

**CHRISTOPHER R. LANNI** CPP, CMCA, AMS  
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**Secure Residential Services, LLC &  
Secure Residential Services, LLC dba Secure Building Services** - Hudson, Massachusetts  
**Founder & President** – 2016 to Present

Independent consulting firm which specializes in assessing and identifying security risks, developing and implementing security-related programs, and assessing the use and deployment of related technologies to address those risks in a variety of setting to include residential communities and property management, commercial buildings, educational facilities and hotels.

Services provided include full property security assessments, policy and procedure review and development, security program review and development, resident surveys and security awareness programs, front desk program review and development, post-incident management and incident review services, expert witness services, security technology hardware assessments and project management services, access control program review and development, staffing assessments and deployment review, incident and crime data collection and analysis, and general security management consulting services.

**Barkan Management Company** - Newton, Massachusetts  
**Various Positions** – 1998 to Present

Served as the Director of Resident Services at the Towers of Chestnut Hill in Newton, Massachusetts and the Director of Security and Resident Services at Harbor Towers in Boston, Massachusetts. Currently serving as the company's Corporate Residential Risk Advisor providing services to a portfolio of 190 properties totaling more than 30,000 residential units and numerous projects under development.

In this capacity, frequently called upon to draft and review company guidelines related to access control, key control, management of security technology and other security and risk-related initiatives; oversee critical incident response and follow-up actions; conduct both full site and subject-specific assessments providing targeted recommendations; serve as an advisor to property managers, board members and property owners related to current industry practices and trends; oversee the commissioning of security-related technologies to include electronic access control, video camera, telephone entry, emergency call station, vehicle access control and patrol recording systems.

## **PRIOR EMPLOYMENT**

**The Tremont House Hotel** - Boston, Massachusetts  
**Director of Security** – 1996 to 1998

**Children's Hospital** - Boston, Massachusetts  
**Assistant Manager of Security** – 1990 to 1995  
**Security Supervisor** – 1988 to 1990

**Zayre Corporation** - Cambridge, Massachusetts  
**Loss Prevention Manager** – 1988  
**Store Detective** – 1986 to 1988

**Bradlees, Inc.** – Medford, Massachusetts  
**Store Detective** – 1985

**BJ's Wholesale Club** – Medford, Massachusetts  
**Store Detective** - 1985

## **EDUCATION**

**Northeastern University** - Boston, Massachusetts  
Bachelor of Science in Criminal Justice with a Concentration in Private Security - 1990

## **PROFESSIONAL CERTIFICATIONS**

Certified Protection Professional (CPP)  
Certified Manager of Community Associations (CMCA)  
Association Management Specialist (AMS)  
Certified CPTED Specialist

## **PROFESSIONAL ORGANIZATIONS**

International Association of Professional Security Consultants (IAPSC)  
Association of Residential Security Directors (ARSD)  
ASIS International (ASIS)  
International CPTED Association (ICA)  
Community Associations Institute (CAI)  
National Notary Association (NNA)

## **INTERVIEWS & MEDIA**

*"Mass. Court: Boards may be Responsible for Residents' Safety"*  
Common Ground Magazine – January/February 2023

*"How a Court Ruling in a Double Homicide Could Cost Condo Owners Millions"*  
The Boston Globe – November 2022

*"A New Era – Today's Trends will Create Tomorrow's Challenges for Community Association Boards and Industry Professionals"*  
Condo Media Magazine – December 2019

*“How Secure are your Parking Areas?”*

Condo Media Magazine – May 2019

*“Preparing Your Community for Emergencies”*

New England Condominium – December 2018

*“Got Security Questions?”*

Condo Media Magazine – June 2018

*“Analog vs. IP Decisions”*

Security Magazine – April 2018

*“A Clear Focus on Security Cameras”*

Condo Media Magazine – February 2018

*“Safe & Sound: 38 Tips on How to Keep Your Next Multi-Family Project as Safe as Possible”*

Building Design + Construction – May 2017

*“Emergency Response”*

Condo Media Magazine – February 2017

*“Locking Up – Managers can play an important role in making communities safer.”*

Community Manager – March/April 2017

*“Rest Assured”*

Condo Media – December 2016

*“Choosing the Right Video Management Solution”*

Security Magazine – November 2016

*“Using Education to Prevent Parking Lot Crime”*

Security Magazine – July 2012

## **PUBLISHED ARTICLES**

*“Times are Changing for Security in Residential Property Management”*

New England Real Estate Journal - April 2023

*“Where Fire Life Safety and Building Security Meet”*

Condo Media Magazine - June 2022

*“Consider the Use of a Consultant when Dealing with Matters of Building Security”*

Multi-Family Vendor Guide Greater Boston – January 2022

*“Double Duty – Changing Security Tech Plays an Expanded Role”*

Condo Media Magazine - June 2021

*“Debunking the Most Common Myths about your Building’s Security Program”*

Condo Media Magazine - June 2019

*“Smart Security Measures”*  
Condo Media Magazine - June 2018

*“Sense of Security”*  
Condo Media Magazine - April 2017

*“Securing the Future”*  
Condo Media Magazine – October 2005

## **PRESENTATIONS**

*“Security in Community Associations - Lapses and Liabilities”*  
Community Association Institute – February 2023

*“Happier Holidays: ‘Tis the Season to Secure your Community”*  
Community Association Institute – December 2022

*“How Associations Should Adjust to Modern Day Security Risks”*  
Marcus, Errico, Emmer & Brooks, P.C - December 2022

*“Security Lapses & Liability – Establishing and Maintaining Reasonable Security Measures”*  
Community Association Institute – October 2022

*“Security in Communities”*  
Community Association Institute – October 2020

*“Security Initiatives in Community Associations”*  
Community Association Institute – September, October & November 2019

*“Using Video Cameras & Smart Security Technology”*  
MassLandlords, Inc. – October 2019

*“How Secure Is Your Community?”*  
Community Association Institute – October 2018

*“Making Condo Security Technology More Comprehensible”*  
Community Association Institute – September 2018

*“A Non-Technical Discussion Regarding Security Technology”*  
Community Association Institute – February 2018

## **APPOINTMENTS & PRO BONO WORK**

President – Association of Residential Security Directors – 2014, 2015, 2016, 2021

Committee Member - Foundation for Community Association Research (FCAR) Work Group –  
Best Practice Report on Community Security – 2017 to Present

Committee Member - IAPSC Detention of Shoplifting Suspects by Loss Prevention & Security Personnel Best Practices Review Committee – 2019 to Present

Committee Member - ASIS International Professional Development Council – 2015 to 2020

Security Consultant - Habitat for Humanity (various chapters) - 2012 to 2017

Mentor – ASIS Boston Chapter - 2013 & 2014

*Revised April 21<sup>st</sup>, 2023*