

# Morning Executive Action Brief -> Value-Add

Date: 2026-04-07 Audience: Bill and team

## Executive Snapshot

- Cloudbeds portfolio snapshot: **1779 occupied rooms** across **20 properties**.
- Security sample reviewed: **12 authenticated QRIDit reports** across **5 properties/sites**.
- Immediate takeaway: the biggest value-add this morning is to treat **occupancy underperformance** and **repeat night-security/process friction** as one operating queue, not two separate reports.

## Biggest Occupancy Problems Right Now

- **AR - JC** — 32 occupied rooms (36% of portfolio average property occupancy)
- **OK - OTM** — 41 occupied rooms (46% of portfolio average property occupancy)
- **AR - BS** — 43 occupied rooms (48% of portfolio average property occupancy)
- **LA - BRB** — 45 occupied rooms (51% of portfolio average property occupancy)
- **LA - BRG** — 54 occupied rooms (61% of portfolio average property occupancy)
- **AR - LRH** — 66 occupied rooms (74% of portfolio average property occupancy)

## Biggest Security / Risk Problems Right Now

- **7682 Airline Hwy** — risk score 12, guest/non-guest activity: Room 209 guest met an unknown male in front of property by front office but got out of her car and into his proceeded to sit in car but both cars were running after a few minutes I asked the female if she had a room she said yes but refused to huge ne the room number I explained it was after 10 pm and she needed to go to her room. She made a smart remark which was not clear she moved her car and the male followed in his car and proceeded to continue sit in the car I informed manager George who suggested calling BR police while in the process of doing that the gentleman left the property; **LA - BRA** = 78 occupied rooms
- **11314 Boardwalk Dr** — risk score 12, guest/non-guest activity: there was a guy parked in parking trying chill I guess. confronted him n he left; **LA - BRB** = 45 occupied rooms
- **1 Gray Rd** — risk score 10, guest/non-guest activity: Yes it was four or five guys sitting in a blue Chevy truck in front of room 129 and 130

smoking and playing loud music. I asked them if they were guest if not they have to leave the premises. They left without any problems.; AR - NLRG = 162 occupied rooms

- **4300 SW 3rd St.** — risk score 9, general comments: around 11:00pm While patrolling the parking lot, security personnel from unit 1066 were alerted by a resident in unit 1068 regarding a fire alarm originating from a dresser drawer. The security officer successfully deactivated the alarm and secured the drawer. An individual experiencing homelessness was prevented from entering the premises at midnight. An individual inscribed their name in the fresh cement on the second floor, adjacent to the elevator. At 1:00 AM, unit 2056 was observed to be present in an alternate unit. The door to his unit was ajar, and his laptop and wallet were visible on the table. Security personnel remained on standby until his return to his room. 1:13 a.m. Unit 2068: Refuse observed outside the entrance.. At approximately 1:30 a.m., security personnel observed two individuals traversing the street adjacent to the semi-truck parking area, directly in front of the property. These individuals subsequently entered the property, with one carrying a log estimated to be between three and a half and four feet in length, and the other individual having their hood raised. Security personnel proceeded to follow these individuals as they moved towards the horseshoe-shaped area, passing through the central section near the dog park. Upon encountering the individuals at the horseshoe, they exhibited a confrontational demeanor and disregarded the security officer's presence, walking away. When questioned again regarding their accommodation, they responded with further hostility and verbal abuse towards the security personnel. General Photos; OK - OOA = 168 occupied rooms
- **9901 Gwenadele Ave** — risk score 4, management concern: Did you meet with management onsite upon arrival?; LA - BRG = 54 occupied rooms

## Red-Zone Properties

- **11314 Boardwalk Dr** — risk score 12, 4 issue signals, LA - BRB at 45 occupied rooms. Key signal(s): lighting: back lights all out; guest/non-guest activity: there was a guy parked in parking trying chill I guess. confronted him n he left
- **7682 Airline Hwy** — risk score 12, 6 issue signals, LA - BRA at 78 occupied rooms. Key signal(s): management concern: Did you meet with management onsite upon arrival?; key assist: Room 508
- **1 Gray Rd** — risk score 10, 4 issue signals, AR - NLRG at 162 occupied rooms. Key signal(s): lighting: 141 and 140; management concern: There have been recent lockouts trying to get back in rooms 546,518,551,444.
- **4300 SW 3rd St.** — risk score 9, 2 issue signals, OK - OOA at 168 occupied rooms. Key signal(s): guest/non-guest activity: Unit 1108 exhibited a significant lack of respect, and security personnel were solely focused on verifying their presence on the property. Further details can

be found in the general notes.; general comments: around 11:00pm While patrolling the parking lot, security personnel from unit 1066 were alerted by a resident in unit 1068 regarding a fire alarm originating from a dresser drawer. The security officer successfully deactivated the alarm and secured the drawer. An individual experiencing homelessness was prevented from entering the premises at midnight. An individual inscribed their name in the fresh cement on the second floor, adjacent to the elevator. At 1:00 AM, unit 2056 was observed to be present in an alternate unit. The door to his unit was ajar, and his laptop and wallet were visible on the table. Security personnel remained on standby until his return to his room. 1:13 a.m. Unit 2068: Refuse observed outside the entrance.. At approximately 1:30 a.m., security personnel observed two individuals traversing the street adjacent to the semi-truck parking area, directly in front of the property. These individuals subsequently entered the property, with one carrying a log estimated to be between three and a half and four feet in length, and the other individual having their hood raised. Security personnel proceeded to follow these individuals as they moved towards the horseshoe-shaped area, passing through the central section near the dog park. Upon encountering the individuals at the horseshoe, they exhibited a confrontational demeanor and disregarded the security officer's presence, walking away. When questioned again regarding their accommodation, they responded with further hostility and verbal abuse towards the security personnel. General Photos

- **9901 Gwenadele Ave** — risk score 4, 2 issue signals, LA - BRG at 54 occupied rooms. Key signal(s): management concern: Did you meet with management onsite upon arrival?; management concern: Did you meet with management onsite upon arrival?

## Recommended Actions Today

- **7682 Airline Hwy** (LA - BRA) — Escalate to manager; tighten patrol focus and document repeat names/vehicles/rooms.
- **11314 Boardwalk Dr** (LA - BRB) — Manager to review incident details and instruct security on repeat-offender handling.
- **1 Gray Rd** (AR - NLRG) — Manager to review incident details and instruct security on repeat-offender handling.
- **4300 SW 3rd St.** (OK - OOA) — Manager to review full narrative this morning and close each issue with named owner.
- **9901 Gwenadele Ave** (LA - BRG) — Require site-management handoff at shift start and verify compliance next shift.
- **AR - JC** — Review occupancy weakness (32 occupied rooms vs portfolio avg 89.0); verify outages, room availability, pricing, and demand capture before noon.
- **OK - OTM** — Review occupancy weakness (41 occupied rooms vs portfolio avg 89.0); verify outages, room availability, pricing, and demand capture before noon.

- **AR - BS** — Review occupancy weakness (43 occupied rooms vs portfolio avg 89.0); verify outages, room availability, pricing, and demand capture before noon.

## Pattern Intelligence

- Security signal concentration is not random: management concern (6), guest/non-guest activity (5), lighting (4), key assist (2).
- Occupancy is bottom-heavy at the low end: the six weakest Cloudbeds properties range from 32 to 66 occupied rooms, versus a portfolio average of 89.0.
- Cross-over risk exists where low occupancy and recurring security friction meet: 11314 Boardwalk Dr, 7682 Airline Hwy, 9901 Gwenadele Ave.
- Repeated management/process friction is showing up in security logs, especially around management handoff and access/lockout issues; that usually means operating discipline, not just random night noise.

## Short Watchlist

- **AR - JC** — occupied rooms: 32; risk score: 0; issue signals: 0
- **OK - OTM** — occupied rooms: 41; risk score: 0; issue signals: 0
- **AR - BS** — occupied rooms: 43; risk score: 0; issue signals: 0
- **LA - BRB** — occupied rooms: 45; risk score: 12; issue signals: 4; QRIDit site: 11314 Boardwalk Dr
- **LA - BRG** — occupied rooms: 54; risk score: 4; issue signals: 2; QRIDit site: 9901 Gwenadele Ave
- **AR - LRH** — occupied rooms: 66; risk score: 0; issue signals: 0
- **LA - BRA** — occupied rooms: 78; risk score: 12; issue signals: 6; QRIDit site: 7682 Airline Hwy

## Helpful Context

### Highest Occupancy Properties

- OK - OOA: 168
- AR - NLRG: 162
- AR - BT: 114
- AR - LRC: 113
- OK - OTH: 111

### Report Logic Notes

- Cloudbeds is currently occupied-room count, not true occupancy percentage. That means low counts are directional signals, not final revenue/yield conclusions.

- QRIDit risk score is a weighted operating-risk heuristic built from extracted issue categories, useful for prioritization rather than formal compliance scoring.
- Some site-to-property matching is best-effort based on known code/address mapping.

## Source Artifacts

- Cloudbeds parsed source: `/Users/bobeagle/.openclaw/workspace/reports/cloudbeds/parsed/occupancy`
- QRIDit parsed source: `/Users/bobeagle/.openclaw/workspace/reports/sources/qridithomewatch`
- Cloudbeds public report: <https://bobs-mac-mini.tailleade5.ts.net/reports/daily-cloudbeds-report-2026-04-07.md>
- QRIDit deep security brief: <https://bobs-mac-mini.tailleade5.ts.net/reports/daily-qridit-security-brief-2026-04-07.md>