behalf of, FIPOA.

20) On the night of October 20, 2020, Beaufort County Sheriff's Office ("BCSO") received a phone call regarding a possible disturbance in the ground-level garage of the Steffner home (pictured to the right), located at 517 Tarpon Boulevard, Fripp Island, South Carolina.



21) The Steffner home is situated next to a sand cul-de-sac that is a popular parking spot for both golf carts and security guard vehicles because of its proximity to the beach.

22) Upon receiving the call, BCSO dispatched Sheriff's Deputies to the Steffner home, then BCSO's dispatch notified the FIPOA Security Office of the call and that Sheriff's Deputies were *en route*.

23) FIPOA then dispatched Finnen and Watts to the Steffner's home.

24) At no time during this entire tragedy was Thomas ever identified or even vaguely described as a possible suspect; the only description being a 'man's voice' or sound coming from near the garage area of the Steffner home.

25) Defendants Finnen and Watts arrived at the Steffner home well before BCSO deputies and approached the front door of the Steffner residence, a ground level access to the elevated living space above, marked with a "red circle" and pictured to the right and below.



The front door of the Steffner home in daylight.



Footage of Watt's body worn camera, minutes before Mr. Steffner was killed.

26) Neither Finnen nor Watts heard anything suspicious coming from within the Steffner home while they were stationed at the front door of the Steffner home.

27) Watts then waited at the front door while Finnen, without reason or justification, trespassed onto the Steffner's private property, walking around to the back of the Steffner residence, to conduct an illegal and unauthorized investigation.

28) Defendants Finnen and Watts were dressed in plain-clothes that lacked any visible indicia of a security guard's uniform, being clothed in dark, short sleeve shirts and simple khaki pants, as Finnen is shown to the right, from footage of Watts' body worn camera, minutes before Thomas was fatally shot.



29) At the back of the residence, in Thomas and Tara's backyard, Defendant Finnen encountered stairs approximately fourteen (14) feet in height leading up to the first floor living space of the Steffner's home.

30) Later, Defendant Finnen explained to Sheriff's Deputies that while he was at the back of the residence:

“...nothing had tipped [Finnen] off that something bad was about to happen at that point ...”

and that

“...[Finnen's] radar wasn't up,”

as noted in the Investigative Report from SLED:

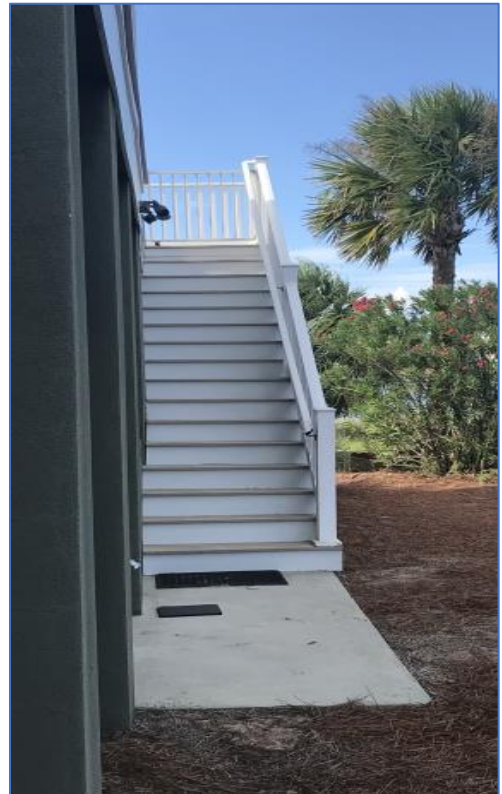
stated that he stood by the rear porch and listened for a couple of minutes and stated that nothing had tipped him off that something bad was about to happen at that point, and then stated "My radar wasn't up." Finnen stated that he then

Page 5 of 16, BCSO Deputy Report for Incident 20S236972, Dated November 12, 2020, signed by Sergeant D. DuHamel.

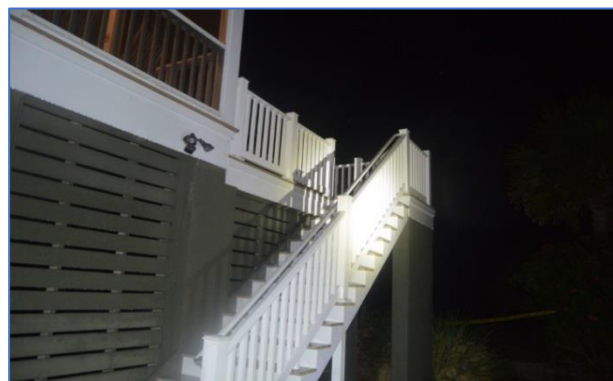
31) Despite having no reason to continue to investigate, Finnen then climbed the back stairs (pictured in daylight to the right), ascending to the Steffner's private back porch.

32) The Steffner's back porch meets a screened-in porch covered by the roof of the Steffner's home.

33) At the top of the back porch stairs, Defendant Finnen continued his unlawful investigation and interrogation of Tara, demanding that Thomas come out and talk to him, then telling Tara that when there is a 911 call FIPOA has to investigate.



34) The top of the stairs is pictured at night, where it has been spotlighted by an officer taking the picture to the right.



35) Defendant Finnen had no legal authority or justification to enter onto the private area of the Steffner's back porch.

36) Defendant Finnen did not have the legal authority or justification to enter the Steffner's private property, nor conduct an investigation; nor did he have probable cause that a crime was being committed or had been freshly committed; nor did he have the authority to climb the stairs to interrogate Tara.

37) Defendants Finnen and Watts later confirmed that Tara showed no signs of distress or physical injury at any time during their interrogation of her.

38) Despite not having authority to investigate or be present on the Steffner's private property; or not having probable cause or reason to believe a crime had been committed, was being committed or would be committed, Defendant Finnen then illegally demanded to Tara that either Thomas would have to come out and talk to him or Finnen and Watts were (illegally) going in after Thomas.

39) Thomas then walked out of the back door of the residence on to the portion of his back deck covered by the roofline of the house.

40) This was Thomas' then current view (pictured to the right) as Defendant Finnen was illegally interrogating Tara on the other side of the screens.



41) A forensic investigation would later show that during Thomas' encounter with Finnen, Thomas was simply holding a broom with a metal handle in his right hand, one that he often used to sweep his covered porch. (The handle of Mr. Steffner's metal broom with a bullet hole caused by Finnen's fatal shot, is pictured above.)



42) On Watt's body-worn camera, Finnen can be heard shouting as he illegally stood at the top of the Steffner's stairs and yelled at Thomas,

**"Hey, what-a you got in your hand there?
... Drop it. I'll fucking kill ya."**

43) Five shots are then heard on the footage from Watts' body worn camera.

44) An autopsy would later confirm that Thomas was fatally struck twice; and that the manner of his death was homicide.

45) One bullet entered Thomas' back, through his right shoulder blade area; passed through his cervical spine or neck, between vertebrae C-2 and C-3.

46) A second bullet entered the front of Thomas' abdomen, traveled through Thomas' body and became lodged in Thomas' back.

47) Four shots were accounted for, with all four having pierced the screen covering of the porch as pictured to the right.



48) Both Watts and Finnen have consistently attributed four shots to Finnen in recorded videos and written statements.

49) After he was fatally shot two times, Thomas fell to the ground so hard that he bruised his body and sustained a concussion.

50) Without authority to be on the porch and without authority to conduct an investigation, Finnen did not follow appropriate protocol or procedure in the moments before he fatally shot Thomas.

51) Defendant Watts' was wearing a body-worn-camera ("BWC") during the shooting that captured some pertinent events; but the footage from Watts' BWC is missing approximately twelve (12) minutes between the two recordings of the incident.

52) Immediately after the shooting Defendant Watts began manipulating her BWC to interfere with the recording and the preservation of the recording.

53) Watts attempted to delete the video/audio of this illegal and wrongful death of Thomas but due to her misunderstanding of the camera's operation she simply stopped the recording and it saved the then current recording.

54) After some twelve (12) minutes of conspiring with Finnen (and others to be named) Watts turned her BWC back on with the start of the video now showing EMS having already arrived and working to save Thomas.

55) SLED later questioned Watts about these two separate recordings of her BWC.

56) Watts then lied to SLED and stated that her BWC was recording but was turned off “accidentally” when immediately after the shooting she fell down nearly fourteen (14) feet of steep steps onto a concrete pad.

57) Despite ‘panic’ falling down from a very high position and down very steep stairs onto a concrete landing pad, Watts miraculously suffered no injuries whatsoever.

58) Finnen was also wearing a body mounted camera (BWC), however, Finnen would later lie to SLED stating that at he thought the camera’s battery was “dead” and then later changed his story to that he had his BWC on “upside down” and was “hitting the wrong button” as SLED recounted in its report of Finnen’s statement:

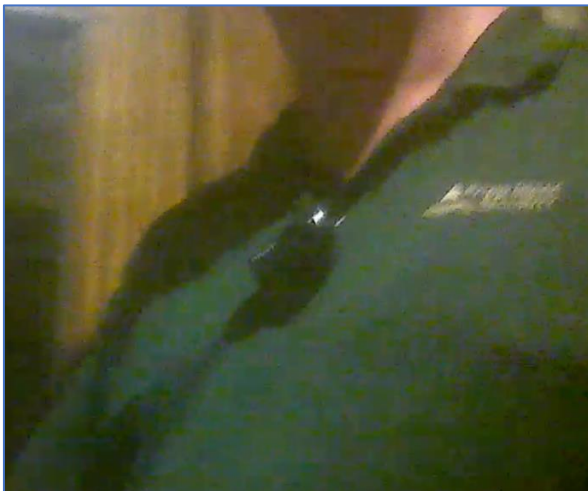
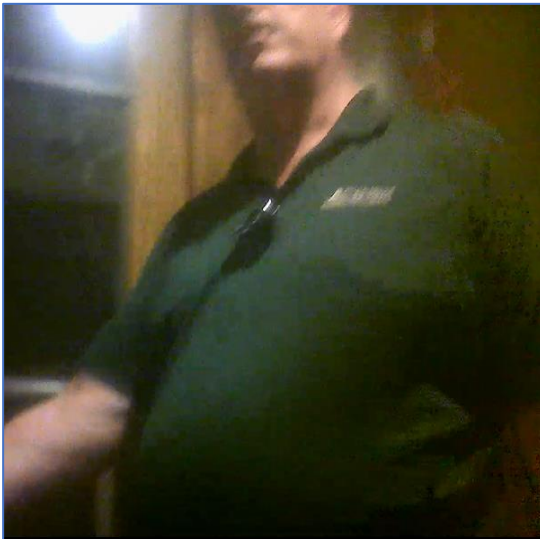
Finnen attempted to activate his BWC but could not get it to turn on, and he thought the battery was dead. He later realized his BWC was upside down and he was hitting the wrong button, thus he never activated the device. He saw that Watts’ BWC was on and felt that was adequate since

Page 9 of 22, SLED File 31-20-0119 – Investigative Report dated February 4, 2021.

59) Finnen has persisted in these lies and cover-ups despite the footage from Watts’s body camera taken minutes before the shooting showing Finnen’s camera illuminated and operational, with the LED light visible.

60) Further, Finnen's BWC was absolutely not on "*upside down*" as how he lied to SLED and obstructing justice in an attempt to cover up this wrongful death.

61) "Screenshots" from Defendant Watts' BWC footage taken moments before the shooting (shown below) clearly show Finnen's BWC operating and oriented in the correct direction:



62) Despite both Watts and Finnen attributing four shots to Finnen, SLED's Special Agent Lundell noted that Watts's body camera recorded five shots:

when he can be heard stating, "what do you got in your hand, drop it, I'll fuckin' kill you." The commands were followed by five shots. The video stopped recording after the shots were fired,

Page 9 of 22, SLED File 31-20-0119 – Investigative Report dated February 4, 2021.

63) SLED's Investigative Report reiterated the inconsistency of the number of shots fired as reported by Finnen and Watts compared to what is captured on the body camera worn by Watts:

the statements provided by Watts and Finnen. S/A Lundell notated one inconsistency regarding the number of shots being fired by Finnen. The footage captures the sound of more than four being fired, as reported by Finnen and Watts in their statements.

Page 10 of 22, SLED File 31-20-0119 – Investigative Report dated February 4, 2021.

64) Directly after the shooting, before a formal interview was conducted, Watts can be heard stating to Sheriff's Deputy Gargiulo that she fired the first of the five shots, a statement recorded at approximately 11:45 PM, on October 20, 2020, on Deputy Gargiulo's body camera footage of events after the shooting:

**I was coming up the step, I was right here ...
I kind of ducked down and took the shot ...**

65) Contrary to Watts' admission, the SLED Investigative Report indicated that the munitions count for Finnen's weapon demonstrated five missing bullets – not four.

66) Finnen and Watts later claimed that Thomas was in possession of a firearm, with Finnen at one point indicating that Thomas was holding the firearm in his left hand and managed to retain possession of the firearm after being fatally shot twice, one of the

two shots going through Thomas' neck and spine; and despite Thomas falling to the ground after being fatally shot.

67) Thomas was right-handed and holding a broom in his right hand.

68) Immediately after the shooting, and after Watts turned off her BWC, Finnen deleted his own BWC footage so that no one would ever see him and Watts shooting an innocent and non-threatening man in his own home.

69) Finnen and Watts participated in this civil conspiracy and cover-up and FIPOA was well aware of this cover-up

70) It is believed the evidence will show that FIPOA was an active participant in the civil conspiracy and cover-up and that more defendants will be added to this Complaint.

71) Watts stopped her BWC's recording for twelve minutes while she and Finnen conspired together and concocted the made-up events of the shooting and staged the scene to support their story, all along with FIPOA's knowledge and blessing.

72) Per her statement to SLED, Tara never saw her husband holding a weapon on the night in question.

73) FIPOA, Finnen and Watts (or two of the three) lied, fabricated a false narrative and changed physical aspects at the scene of the shooting in an attempt to justify Finnen and Watts fatally shooting Thomas.

74) Despite the best efforts of EMS personnel, after many minutes of attempted life-saving procedures, Thomas died in his own home, while his wife Tara was forced to

witness from mere feet away the unlawful and wrongful shooting and slow and painful death of her husband in their very own home.

75) In the time after Thomas' death, while Tara was approximately one mile away at a neighbor's house taking stock of the tremendous loss she had suffered, it appears that FIPOA employees, or someone at FIPOA's direction, uninvited and unannounced, came to the Steffner's home, entered without permission while FIPOA security supposedly were stationed to "guard" the Steffner residence; and thoroughly cleaned and cleared the scene of the shooting – in an attempt to erase as much information as possible to cover up these heinous events.

76) The injuries suffered by Thomas and Tara were due to, caused by, and were the direct and proximate result of the negligence, gross negligence, carelessness, recklessness, willfulness, wantonness, and/or heedlessness of the Defendants, Fripp Island Property Owners Association, Michael Finnen, Dyana Watts, and perhaps other as of yet unknown FIPOA employees, jointly and severally and/or by virtue of their respective employee/employer, master/servant, and/or principal/agent relationship(s), including contractual relationships, corporate relationships, family, and/or other relationships, or pursuant to principals and doctrines of non-delegable duty, apparent authority, agency, ostensible agency and/or respondeat superior; in one, more or all of the following particulars.

FOR A FIRST CAUSE OF ACTION
(Trespass)

77) Plaintiffs restate and re-allege every factual and jurisdictional allegation set forth above as if stated herein verbatim.

78) At all times discussed in this Complaint, Finnen and Watts were acting on behalf of and at the direction of Defendant FIPOA.

79) Defendant FIPOA is liable to Plaintiff and Plaintiff's decedent for the actions, errors and omissions of Defendants Finnen and Watts by virtue of their respective employee/employer, master/servant, and/or principal/agent relationship(s), including contractual relationships, corporate relationships, family, and/or other relationships, or pursuant to principals and doctrines of non-delegable duty, apparent authority, agency, ostensible agency and/or respondeat superior.

80) Plaintiff and her decedent husband were in legal possession of their marital residence and real estate located at 517 Tarpon Boulevard.

81) Defendants Finnen and Watts, as individuals and agents of FIPOA, voluntarily enter upon the private property of Plaintiff and her decedent husband without permission of Plaintiff or her decedent husband; or unreasonably remained after permission or legal authorization ended.

82) Defendants Finnen and Watts, as individuals and agents of FIPOA, voluntarily enter upon the private property of Plaintiff and her decedent husband without legal authorization.

83) Defendants Finnen and Watts, as individuals and agents of FIPOA, voluntarily enter upon the private property of Plaintiff and her decedent husband without permission of Plaintiff or her decedent husband.

84) Defendants Finnen's and Watts' entry upon the private property of Plaintiff and her decedent husband as individuals and agents of FIPOA was wanton, willful or in reckless disregard of the rights of Plaintiff and her decedent husband.

85) As a direct and proximate result of Defendants Finnen, Watts and FIPOA's trespass to the private property of Plaintiff and her decedent husband, Plaintiff and Plaintiff's decedent sustained serious harms and losses, including diminution in the value of their marital residence, and are entitled to actual, consequential, nominal and punitive damages, penalties and costs, against Defendants.

FOR A SECOND CAUSE OF ACTION
(Negligence)

86) Plaintiffs restate and re-allege every factual and jurisdictional allegation set forth above as if stated herein verbatim.

87) At all times discussed in this Complaint, Defendants Finnen and Watts were acting on behalf of and at the direction of Defendant FIPOA.

88) Defendant FIPOA is liable to Plaintiff and Plaintiff's decedent for the actions, errors and omissions of Defendants Finnen and Watts by virtue of their respective employee/employer, master/servant, and/or principal/agent relationship(s), including contractual relationships, corporate relationships, family, and/or other relationships, or pursuant to principals and doctrines of non-delegable duty, apparent authority, agency, ostensible agency and/or respondeat superior.

89) Pursuant to South Carolina Code Section 40-18-110, Finnen and Watts and all FIPOA employed security guards are limited in their authority, possessing the authority to act as a security guard only on FIPOA private property.

90) On the night of October 20, 2020, Finnen and Watts, acting on behalf of and at the direction of FIPOA, Defendants Finnen and Watts trespassed on the private property of Mr. and Mrs. Steffner, including but not limited to the backyard or curtilage of the Steffner home; the elevated rear deck of the Steffner home and the screen porch of the Steffner home.

91) The essential purpose of South Carolina Code Section 40-18-110 is to protect from the kind of harm that Plaintiffs have suffered, including but not limited to trespass to private property by private security guards, physical harm by private security guards, personal injury and diminution of personal and real property values.

92) As residents living in an area patrolled by private security guards, Thomas and Tara are members of the class of persons that South Carolina Code Section 40-18-110 is intended to protect.

93) Defendants Finnen, Watts and FIPOA owed Thomas and Tara duties of care to ensure that no action was taken on the Steffner's private property in violation of South Carolina Code Section 40-18-110.

94) Defendants Finnen, Watts and FIPOA violated such duties of care in trespassing on the Steffner's' property, including the backyard of the property and the elevated back deck of the property.

95) Defendants Finnen, Watts and FIPOA violated such duties of care in coming on to or remaining upon the Steffners' private property, including the backyard of the property and the elevated back deck of the property.

96) Defendants Finnen, Watts and FIPOA violated such duties of care in using deadly force in fatally shooting Thomas while Thomas was in his own private and personal residence and not posing a threat of severe bodily injury to anyone.

97) Defendants Finnen, Watts and FIPOA violated such duties of care that are required when reasonable security guards are interacting with homeowners under the same or similar circumstances.

98) Defendants Finnen, Watts and FIPOA violated such other duties of care as may be learned during the discovery of this case.

99) This investigation and attempted arrest were illegal and outside of the limited authority described in South Carolina Code Section 40-18-110, thereby serving as a violation of this statute.

100) As a direct and proximate result of Defendants Finnen, Watts and FIPOA's violations of South Carolina Code Section 40-18-110 and violations of duties of care owed to Plaintiff and Plaintiff's decedent, Plaintiff and her decedent husband sustained serious harms and losses and are entitled to damages, penalties, costs and attorney fees, including punitive damages against Defendants.

101) This investigation and attempted arrest were illegal and outside of the limited authority described in South Carolina Code Section 40-18-110, thereby serving as a violation of this statute intended to protect Thomas and Tara and all individuals in proximity to armed private security guards.

FOR A THIRD CAUSE OF ACTION
(Negligent Hiring, Training, Retention, Supervision)

102) Plaintiffs restate and re-allege every factual and jurisdictional allegation set forth above as if stated herein verbatim.

103) At all times discussed in this Complaint, Defendants Finnen and Watts were acting on behalf of and at the direction of Defendant FIPOA.

104) Defendant FIPOA is liable to Plaintiff and Plaintiff's decedent for the actions, errors and omissions of Defendants Finnen and Watts by virtue of their respective employee/employer, master/servant, and/or principal/agent relationship(s), including contractual relationships, corporate relationships, family, and/or other relationships, or pursuant to principals and doctrines of non-delegable duty, apparent authority, agency, ostensible agency and/or respondeat superior.

105) The Defendant FIPOA departed from the duties of care required by proprietary security agencies that hire, train, employ, retain and direct private security guards, and were thereby negligent, careless, grossly negligent, reckless and acted in violation of duties owed to Plaintiff and Plaintiff's decedent in that they committed one or more of the following acts of omission or commission, any or all of which were departures from the prevailing duties of care:

- a. in failing to ensure the safety of Thomas;
- b. in failing to appreciate the conditions that existed on the night in question when using force and otherwise discharging a deadly weapon without just cause;

- c. in failing to create, train employ and maintain proper private security guard procedures;
- d. in failing to use less lethal forms of force when confronting Thomas;
- e. in failing to use discretion before, during and after the incident and consider other methods available to resolve the confrontation between Finnen and Thomas;
- f. in failing to retreat or otherwise deescalate the confrontation between Finnen and Thomas;
- g. in failing to have in place and train security guards on proper and adequate policies, procedures and protocols for private security guards responding to potential disturbance or domestic violence disturbance calls made to County Law Enforcement Officials, or if such policies, procedures and protocols were in place, failing to use due care to enforce and train security guards on them;
- h. in failing to honor established procedures or agreements with Beaufort County Sheriff's Office to wait and/or allow Sheriff's Deputies to handle the actual call for service;
- i. in such other particulars as may be ascertained through discovery procedures undertaken pursuant to South Carolina Rules of Civil Procedure.

106) As a direct and proximate result of the negligence, carelessness, gross negligence, recklessness and departure from the duties of care owed by Defendants, Plaintiff and Plaintiff's decedent were severely injured and have suffered severe and extreme pain and anguish, emotional distress, anxiety, grief and sorrow and other harms

and losses including, but not limited to, loss of support, for which the Plaintiff is entitled to recover in an amount to be determined by a jury at the trial of this action.

FOR A FOURTH CAUSE OF ACTION
(Battery)

107) Plaintiffs restate and re-allege every factual and jurisdictional allegation set forth above as if stated herein verbatim.

108) At all times discussed in this Complaint, Defendants Finnen and Watts were acting on behalf of and by the direction of Defendant Fripp Island Property Owners Association.

109) Defendant FIPOA is liable to Plaintiff and Plaintiff's decedent for the actions, errors and omissions of Defendants Finnen and Watts by virtue of their respective employee/employer, master/servant, and/or principal/agent relationship(s), including contractual relationships, corporate relationships, family, and/or other relationships, or pursuant to principals and doctrines of non-delegable duty, apparent authority, agency, ostensible agency and/or respondeat superior.

110) Defendants Finnen and Watts intentionally inflicted an unlawful, unauthorized violence on the person of Thomas by shooting and killing Thomas.

111) A forcible contact was made by Defendants Finnen and Watts upon Thomas.

112) This contact was done with the intention of bringing about a harmful or offensive contact upon Thomas.

113) Thomas did not consent to this contact, and it was not otherwise privileged.

114) Defendants Finnen's and Watts' contact upon Thomas was done in a rude, insolent or revengeful way.

115) As a direct and proximate result of this battery, Plaintiff and Plaintiff's decedent sustained serious harms and losses and are entitled to damages, penalties, costs and attorney fees, including punitive damages against Defendants.

FOR A FIFTH CAUSE OF ACTION
(Bystander Claim)

116) Plaintiffs restate and re-allege every factual and jurisdictional allegation set forth above as if stated herein verbatim.

117) At all times discussed in this Complaint, Defendants Finnen and Watts were acting on behalf of and by the direction of Defendant Fripp Island Property Owners Association.

118) Defendant FIPOA is liable to Plaintiff and Plaintiff's decedent for the actions, errors and omissions of Defendants Finnen and Watts by virtue of their respective employee/employer, master/servant, and/or principal/agent relationship(s), including contractual relationships, corporate relationships, family, and/or other relationships, or pursuant to principals and doctrines of non-delegable duty, apparent authority, agency, ostensible agency and/or respondeat superior.

119) Finnen's and Watts' negligence and FIPOA's negligence caused serious injury and death to Thomas.

120) Tara is the wife of Thomas, and was in close proximity to the shooting that caused this serious injury and death.

121) Tara perceived the serious injury and death of her husband as it was happening.

122) Tara's emotional distress has manifest itself in physical symptoms that can be diagnosed and will be established by expert testimony.

123) As a direct and proximate result of this intentional infliction of emotional distress, Plaintiff sustained serious harms and losses and are entitled to damages, penalties, costs and attorney fees, including punitive damages against Defendants.

FOR A SIXTH CAUSE OF ACTION
(Intentional Infliction of Emotional Distress/Outrage)

124) Plaintiffs restate and re-allege every factual and jurisdictional allegation set forth above as if stated herein verbatim.

125) At all times discussed in this Complaint, Defendants Finnen and Watts were acting on behalf of and by the direction of Defendant Fripp Island Property Owners Association.

126) Defendant FIPOA is liable to Plaintiff and Plaintiff's decedent for the actions, errors and omissions of Defendants Finnen and Watts by virtue of their respective employee/employer, master/servant, and/or principal/agent relationship(s), including contractual relationships, corporate relationships, family, and/or other relationships, or pursuant to principals and doctrines of non-delegable duty, apparent authority, agency, ostensible agency and/or respondeat superior.

127) Defendants Finnen and Watts and Defendant FIPOA intentionally or recklessly inflicted severe emotional distress on Plaintiff and Plaintiff's Decedent, or was

certain or substantially certain that such distress would result from the conduct of each or both.

128) The conduct of Defendants Finnen, Watts and FIPOA was so extreme and outrageous as to exceed all possible bounds of decency and must be regarded as atrocious, and utterly intolerable in a civilized community.

129) The actions of Defendants Finnen, Watts, and FIPOA caused Plaintiff and her Decedent's emotional distress.

130) The emotional distress suffered by Plaintiff and her decedent was severe so that no reasonable person could be expected to endure it.

131) This severe emotional distress was manifested by mental anguish of Plaintiff and her decedent, and for each: shock, illness, other bodily harm.

132) As a direct and proximate result of this intentional infliction of emotional distress, Plaintiff and Plaintiff's decedent sustained serious harms and losses and are entitled to damages, penalties, costs and attorney fees, including punitive damages against Defendants.

FOR A SEVENTH CAUSE OF ACTION
(Wrongful Death)

133) Plaintiffs restate and re-allege every factual and jurisdictional allegation set forth above as if stated herein verbatim.

134) As a direct and proximate result of the acts and/or omissions of one or more of the Defendants outlined above, the decedent died at the hands of the Defendant(s).

135) As a result of which the Plaintiff's Decedent's statutory beneficiaries have lost the aid, comfort, support, society and companionship of the decedent, and have suffered severe and extreme emotional distress, anxiety, grief and sorrow, for which the Plaintiff is entitled to recover on behalf of the statutory beneficiaries, actual damages pursuant to §15-51-10, et. seq., Code of Laws of South Carolina (1976, as amended) in an amount to be determined by a jury at the trial of this action.

FOR AN EIGHTH CAUSE OF ACTION
(Survivorship Action)

136) Plaintiffs restate and re-allege every factual and jurisdictional allegation set forth above as if stated herein verbatim.

137) As a direct and proximate result of the acts and/or omissions of the Defendant(s) outlined above, the decedent was injured and then died at the hands of the Defendant(s).

138) The Plaintiff Decedent's estate, as a direct and proximate result of the actions of the Defendants, as outlined above, has incurred expenses in the form of medical bills and funeral and burial expenses.

139) Plaintiff is further informed and does believe that as a direct and proximate result of the acts and omissions of the Defendants the Plaintiff's Decedent suffered fear, physical pain, and suffering, mental and emotional distress and anguish in the time before his death as well as medical bills and funeral expenses after his death, for which the Plaintiff's Decedent's estate is entitled to an award of actual and punitive damages pursuant to § 15-5-90, Code of Laws of South Carolina (1976) in an amount to be determined by a jury at the trial of this action.

FOR A NINTH CAUSE OF ACTION
(Conspiracy)

140) Plaintiffs restate and re-allege every factual and jurisdictional allegation set forth above as if stated herein verbatim.

141) FIPOA, Finnen and Watts, together or in combination of two of the three, agreed or combined to commit unlawful acts and did commit overt acts in furtherance of the combination or agreement to commit unlawful acts including but not limited to obstruction of justice, filing a false police report, misprision of a felon, and other offenses as may be learned through discovery.

142) Such unlawful acts and other unlawful acts resulted in injury to Plaintiffs inflicted by one or more of the conspirators, and pursuant to a common scheme, thereby directly and proximately causing damages to Plaintiffs.

FOR A TENTH CAUSE OF ACTION
(Punitive Damages)

142) Plaintiffs restate and re-allege every factual and jurisdictional allegation set forth above as if stated herein verbatim.

143) FIPOA's Security Guards have a history of violating personal rights and individual property rights that dates back to at least 2012, and includes issuing tickets without authority and even threatening a member of the public with a knife at the front gate manned by FIPOA personnel.

144) The Defendant Security Guards have consistently been advised, warned and cautioned that the authority of FIPOA Security Guards is limited to the private property owned by FIPOA.

145) The Defendant Security Guards knew or should have known that neither Watts nor Finnen had authority at any point, and certainly not under circumstances that did not present an emergent situation, to trespass upon the private property of the Steffner's.

146) The Defendant Security Guards knew or should have known that neither Watts nor Finnen had authority at any point, and certainly not under circumstances that did not present an emergent situation, to conduct an investigation regarding the possible disturbance in the basement of the Steffner's home.

147) The Defendant Security Guards knew or should have known that the use of deadly force against Thomas was not warranted, authorized or permitted by law under the circumstances presented.

148) FIPOA should have properly trained Finnen and Watts concerning the 2008 MOU with the Sheriff's Department, and the limitations on authority for both Finnen and Watts under South Carolina statutory law, common law, the MOU, and the understanding and protocol the FIPOA Chief of Security had with the Sheriff's Department that FIPOA Security Guards would wait for Sheriff's Deputies to handle the actual call for service.

149) The Defendant Security Officers acted willfully, wantonly, maliciously, or in reckless disregard of Thomas and Tara's rights when entering the Steffner's private property; interrogating Tara; fatally shooting Thomas; and later lying to cover-up their heinous actions.

150) There are at least twenty private security agencies within Beaufort County that are supposed to be subject to the same limitations that FIPOA Security Guards are

supposed to be subject to, thus an award of punitive damages will punish these Defendants' reckless conduct but will also deter similar conduct by these Defendants and other private security agencies and private security guards; and will also vindicate the private rights of Thomas and Tara that were so tragically violated on the night of October 20, 2021.

151) Discovery in this lawsuit is expected to confirm that FIPOA has the financial ability to pay a judgment that includes a substantial punitive damages assessment.

152) Plaintiffs hereby request and demand an award of punitive damages against these Defendants, jointly and severally, in an amount to be determined by the trier of the facts of this matter.

153) Defendant FIPOA is liable to Plaintiff and Plaintiff's decedent for the punitive damages assessed based on the actions, errors and omissions of Defendants Finnen and Watts by virtue of their respective employee/employer, master/servant, and/or principal/agent relationship(s), including contractual relationships, corporate relationships, family, and/or other relationships, or pursuant to principals and doctrines of non-delegable duty, apparent authority, agency, ostensible agency and/or respondeat superior.

WHEREFORE, Plaintiffs demand judgment against Defendants for such amount of damages as the trier of facts shall determine including: actual and consequential damages, damages for pain and suffering, expenses incurred as a result of Thomas' death, injuries and emotional distress experienced by both Thomas and Tara, Thomas' lost wages, loss of service and consortium sustained by Tara, costs of this action, attorney's fees and for such further relief as the Court deems proper.

Respectfully submitted,

PENDARVIS LAW OFFICES, P.C.

s/ Christopher W. Lempesis, Jr.

Thomas A. Pendarvis (SC Bar # 064918)

Christopher W. Lempesis, Jr. (SC Bar # 77012)

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Beaufort, SC 29902

843.524.9500

Thomas@PendarvisLaw.com

Chris@PendarvisLaw.com

MCGOWAN, HOOD, & FELDER, LLC

s/ Robert V. Phillips

Robert V. Phillips, Esq. (SC Bar # 68458)

1539 Health Care Drive

Rock Hill, South Carolina 29732

SC Bar ID: 68458

803.327.7800

rphillips@mcgowanhood.com

Counsel for Plaintiffs

Beaufort, South Carolina
November 22, 2021

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 2nd day of FEBRUARY 2022 between the Beaufort County Sheriff's Office and the INDIGENOUS COA Security Force.

I. **Calls for Service Response**

A. Miscellaneous calls, misdemeanor criminal activity and nuisance calls

Licensed, registered private security forces are authorized to and shall respond to all calls for service on the property they are contracted to protect.

The licensed, private security has the authority and shall enforce South Carolina criminal laws, including traffic violations, on all property they are contracted to protect.

Calls for service originating from a 911 or administrative line call to the Beaufort County Communications Center (Dispatch) shall be first dispatched to the Sheriff's Office supervisor on duty for that area. The Sheriff's Office supervisor shall evaluate the call and make a determination as to whether BCSO will respond or the security force notified to respond. If so notified, the security force shall respond and handle the call, requesting BCSO assistance if the circumstances prove more than originally indicated, i.e. it is discovered that a crime has been committed.

Calls for service originating from an internal call to the security gate from a resident or visitor shall be forwarded to the Beaufort County Communications Center by the security officer taking the call. The previous protocol shall then be followed for evaluation by the BCSO supervisor.

All in-progress calls shall receive an immediate response from any available unit, security and Sheriff's Office.

All arrests shall be immediately reported to the Sheriff's Office. The arresting security officer shall complete the charging document and the booking report prior to transferring the prisoner to the BCSO responding deputy for transport to the Detention Center.

The security company shall respond to the location of the incident, secure the scene and interview the complainant/victim. A determination must be made at that time whether a crime has occurred.

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copy of the original document on file with
Beaufort County.
Chief Deputy, Beaufort County Sheriff's Office

If the call is a misdemeanor or nuisance incident the security officer shall complete a Uniform Crime Report (UCR) Incident Report on a standard form designed by SLED and approved by the BCSO.

B. In-progress crimes, violent or felony calls, where human life is in danger or property is endangered

Licensed, registered security companies are authorized and shall respond to all calls of violent behavior or felony crimes to protect life and property.

The security officer, using established communications means, shall notify the BCSO of the situation and request immediate assistance. Under no circumstances should the security officer attempt any type of investigation of the crime scene or any type of interrogation of any suspects. Interviews of witnesses or victims should be strictly limited to obtaining a description of the suspect and determining the health and safety of the victim.

The security officer shall then render any assistance requested by BCSO personnel responding to the incident.

II. Documentation

Licensed, registered security forces responding to calls for service shall complete a Uniform Crime Report (UCR) Incident Report (IR) for each criminal call for service. This UCR form shall be one designed by SLED and approved by BCSO.

The IR shall be completed, proofread and submitted to the BCSO Investigative Section by 0800 hours of the next day. There shall be no exceptions to this. This IR shall be submitted under the ORI (Originating Agency Identifier) of the BCSO.

Note: All IR's are subject to South Carolina Freedom of Information Act requirements.

BCSO shall provide training on the completion of IR's to any security agency requesting that training.

III. Emergency Operations

The licensed, registered security company shall participate in the Beaufort County Emergency Operations Plan. This includes taking direction and guidance from BCSO during times of declared emergency.

IV. Communications

Licensed, registered security companies are authorized limited access to BCSO and Beaufort County radio communications networks. Use of access shall be

limited to emergency communications only between the BCSO and the security company. Daily operations communications of the security company on the BCSO network is strictly prohibited.

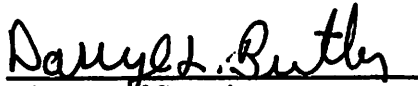


P.J. Tanner, Sheriff

2-8-10

Date

Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.



Danyell Butler
Director of Security

02-02-2010

Date

Michael M. Hartzfield
Chief Deputy, Beaufort County Sheriff's Office

INDIGORUN COA SECURITY.
Security Agency (Please print)

COPY

STATE OF SOUTH CAROLINA

MEMORANDUM OF UNDERSTANDING

COUNTY OF BEAUFORT

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 24 day of JULY, 2009 between the Beaufort County Sheriff's Office and the HARBOR ISLAND Security Force.

I. Calls for Service Response

A. Miscellaneous calls, misdemeanor criminal activity and nuisance calls

Licensed, registered private security forces are authorized to and shall respond to all calls for service on the property they are contracted to protect.

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If the call is a misdemeanor or nuisance incident the security officer shall complete a Uniform Crime Report (UCR) Incident Report on a standard form designed by SLED and approved by the BCSO.

B. In-progress crimes, violent or felony calls, where human life is in danger or property is endangered

Licensed, registered security companies are authorized and shall respond to all calls of violent behavior or felony crimes to protect life and property.

The security officer, using established communications means, shall notify the BCSO of the situation and request immediate assistance. Under no circumstances should the security officer attempt any type of investigation of the crime scene or any type of interrogation of any suspects. Interviews of witnesses or victims should be strictly limited to obtaining a description of the suspect and determining the health and safety of the victim.

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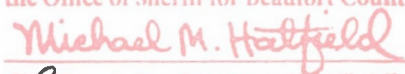
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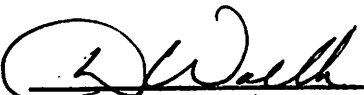
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P.J. Tanner, Sheriff

7-29-09
Date
Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.

Deputy, Beaufort County Sheriff's Office



Director of Security

7-24-09
Date

DON WOELKE - HARBOR ISLAND
Security Agency (Please print) CHIEF OF SECURITY

STATE OF SOUTH CAROLINA

MEMORANDUM OF UNDERSTANDING

COUNTY OF BEAUFORT

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 19 day of JANUARY, 2008 between the Beaufort County Sheriff's Office and the Sec City (Security) Security Force.

I. Calls for Service Response

A. Miscellaneous calls, misdemeanor criminal activity and nuisance calls

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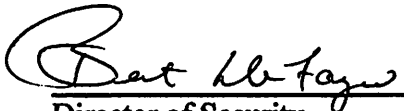
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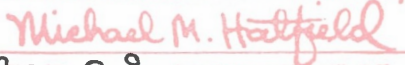


P.J. Tanner, Sheriff



Director of Security

Securitas Security
Security Agency (Please print)

1-21-09
Date
Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.

1-19-09
Date
Chief Deputy Beaufort County Sheriff's Office

STATE OF SOUTH CAROLINA

MEMORANDUM OF UNDERSTANDING

COUNTY OF BEAUFORT

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 31 day of Dec, 2008 between the Beaufort County Sheriff's Office and the Sec Services Security Force.

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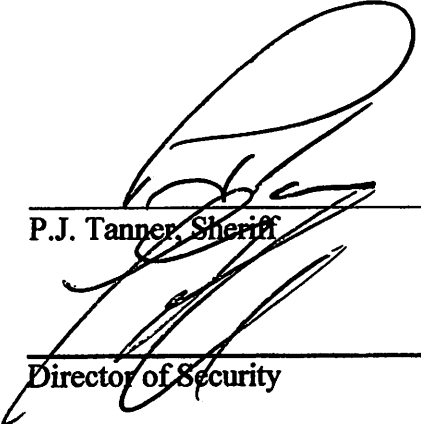
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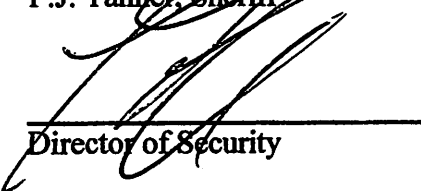
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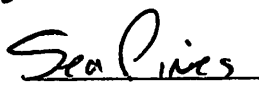
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P.J. Tanner, Sheriff



Director of Security

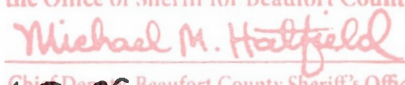


Sea Pines
Security Agency (Please print)

1-20-09

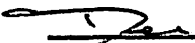
Date

Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.



Michael M. Holtzfield

Chief Deputy Beaufort County Sheriff's Office



Date

STATE OF SOUTH CAROLINA

MEMORANDUM OF UNDERSTANDING

COUNTY OF BEAUFORT

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 18th day of December, 2008 between the Beaufort County Sheriff's Office and the COASTAL SERVICES Security Force.

I. Calls for Service Response

A. Miscellaneous calls, misdemeanor criminal activity and nuisance calls

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IV. Communications

Licensed, registered security companies are authorized limited access to BCSO and Beaufort County radio communications networks. Use of access shall be

limited to emergency communications only between the BCSO and the security company. Daily operations communications of the security company on the BCSO network is strictly prohibited.



P.J. Tanner, Sheriff

12-26-08
Date
Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.
Michael M. Holtzfield
Deputy, Beaufort County Sheriff's Office



Director of Security
JACK McMULLIN
COASTAL SECURITY SERVICES, INC.
Security Agency (Please print)

12/18/08
Date

Good morning Todd,

Coastal Security on Hilton Head Island is now a signatory group on the Sheriff's Office MOU. They are now authorized to receive 10-27, 10-28 and 10-29 information from dispatch as per Communications protocol.

Thanks,
Lt. Col Baxley

Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.
Michael M. Holtzfield
Chief Deputy, Beaufort County Sheriff's Office

STATE OF SOUTH CAROLINA

MEMORANDUM OF UNDERSTANDING

COUNTY OF BEAUFORT

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this _____ day of 7/21, 2008 between the Beaufort County Sheriff's Office and the Port Royal Plantation Security Force.

I. Calls for Service Response

A. Miscellaneous calls, misdemeanor criminal activity and nuisance calls

Licensed, registered private security forces are authorized to and shall respond to all calls for service on the property they are contracted to protect.

The licensed, private security has the authority and shall enforce South Carolina criminal laws, including traffic violations, on all property they are contracted to protect.

Calls for service originating from a 911 or administrative line call to the Beaufort County Communications Center (Dispatch) shall be first dispatched to the Sheriff's Office supervisor on duty for that area. The Sheriff's Office supervisor shall evaluate the call and make a determination as to whether BCSO will respond or the security force notified to respond. If so notified, the security force shall respond and handle the call, requesting BCSO assistance if the circumstances prove more than originally indicated, i.e. it is discovered that a crime has been committed.

Calls for service originating from an internal call to the security gate from a resident or visitor shall be forwarded to the Beaufort County Communications Center by the security officer taking the call. The previous protocol shall then be followed for evaluation by the BCSO supervisor.

All in-progress calls shall receive an immediate response from any available unit, security and Sheriff's Office.

All arrests shall be immediately reported to the Sheriff's Office. The arresting security officer shall complete the charging document and the booking report prior to transferring the prisoner to the BCSO responding deputy for transport to the Detention Center.

The security company shall respond to the location of the incident, secure the scene and interview the complainant/victim. A determination must be made at that time whether a crime has occurred.

If the call is a misdemeanor or nuisance incident the security officer shall complete a Uniform Crime Report (UCR) Incident Report on a standard form designed by SLED and approved by the BCSO.

B. In-progress crimes, violent or felony calls, where human life is in danger or property is endangered

Licensed, registered security companies are authorized and shall respond to all calls of violent behavior or felony crimes to protect life and property.

The security officer, using established communications means, shall notify the BCSO of the situation and request immediate assistance. Under no circumstances should the security officer attempt any type of investigation of the crime scene or any type of interrogation of any suspects. Interviews of witnesses or victims should be strictly limited to obtaining a description of the suspect and determining the health and safety of the victim.

The security officer shall then render any assistance requested by BCSO personnel responding to the incident.

II. Documentation

Licensed, registered security forces responding to calls for service shall complete a Uniform Crime Report (UCR) Incident Report (IR) for each criminal call for service. This UCR form shall be one designed by SLED and approved by BCSO.

The IR shall be completed, proofread and submitted to the BCSO Investigative Section by 0800 hours of the next day. There shall be no exceptions to this. This IR shall be submitted under the ORI (Originating Agency Identifier) of the BCSO.

Note: All IR's are subject to South Carolina Freedom of Information Act requirements.

BCSO shall provide training on the completion of IR's to any security agency requesting that training.

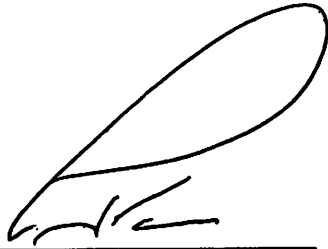
III. Emergency Operations

The licensed, registered security company shall participate in the Beaufort County Emergency Operations Plan. This includes taking direction and guidance from BCSO during times of declared emergency.

IV. Communications

Licensed, registered security companies are authorized limited access to BCSO and Beaufort County radio communications networks. Use of access shall be

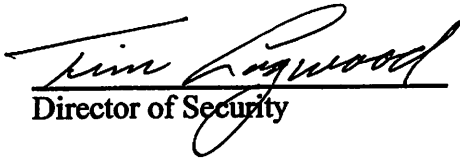
limited to emergency communications only between the BCSO and the security company. Daily operations communications of the security company on the BCSO network is strictly prohibited.



P.J. Tanner, Sheriff

10-20-08
Date

Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.



Director of Security

7/21/08
Date

Michael M. Holtzfield
Chief Deputy, Beaufort County Sheriff's Office

Port Royal Plantation
Security Agency (Please print)

STATE OF SOUTH CAROLINA

MEMORANDUM OF UNDERSTANDING

COUNTY OF BEAUFORT

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 19TH day of JUNE, 2008 between the Beaufort County Sheriff's Office and the SHIPYARD PLANTATION Security Force.

I. Calls for Service Response

A. Miscellaneous calls, misdemeanor criminal activity and nuisance calls

Licensed, registered private security forces are authorized to and shall respond to all calls for service on the property they are contracted to protect.

The licensed, private security has the authority and shall enforce South Carolina criminal laws, including traffic violations, on all property they are contracted to protect.

Calls for service originating from a 911 or administrative line call to the Beaufort County Communications Center (Dispatch) shall be first dispatched to the Sheriff's Office supervisor on duty for that area. The Sheriff's Office supervisor shall evaluate the call and make a determination as to whether BCSO will respond or the security force notified to respond. If so notified, the security force shall respond and handle the call, requesting BCSO assistance if the circumstances prove more than originally indicated, i.e. it is discovered that a crime has been committed.

Calls for service originating from an internal call to the security gate from a resident or visitor shall be forwarded to the Beaufort County Communications Center by the security officer taking the call. The previous protocol shall then be followed for evaluation by the BCSO supervisor.

All in-progress calls shall receive an immediate response from any available unit, security and Sheriff's Office.

All arrests shall be immediately reported to the Sheriff's Office. The arresting security officer shall complete the charging document and the booking report prior to transferring the prisoner to the BCSO responding deputy for transport to the Detention Center.

The security company shall respond to the location of the incident, secure the scene and interview the complainant/victim. A determination must be made at that time whether a crime has occurred.

Certified to be a true and correct
copy of the original document on file with
Beaufort County,
Beaufort County Sheriff's Office

If the call is a misdemeanor or nuisance incident the security officer shall complete a Uniform Crime Report (UCR) Incident Report on a standard form designed by SLED and approved by the BCSO.

B. In-progress crimes, violent or felony calls, where human life is in danger or property is endangered

Licensed, registered security companies are authorized and shall respond to all calls of violent behavior or felony crimes to protect life and property.

The security officer, using established communications means, shall notify the BCSO of the situation and request immediate assistance. Under no circumstances should the security officer attempt any type of investigation of the crime scene or any type of interrogation of any suspects. Interviews of witnesses or victims should be strictly limited to obtaining a description of the suspect and determining the health and safety of the victim.

The security officer shall then render any assistance requested by BCSO personnel responding to the incident.

II. Documentation

Licensed, registered security forces responding to calls for service shall complete a Uniform Crime Report (UCR) Incident Report (IR) for each criminal call for service. This UCR form shall be one designed by SLED and approved by BCSO.

The IR shall be completed, proofread and submitted to the BCSO Investigative Section by 0800 hours of the next day. There shall be no exceptions to this. This IR shall be submitted under the ORI (Originating Agency Identifier) of the BCSO.

Note: All IR's are subject to South Carolina Freedom of Information Act requirements.

BCSO shall provide training on the completion of IR's to any security agency requesting that training.

III. Emergency Operations

The licensed, registered security company shall participate in the Beaufort County Emergency Operations Plan. This includes taking direction and guidance from BCSO during times of declared emergency.

IV. Communications

Licensed, registered security companies are authorized limited access to BCSO and Beaufort County radio communications networks. Use of access shall be

limited to emergency communications only between the BCSO and the security company. Daily operations communications of the security company on the BCSO network is strictly prohibited.



P.J. Tanner, Sheriff

Date

7-14-08

Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.

Michael M. Holtzfield

Chief Deputy, Beaufort County Sheriff's Office

Date

06-19-08

Brian L. Pettersen
Director of Security

SHIPYARD PLANTATION
Security Agency (Please print)

PALMETTO DUNES P.O.A.

P.O. Box 7974

Hilton Head Island, SC 29938

Office: (843)785-1125

Fax: (843)785-4436

Send to: B.C.S.O.	From: Chief Allan Davis
Attention: Sheriff Tanner / Bridgely	Date: 6-24-08
Office location: Beaufort	Office location: H&P
Fax number: 470-3273	Phone number: (843)785-1125
	Certified to be a true and correct copy of the original document on file with Michael M. Hartzfeld Chief Deputy, Beaufort County Sheriff's Office

☐ Urgent
 ☐ Reply ASAP
 ☐ Please comment
 ☐ Please review
 ☒ For your information

Total pages, including cover: 4

Comments:

Sheriff/CSL,
 ATTACHED IS THE SIGNED AND PREPARED
 LAST WEEK @ our meeting.

Thanks, Allen

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 19th day of June, 2008 between the Beaufort County Sheriff's Office and the Palmetto Guard Security Force.

I. Calls for Service Response

A. Miscellaneous calls, misdemeanor criminal activity and nuisance calls

Licensed, registered private security forces are authorized to and shall respond to all calls for service on the property they are contracted to protect.

The licensed, private security has the authority and shall enforce South Carolina criminal laws, including traffic violations, on all property they are contracted to protect.

Calls for service originating from a 911 or administrative line call to the Beaufort County Communications Center (Dispatch) shall be first dispatched to the Sheriff's Office supervisor on duty for that area. The Sheriff's Office supervisor shall evaluate the call and make a determination as to whether BCSO will respond or the security force notified to respond. If so notified, the security force shall respond and handle the call, requesting BCSO assistance if the circumstances prove more than originally indicated, i.e. it is discovered that a crime has been committed.

Calls for service originating from an internal call to the security gate from a resident or visitor shall be forwarded to the Beaufort County Communications Center by the security officer taking the call. The previous protocol shall then be followed for evaluation by the BCSO supervisor.

Have occurred. Ex: Bikes, cell phones (lost) only crimes in progress

All in-progress calls shall receive an immediate response from any available unit, security and Sheriff's Office.

All arrests shall be immediately reported to the Sheriff's Office. The arresting security officer shall complete the charging document and the booking report prior to transferring the prisoner to the BCSO responding deputy for transport to the Detention Center.

The security company shall respond to the location of the incident, secure the scene and interview the complainant/victim. A determination must be made at that time whether a crime has occurred.

**NOTE: Submit Internal Reports if Information is gathered.*

Certified to be a true and correct copy of the original document on file with the Office of Sheriff for Beaufort County, Michael M. Hofffield Sheriff's Office

If the call is a misdemeanor or nuisance incident the security officer shall complete a Uniform Crime Report (UCR) Incident Report on a standard form designed by SLED and approved by the BCSO.

B. In-progress crimes, violent or felony calls, where human life is in danger or property is endangered

Licensed, registered security companies are authorized and shall respond to all calls of violent behavior or felony crimes to protect life and property.

The security officer, using established communications means, shall notify the BCSO of the situation and request immediate assistance. Under no circumstances should the security officer attempt any type of investigation of the crime scene or any type of interrogation of any suspects. Interviews of witnesses or victims should be strictly limited to obtaining a description of the suspect and determining the health and safety of the victim.

The security officer shall then render any assistance requested by BCSO personnel responding to the incident.

II. Documentation

Licensed, registered security forces responding to calls for service shall complete a Uniform Crime Report (UCR) Incident Report (IR) for each criminal call for service. This UCR form shall be one designed by SLED and approved by BCSO.

The IR shall be completed, proofread and submitted to the BCSO Investigative Section by 0800 hours of the next day. There shall be no exceptions to this. This IR shall be submitted under the ORI (Originating Agency Identifier) of the BCSO. *Freedom of Information Act (24 Has)*

Note: All IR's are subject to South Carolina Freedom of Information Act requirements.

BCSO shall provide training on the completion of IR's to any security agency requesting that training.

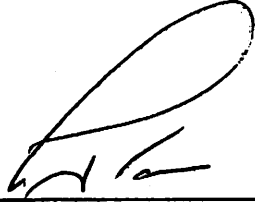
III. Emergency Operations

The licensed, registered security company shall participate in the Beaufort County Emergency Operations Plan. This includes taking direction and guidance from BCSO during times of declared emergency.

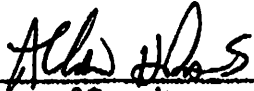
IV. Communications

Licensed, registered security companies are authorized limited access to BCSO and Beaufort County radio communications networks. Use of access shall be

limited to emergency communications only between the BCSO and the security company. Daily operations communications of the security company on the BCSO network is strictly prohibited.



P.J. Tanner, Sheriff



Director of Security



Security Agency (Please print)

7-14-08

Date

Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.

6-19-08

Date

Michael M. Holtfield
Chief Deputy, Beaufort County Sheriff's Office

RECEIVED

JUN 26 2008

STATE OF SOUTH CAROLINA

MEMORANDUM OF UNDERSTANDING

COUNTY OF BEAUFORT

Beaufort County Sheriff's Office

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 21st day of JUNE, 2008 between the Beaufort County Sheriff's Office and the

N. Hon Nemo Beach v Tennis Resort Security Force.

I. Calls for Service Response

A. Miscellaneous calls, misdemeanor criminal activity and nuisance calls

Licensed, registered private security forces are authorized to and shall respond to all calls for service on the property they are contracted to protect.

The licensed, private security has the authority and shall enforce South Carolina criminal laws, including traffic violations, on all property they are contracted to protect.

Calls for service originating from a 911 or administrative line call to the Beaufort County Communications Center (Dispatch) shall be first dispatched to the Sheriff's Office supervisor on duty for that area. The Sheriff's Office supervisor shall evaluate the call and make a determination as to whether BCSO will respond or the security force notified to respond. If so notified, the security force shall respond and handle the call, requesting BCSO assistance if the circumstances prove more than originally indicated, i.e. it is discovered that a crime has been committed.

Calls for service originating from an internal call to the security gate from a resident or visitor shall be forwarded to the Beaufort County Communications Center by the security officer taking the call. The previous protocol shall then be followed for evaluation by the BCSO supervisor.

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All arrests shall be immediately reported to the Sheriff's Office. The arresting security officer shall complete the charging document and the booking report prior to transferring the prisoner to the BCSO responding deputy for transport to the Detention Center.

The security company shall respond to the location of the incident, secure the scene and interview the complainant/victim. A determination must be made at that time whether a crime has occurred.

Certified to be a true and correct copy of the original document on file with the Office of the Sheriff, Beaufort County, South Carolina. *21st*

Beaufort County Sheriff's Office

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BCSO00778

If the call is a misdemeanor or nuisance incident the security officer shall complete a Uniform Crime Report (UCR) Incident Report on a standard form designed by SLED and approved by the BCSO.

B. In-progress crimes, violent or felony calls, where human life is in danger or property is endangered

Licensed, registered security companies are authorized and shall respond to all calls of violent behavior or felony crimes to protect life and property.

The security officer, using established communications means, shall notify the BCSO of the situation and request immediate assistance. Under no circumstances should the security officer attempt any type of investigation of the crime scene or any type of interrogation of any suspects. Interviews of witnesses or victims should be strictly limited to obtaining a description of the suspect and determining the health and safety of the victim.

The security officer shall then render any assistance requested by BCSO personnel responding to the incident.

II. Documentation

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Note: All IR's are subject to South Carolina Freedom of Information Act requirements.

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III. Emergency Operations

The licensed, registered security company shall participate in the Beaufort County Emergency Operations Plan. This includes taking direction and guidance from BCSO during times of declared emergency.

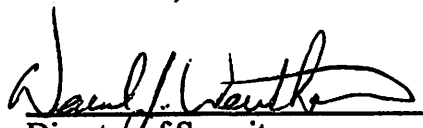
IV. Communications

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limited to emergency communications only between the BCSO and the security company. Daily operations communications of the security company on the BCSO network is strictly prohibited.



P.J. Tanner, Sheriff



Director of Security

Hilton Head Beach & Tennis
Security Agency (Please print)

6-26-08
Date
Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.
Michael M. Holtfield
Chief Deputy, Beaufort County Sheriff's Office
06/24/08
Date

STATE OF SOUTH CAROLINA

MEMORANDUM OF UNDERSTANDING

COUNTY OF BEAUFORT

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 30 day of JUNE, 2008 between the Beaufort County Sheriff's Office and the WINDMILL HARBOUR Security Force.

I. Calls for Service Response

A. Miscellaneous calls, misdemeanor criminal activity and nuisance calls

Licensed, registered private security forces are authorized to and shall respond to all calls for service on the property they are contracted to protect.

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Calls for service originating from an internal call to the security gate from a resident or visitor shall be forwarded to the Beaufort County Communications Center by the security officer taking the call. The previous protocol shall then be followed for evaluation by the BCSO supervisor.

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All arrests shall be immediately reported to the Sheriff's Office. The arresting security officer shall complete the charging document and the booking report prior to transferring the prisoner to the BCSO responding deputy for transport to the Detention Center.

The security company shall respond to the location of the incident, secure the scene and interview the complainant/victim. A determination must be made at that time whether a crime has occurred.

If the call is a misdemeanor or nuisance incident the security officer shall complete a Uniform Crime Report (UCR) Incident Report on a standard form designed by SLED and approved by the BCSO.

B. In-progress crimes, violent or felony calls, where human life is in danger or property is endangered

Licensed, registered security companies are authorized and shall respond to all calls of violent behavior or felony crimes to protect life and property.

The security officer, using established communications means, shall notify the BCSO of the situation and request immediate assistance. Under no circumstances should the security officer attempt any type of investigation of the crime scene or any type of interrogation of any suspects. Interviews of witnesses or victims should be strictly limited to obtaining a description of the suspect and determining the health and safety of the victim.

The security officer shall then render any assistance requested by BCSO personnel responding to the incident.

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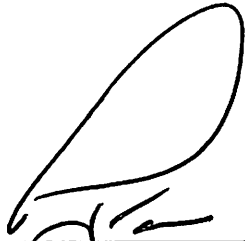
III. Emergency Operations

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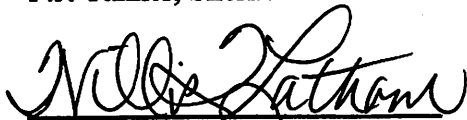
IV. Communications

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P.J. Tanner, Sheriff



Director of Security

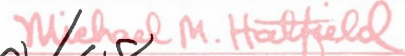
WINDMILL HARBOUR ASSN.

Security Agency (Please print)

7-11-08

Date

Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.



Chief Deputy Beaufort County Sheriff's Office

Date

06/30/08

RECEIVED

JUN 2 2008

STATE OF SOUTH CAROLINA

MEMORANDUM OF UNDERSTANDING
Beaufort County Sheriff's Office

COUNTY OF BEAUFORT

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 20th
day of June, 2008 between the Beaufort County Sheriff's Office and the
Berkeley Hall Security Force.

I. Calls for Service Response

A. Miscellaneous calls, misdemeanor criminal activity and nuisance calls

Licensed, registered private security forces are authorized to and shall respond to all calls for service on the property they are contracted to protect.

The licensed, private security has the authority and shall enforce South Carolina criminal laws, including traffic violations, on all property they are contracted to protect.

Calls for service originating from a 911 or administrative line call to the Beaufort County Communications Center (Dispatch) shall be first dispatched to the Sheriff's Office supervisor on duty for that area. The Sheriff's Office supervisor shall evaluate the call and make a determination as to whether BCSO will respond or the security force notified to respond. If so notified, the security force shall respond and handle the call, requesting BCSO assistance if the circumstances prove more than originally indicated, i.e. it is discovered that a crime has been committed.

Calls for service originating from an internal call to the security gate from a resident or visitor shall be forwarded to the Beaufort County Communications Center by the security officer taking the call. The previous protocol shall then be followed for evaluation by the BCSO supervisor.

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All arrests shall be immediately reported to the Sheriff's Office. The arresting security officer shall complete the charging document and the booking report prior to transferring the prisoner to the BCSO responding deputy for transport to the Detention Center.

The security company shall respond to the location of the incident, secure the scene and interview the complainant/victim. A determination must be made at that time whether a crime has occurred.

Certified to be a true and correct
copy of the original document on file with
Beaufort County,
Beaufort County Sheriff's Office

ELECTRONICALLY FILED - 2021 Nov 22 12:10 PM - BEAUFORT - COMMON PLEAS - CASE#2021CP0702144

BCSO00784

If the call is a misdemeanor or nuisance incident the security officer shall complete a Uniform Crime Report (UCR) Incident Report on a standard form designed by SLED and approved by the BCSO.

B. In-progress crimes, violent or felony calls, where human life is in danger or property is endangered

Licensed, registered security companies are authorized and shall respond to all calls of violent behavior or felony crimes to protect life and property.

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BCSO shall provide training on the completion of IR's to any security agency requesting that training.

III. Emergency Operations

The licensed, registered security company shall participate in the Beaufort County Emergency Operations Plan. This includes taking direction and guidance from BCSO during times of declared emergency.

IV. Communications

Licensed, registered security companies are authorized limited access to BCSO and Beaufort County radio communications networks. Use of access shall be

limited to emergency communications only between the BCSO and the security company. Daily operations communications of the security company on the BCSO network is strictly prohibited.



P.J. Tanner, Sheriff



Director of Security

Berkeley Hall Club
Security Agency (Please print)

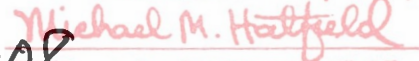
6-30-08

Date

6-20-08

Date

Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.


Deputy, Beaufort County Sheriff's Office

STATE OF SOUTH CAROLINA

MEMORANDUM OF UNDERSTANDING

COUNTY OF BEAUFORT

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 1st day of July, 2008 between the Beaufort County Sheriff's Office and the Long Cove Club Security Force.

I. Calls for Service Response

A. Miscellaneous calls, misdemeanor criminal activity and nuisance calls

Licensed, registered private security forces are authorized to and shall respond to all calls for service on the property they are contracted to protect.

The licensed, private security has the authority and shall enforce South Carolina criminal laws, including traffic violations, on all property they are contracted to protect.

Calls for service originating from a 911 or administrative line call to the Beaufort County Communications Center (Dispatch) shall be first dispatched to the Sheriff's Office supervisor on duty for that area. The Sheriff's Office supervisor shall evaluate the call and make a determination as to whether BCSO will respond or the security force notified to respond. If so notified, the security force shall respond and handle the call, requesting BCSO assistance if the circumstances prove more than originally indicated, i.e. it is discovered that a crime has been committed.

Calls for service originating from an internal call to the security gate from a resident or visitor shall be forwarded to the Beaufort County Communications Center by the security officer taking the call. The previous protocol shall then be followed for evaluation by the BCSO supervisor.

All in-progress calls shall receive an immediate response from any available unit, security and Sheriff's Office.

All arrests shall be immediately reported to the Sheriff's Office. The arresting security officer shall complete the charging document and the booking report prior to transferring the prisoner to the BCSO responding deputy for transport to the Detention Center.

The security company shall respond to the location of the incident, secure the scene and interview the complainant/victim. A determination must be made at that time whether a crime has occurred.

If the call is a misdemeanor or nuisance incident the security officer shall complete a Uniform Crime Report (UCR) Incident Report on a standard form designed by SLED and approved by the BCSO.

B. In-progress crimes, violent or felony calls, where human life is in danger or property is endangered

Licensed, registered security companies are authorized and shall respond to all calls of violent behavior or felony crimes to protect life and property.

The security officer, using established communications means, shall notify the BCSO of the situation and request immediate assistance. Under no circumstances should the security officer attempt any type of investigation of the crime scene or any type of interrogation of any suspects. Interviews of witnesses or victims should be strictly limited to obtaining a description of the suspect and determining the health and safety of the victim.

The security officer shall then render any assistance requested by BCSO personnel responding to the incident.

II. Documentation

Licensed, registered security forces responding to calls for service shall complete a Uniform Crime Report (UCR) Incident Report (IR) for each criminal call for service. This UCR form shall be one designed by SLED and approved by BCSO.

The IR shall be completed, proofread and submitted to the BCSO Investigative Section by 0800 hours of the next day. There shall be no exceptions to this. This IR shall be submitted under the ORI (Originating Agency Identifier) of the BCSO.

Note: All IR's are subject to South Carolina Freedom of Information Act requirements.

BCSO shall provide training on the completion of IR's to any security agency requesting that training.

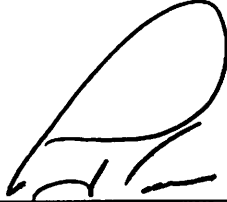
III. Emergency Operations

The licensed, registered security company shall participate in the Beaufort County Emergency Operations Plan. This includes taking direction and guidance from BCSO during times of declared emergency.

IV. Communications

Licensed, registered security companies are authorized limited access to BCSO and Beaufort County radio communications networks. Use of access shall be

limited to emergency communications only between the BCSO and the security company. Daily operations communications of the security company on the BCSO network is strictly prohibited.

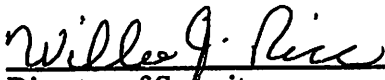


P.J. Tanner, Sheriff

7-11-08

Date

Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.



Director of Security

07-01-2008

Date

Michael M. Holtfield
Chief Deputy Sheriff's Office

Long Cove Club
Security Agency (Please print)

STATE OF SOUTH CAROLINA

MEMORANDUM OF UNDERSTANDING

COUNTY OF BEAUFORT

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this JUNE day of 30, 2008 between the Beaufort County Sheriff's Office and the HILTON HEAD PLANTATION Security Force.

I. Calls for Service Response

A. Miscellaneous calls, misdemeanor criminal activity and nuisance calls

Licensed, registered private security forces are authorized to and shall respond to all calls for service on the property they are contracted to protect.

The licensed, private security has the authority and shall enforce South Carolina criminal laws, including traffic violations, on all property they are contracted to protect.

Calls for service originating from a 911 or administrative line call to the Beaufort County Communications Center (Dispatch) shall be first dispatched to the Sheriff's Office supervisor on duty for that area. The Sheriff's Office supervisor shall evaluate the call and make a determination as to whether BCSO will respond or the security force notified to respond. If so notified, the security force shall respond and handle the call, requesting BCSO assistance if the circumstances prove more than originally indicated, i.e. it is discovered that a crime has been committed.

Calls for service originating from an internal call to the security gate from a resident or visitor shall be forwarded to the Beaufort County Communications Center by the security officer taking the call. The previous protocol shall then be followed for evaluation by the BCSO supervisor.

All in-progress calls shall receive an immediate response from any available unit, security and Sheriff's Office.

All arrests shall be immediately reported to the Sheriff's Office. The arresting security officer shall complete the charging document and the booking report prior to transferring the prisoner to the BCSO responding deputy for transport to the Detention Center.

The security company shall respond to the location of the incident, secure the scene and interview the complainant/victim. A determination must be made at that time whether a crime has occurred.

If the call is a misdemeanor or nuisance incident the security officer shall complete a Uniform Crime Report (UCR) Incident Report on a standard form designed by SLED and approved by the BCSO.

B. In-progress crimes, violent or felony calls, where human life is in danger or property is endangered

Licensed, registered security companies are authorized and shall respond to all calls of violent behavior or felony crimes to protect life and property.

The security officer, using established communications means, shall notify the BCSO of the situation and request immediate assistance. Under no circumstances should the security officer attempt any type of investigation of the crime scene or any type of interrogation of any suspects. Interviews of witnesses or victims should be strictly limited to obtaining a description of the suspect and determining the health and safety of the victim.

The security officer shall then render any assistance requested by BCSO personnel responding to the incident.

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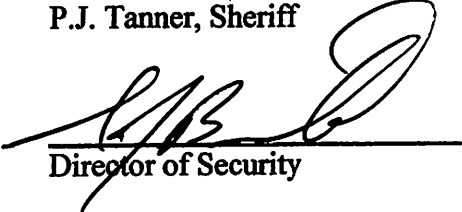
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IV. Communications

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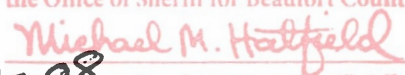

P.J. Tanner, Sheriff


Director of Security

HILTON HEAD PLANTATION
Security Agency (Please print)

7-14-08
Date

6-30-08
Date

Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.

Michael M. Holtzfield
Chief of County, Beaufort County Sheriff's Office

STATE OF SOUTH CAROLINA

MEMORANDUM OF UNDERSTANDING

COUNTY OF BEAUFORT

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 19th day of JUNE, 2008 between the Beaufort County Sheriff's Office and the Oldfield Security Force.

I. Calls for Service Response

A. Miscellaneous calls, misdemeanor criminal activity and nuisance calls

Licensed, registered private security forces are authorized to and shall respond to all calls for service on the property they are contracted to protect.

The licensed, private security has the authority and shall enforce South Carolina criminal laws, including traffic violations, on all property they are contracted to protect.

Calls for service originating from a 911 or administrative line call to the Beaufort County Communications Center (Dispatch) shall be first dispatched to the Sheriff's Office supervisor on duty for that area. The Sheriff's Office supervisor shall evaluate the call and make a determination as to whether BCSO will respond or the security force notified to respond. If so notified, the security force shall respond and handle the call, requesting BCSO assistance if the circumstances prove more than originally indicated, i.e. it is discovered that a crime has been committed.

Calls for service originating from an internal call to the security gate from a resident or visitor shall be forwarded to the Beaufort County Communications Center by the security officer taking the call. The previous protocol shall then be followed for evaluation by the BCSO supervisor.

All in-progress calls shall receive an immediate response from any available unit, security and Sheriff's Office.

All arrests shall be immediately reported to the Sheriff's Office. The arresting security officer shall complete the charging document and the booking report prior to transferring the prisoner to the BCSO responding deputy for transport to the Detention Center.

The security company shall respond to the location of the incident, secure the scene and interview the complainant/victim. A determination must be made at that time whether a crime has occurred.

If the call is a misdemeanor or nuisance incident the security officer shall complete a Uniform Crime Report (UCR) Incident Report on a standard form designed by SLED and approved by the BCSO.

B. In-progress crimes, violent or felony calls, where human life is in danger or property is endangered

Licensed, registered security companies are authorized and shall respond to all calls of violent behavior or felony crimes to protect life and property.

The security officer, using established communications means, shall notify the BCSO of the situation and request immediate assistance. Under no circumstances should the security officer attempt any type of investigation of the crime scene or any type of interrogation of any suspects. Interviews of witnesses or victims should be strictly limited to obtaining a description of the suspect and determining the health and safety of the victim.

The security officer shall then render any assistance requested by BCSO personnel responding to the incident.

II. Documentation

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III. Emergency Operations

The licensed, registered security company shall participate in the Beaufort County Emergency Operations Plan. This includes taking direction and guidance from BCSO during times of declared emergency.

IV. Communications

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limited to emergency communications only between the BCSO and the security company. Daily operations communications of the security company on the BCSO network is strictly prohibited.



P.J. Tanner, Sheriff

7-14-08

Date

Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.



Director of Security

June 19, 2008

Date

Michael M. Holtfield
Chief Deputy, Beaufort County Sheriff's Office

Oldfield/Norred & Associates.
Security Agency (Please print)

STATE OF SOUTH CAROLINA

MEMORANDUM OF UNDERSTANDING

COUNTY OF BEAUFORT

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 28th day of July, 2008 between the Beaufort County Sheriff's Office and the Rose Hill / Norred & Associates Security Force.

Certified to be a true and correct copy of the original document on file with the Office of Sheriff for Beaufort County.
2021-07-28-11-56-02
 Chief Deputy, Beaufort County Sheriff's Office

I. **Calls for Service Response**

A. **Miscellaneous calls, misdemeanor criminal activity and nuisance calls**

Licensed, registered private security forces are authorized to and shall respond to all calls for service on the property they are contracted to protect.

The licensed, private security has the authority and shall enforce South Carolina criminal laws, including traffic violations, on all property they are contracted to protect.

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Calls for service originating from an internal call to the security gate from a resident or visitor shall be forwarded to the Beaufort County Communications Center by the security officer taking the call. The previous protocol shall then be followed for evaluation by the BCSO supervisor.

All in-progress calls shall receive an immediate response from any available unit, security and Sheriff's Office.

All arrests shall be immediately reported to the Sheriff's Office. The arresting security officer shall complete the charging document and the booking report prior to transferring the prisoner to the BCSO responding deputy for transport to the Detention Center.

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If the call is a misdemeanor or nuisance incident the security officer shall complete a Uniform Crime Report (UCR) Incident Report on a standard form designed by SLED and approved by the BCSO.

B. In-progress crimes, violent or felony calls, where human life is in danger or property is endangered

Licensed, registered security companies are authorized and shall respond to all calls of violent behavior or felony crimes to protect life and property.

The security officer, using established communications means, shall notify the BCSO of the situation and request immediate assistance. Under no circumstances should the security officer attempt any type of investigation of the crime scene or any type of interrogation of any suspects. Interviews of witnesses or victims should be strictly limited to obtaining a description of the suspect and determining the health and safety of the victim.

The security officer shall then render any assistance requested by BCSO personnel responding to the incident.

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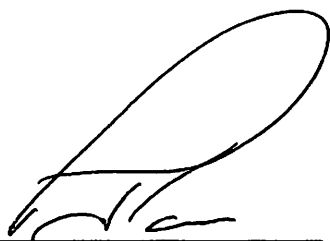
III. Emergency Operations

The licensed, registered security company shall participate in the Beaufort County Emergency Operations Plan. This includes taking direction and guidance from BCSO during times of declared emergency.

IV. Communications

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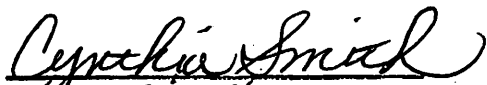


P.J. Tanner, Sheriff

8-1-08

Date

Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.



Director of Security

July 28, 2008

Date

Michael M. Hatfield
Chief Deputy, Beaufort County Sheriff's Office

Rose Hill / Norrell's Assoc.
Security Agency (Please print)

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 18th day of June, 2008 between the Beaufort County Sheriff's Office and the Colleton River Plantation Security Force.

I. Calls for Service Response

A. Miscellaneous calls, misdemeanor criminal activity and nuisance calls

Licensed, registered private security forces are authorized to and shall respond to all calls for service on the property they are contracted to protect.

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Calls for service originating from a 911 or administrative line call to the Beaufort County Communications Center (Dispatch) shall be first dispatched to the Sheriff's Office supervisor on duty for that area. The Sheriff's Office supervisor shall evaluate the call and make a determination as to whether BCSO will respond or the security force notified to respond. If so notified, the security force shall respond and handle the call, requesting BCSO assistance if the circumstances prove more than originally indicated, i.e. it is discovered that a crime has been committed.

Calls for service originating from an internal call to the security gate from a resident or visitor shall be forwarded to the Beaufort County Communications Center by the security officer taking the call. The previous protocol shall then be followed for evaluation by the BCSO supervisor.

All in-progress calls shall receive an immediate response from any available unit, security and Sheriff's Office.

All arrests shall be immediately reported to the Sheriff's Office. The arresting security officer shall complete the charging document and the booking report prior to transferring the prisoner to the BCSO responding deputy for transport to the Detention Center.

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If the call is a misdemeanor or nuisance incident the security officer shall complete a Uniform Crime Report (UCR) Incident Report on a standard form designed by SLED and approved by the BCSO.

B. In-progress crimes, violent or felony calls, where human life is in danger or property is endangered

Licensed, registered security companies are authorized and shall respond to all calls of violent behavior or felony crimes to protect life and property.

The security officer, using established communications means, shall notify the BCSO of the situation and request immediate assistance. Under no circumstances should the security officer attempt any type of investigation of the crime scene or any type of interrogation of any suspects. Interviews of witnesses or victims should be strictly limited to obtaining a description of the suspect and determining the health and safety of the victim.

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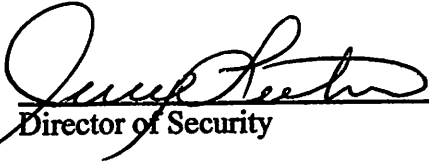
IV. Communications

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P.J. Tanner, Sheriff



Director of Security

Colleton River Plantation
Security Agency (Please print)

7-25-08

Date

Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.

Michael M. Holtzfield

Deputy Sheriff Beaufort County Sheriff's Office

18 June 2008

Date

STATE OF SOUTH CAROLINA

MEMORANDUM OF UNDERSTANDING

COUNTY OF BEAUFORT

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 24th day of July, 2008 between the Beaufort County Sheriff's Office and the Datan Security Security Force.

I. **Calls for Service Response****A. Miscellaneous calls, misdemeanor criminal activity and nuisance calls**

Licensed, registered private security forces are authorized to and shall respond to all calls for service on the property they are contracted to protect.

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All arrests shall be immediately reported to the Sheriff's Office. The arresting security officer shall complete the charging document and the booking report prior to transferring the prisoner to the BCSO responding deputy for transport to the Detention Center.

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If the call is a misdemeanor or nuisance incident the security officer shall complete a Uniform Crime Report (UCR) Incident Report on a standard form designed by SLED and approved by the BCSO.

B. In-progress crimes, violent or felony calls, where human life is in danger or property is endangered

Licensed, registered security companies are authorized and shall respond to all calls of violent behavior or felony crimes to protect life and property.

The security officer, using established communications means, shall notify the BCSO of the situation and request immediate assistance. Under no circumstances should the security officer attempt any type of investigation of the crime scene or any type of interrogation of any suspects. Interviews of witnesses or victims should be strictly limited to obtaining a description of the suspect and determining the health and safety of the victim.

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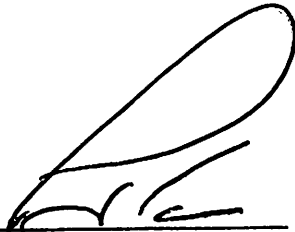
III. Emergency Operations

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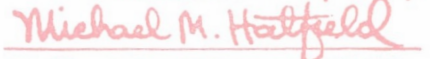

P.J. Tanner, Sheriff

10-20-08
Date

I certify this is a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.


Director of Security

2/24/08
Date


Chief Deputy, Beaufort County Sheriff's Office

Datan Island Security
Security Agency (Please print)

STATE OF SOUTH CAROLINA

MEMORANDUM OF UNDERSTANDING

COUNTY OF BEAUFORT

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 24TH day of JULY, 2008 between the Beaufort County Sheriff's Office and the SECURITAS / Moss Creek Security Force.

I. Calls for Service Response

A. Miscellaneous calls, misdemeanor criminal activity and nuisance calls

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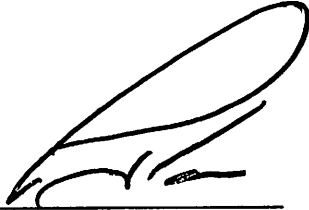
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P.J. Tanner, Sheriff

Date

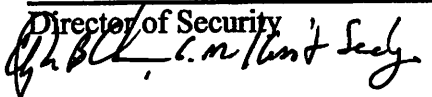
10-20-08

I hereby certify that the true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.

Michael M. Holtzfield

Chief Deputy, Beaufort County Sheriff's Office

Director of Security

 MCOA

Date

7-24-08

SECURITAS INC. (MOSS CREEK)

Security Agency (Please print)

STATE OF SOUTH CAROLINA

MEMORANDUM OF UNDERSTANDING

COUNTY OF BEAUFORT

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 1 day of July, 2008 between the Beaufort County Sheriff's Office and the WEXFORD Security Force.

Certified to be a true and correct copy of the original document on file with the Office of Sheriff for Beaufort County.
Michael M. Hargrave
 Chief Deputy Beaufort County Sheriff's Office

I. **Calls for Service Response**A. **Miscellaneous calls, misdemeanor criminal activity and nuisance calls**

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BCSO shall provide training on the completion of IR's to any security agency requesting that training.

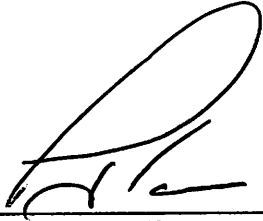
III. Emergency Operations

The licensed, registered security company shall participate in the Beaufort County Emergency Operations Plan. This includes taking direction and guidance from BCSO during times of declared emergency.

IV. Communications

Licensed, registered security companies are authorized limited access to BCSO and Beaufort County radio communications networks. Use of access shall be

limited to emergency communications only between the BCSO and the security company. Daily operations communications of the security company on the BCSO network is strictly prohibited.



P.J. Tanner, Sheriff



Director of Security

WEXFORD

Security Agency (Please print)

7-25-08

Date

Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.

July 1, 2008

Date

Michael M. Holtfield
Chief Deputy, Beaufort County Sheriff's Office

STATE OF SOUTH CAROLINA

MEMORANDUM OF UNDERSTANDING

COUNTY OF BEAUFORT

THIS MEMORANDUM OF UNDERSTANDING is made and entered to this 24TH day of JUNE, 2008 between the Beaufort County Sheriff's Office and the FRIPP ISLAND Security Force.

I. Calls for Service Response

A. Miscellaneous calls, misdemeanor criminal activity and nuisance calls

Licensed, registered private security forces are authorized to and shall respond to all calls for service on the property they are contracted to protect.

The licensed, private security has the authority and shall enforce South Carolina criminal laws, including traffic violations, on all property they are contracted to protect.

Calls for service originating from a 911 or administrative line call to the Beaufort County Communications Center (Dispatch) shall be first dispatched to the Sheriff's Office supervisor on duty for that area. The Sheriff's Office supervisor shall evaluate the call and make a determination as to whether BCSO will respond or the security force notified to respond. If so notified, the security force shall respond and handle the call, requesting BCSO assistance if the circumstances prove more than originally indicated, i.e. it is discovered that a crime has been committed.

Calls for service originating from an internal call to the security gate from a resident or visitor shall be forwarded to the Beaufort County Communications Center by the security officer taking the call. The previous protocol shall then be followed for evaluation by the BCSO supervisor.

All in-progress calls shall receive an immediate response from any available unit, security and Sheriff's Office.

All arrests shall be immediately reported to the Sheriff's Office. The arresting security officer shall complete the charging document and the booking report prior to transferring the prisoner to the BCSO responding deputy for transport to the Detention Center.

The security company shall respond to the location of the incident, secure the scene and interview the complainant/victim. A determination must be made at that time whether a crime has occurred.

If the call is a misdemeanor or nuisance incident the security officer shall complete a Uniform Crime Report (UCR) Incident Report on a standard form designed by SLED and approved by the BCSO.

B. In-progress crimes, violent or felony calls, where human life is in danger or property is endangered

Licensed, registered security companies are authorized and shall respond to all calls of violent behavior or felony crimes to protect life and property.

The security officer, using established communications means, shall notify the BCSO of the situation and request immediate assistance. Under no circumstances should the security officer attempt any type of investigation of the crime scene or any type of interrogation of any suspects. Interviews of witnesses or victims should be strictly limited to obtaining a description of the suspect and determining the health and safety of the victim.

The security officer shall then render any assistance requested by BCSO personnel responding to the incident.

II. Documentation

Licensed, registered security forces responding to calls for service shall complete a Uniform Crime Report (UCR) Incident Report (IR) for each criminal call for service. This UCR form shall be one designed by SLED and approved by BCSO.

The IR shall be completed, proofread and submitted to the BCSO Investigative Section by 0800 hours of the next day. There shall be no exceptions to this. This IR shall be submitted under the ORI (Originating Agency Identifier) of the BCSO.

Note: All IR's are subject to South Carolina Freedom of Information Act requirements.

BCSO shall provide training on the completion of IR's to any security agency requesting that training.

III. Emergency Operations

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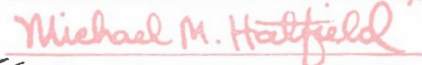


P.J. Tanner, Sheriff

Date

7-14-08

Certified to be a true and correct
copy of the original document on file with
the Office of Sheriff for Beaufort County.



Chief Deputy, Beaufort County Sheriff's Office

Date

6/24/08


Director of Security

FAIRP ISLAND PARADISE
Security Agency (Please print)