



# Morning Leadership Brief

Daily operating priorities, leadership focus, and immediate actions.

Date: 2026-04-08 · Audience: Leadership Team

OCCUPIED ROOMS

**1,779**

Across 20 properties

QRIDIT REPORTS REVIEWED

**12**

Authenticated recent sample

HIGH-ATTENTION SITES

**5**

Require follow-up

LEADERSHIP TAKEAWAY

**Close repeated site-friction and low-occupancy gaps fast**

## What Needs Attention Now

- **7682 Airline Hwy** **High Attention** — repeat guest/non-guest activity, management-friction flags, and access-related issues.
- **11314 Boardwalk Dr** **High Attention** — repeated non-guest presence and unresolved back-lighting failures.
- **4300 SW 3rd St.** **High Attention** — most complex narrative incident load in the recent sample.
- **Lowest occupancy pressure sites** **Revenue Risk** — AR - JC, OK - OTM, AR - BS, LA - BRB, LA - BRG.

## Red-Zone Properties

- **7682 Airline Hwy** — risk score 12, 6 issue signals, repeated management/process friction.
- **11314 Boardwalk Dr** — risk score 12, 4 issue signals, recurring lighting and non-guest activity.
- **1 Gray Rd** — risk score 10, 4 issue signals, repeat lighting and loitering-related activity.

## Recommended Actions Today

- Escalate **Airline Hwy** to site manager and tighten repeat-incident documentation.
- Open and verify a lighting fix at **Boardwalk** immediately.
- Review **SW 3rd** narrative incidents and assign a named owner to each issue.
- Audit low-occupancy properties for outages, availability, pricing, and

- **4300 SW 3rd St.** — risk score 9, dense narrative incident concentration.

demand capture before noon.

## Pattern Intelligence

- Security signal concentration is not random; a small set of sites is generating a disproportionate share of friction.
- Low occupancy and repeated site disorder may be compounding at select properties.
- Management/process issues are showing up in QRIDit, suggesting some problems are discipline-related, not just random noise.

## Short Watchlist

- AR - JC
- OK - OTM
- AR - BS
- LA - BRB / 11314 Boardwalk Dr
- LA - BRA / 7682 Airline Hwy

## Useful Reference Snapshot

PROPERTY	TOTAL ROOMS	OCCUPIED	OPEN	OCCUPANCY
BS	44	41	3	93.2%
BM	70	70	0	100.0%
BT	117	109	8	93.2%
JC	33	33	0	100.0%
JS	116	107	9	92.2%
NLRG	206	168	38	81.6%
LRU	99	93	6	93.9%
LRB	98	96	2	98.0%
LRC	118	115	3	97.5%
LRH	74	65	9	87.8%
CS	106	106	0	100.0%

## Useful Resource Links

- [Titan properties room availability PDF](#)
- [Titan properties room availability XLSX](#)
- [Titan properties room availability DOCX](#)

The table above is included directly so leadership can see the operating snapshot without needing to click through first.