

**LIDO ISLES HOA, INC.
1331 SW 171 TERRACE
PEMBROKE PINES, FL 33027**

**BOARD OF DIRECTOR'S
MEETING MINUTES**

Minutes # 2022-01

Date: January 10, 2022 (via Zoom)

Meeting called to order by Vice President Ferozul Ameerally at 6:36 pm.

Roll Call-

Present were Directors: Ferozul Ameerally, Christopher Anderson, Lazaro Rivera, Colleen Chung, Robert Bennett. Also, present were Property Manager Bill Bucknam and Account Manager Lisa Bucknam from Blue Shield Property Management Company.

Property Manager's Report- Bill advised that increase violation enforcement on lot and parking due to the holidays are over. Bill provided an update on the website, west irrigation system, and gate Envera systems.

Discussion was made as to the website proposal with GoDaddy website design. Bill advised that the total costs for a rebuild and two year service would be \$3,341.00.

A motion was made by CHRIS ANDERSON, seconded by COLLEEN CHUNG to proceed with the GoDaddy Proposal. MOTION CARRIED.

Approval of Minutes- Discussion was made as to the November 16, 2021 BOD meeting.

A motion was made by FERUZUL AMEERALLY, seconded by CHRISTOPHER ANDERSON to approve the minutes as typed. MOTION CARRIED.

Discussion was then made on the November 22, 2021 Organizational Meeting minutes

A motion was made by CHRISTOPHER ANDERSON, seconded by ROBERT BENNETT to approve the minutes as typed. MOTION CARRIED

Treasurer's Report- The board reviewed the financials from Juda.Eskew dated 113021. Discussion was made as to board members having access to the accounting portal for access and review of the financials. Bill advised concerns about the turn around time to have checks cut and mailed and the estoppel. Vally was concerned that Juda.Eskew might increase the price for services due to the amount of communication between the manager and the accounting firm. Bill advised that he keeps all communications to a minimum. Vally advised that we need to work this out with them.

A motion was made by CHRISTOPHER ANDERSON, seconded by LAZARO RIVERA to approve the 113121 Financials as typed. MOTION CARRIED

New Business-

Bylaw Committee Appointment: Discussion was made in reference to forming a bylaw committee of homeowners to review the current bylaws and to make suggestions and proposals for new bylaws. After a lengthy discussion it was decided to form a bylaw committee of the following homeowner:

1. Tom Clemisaw, Chairman
2. Mariline Nelson
3. Victor Navarro
4. Mario Guerrier
5. Jose Garcon

A motion was made by CHRISTOPHER ANDERSON, seconded by BOBBY BENNETT to form a bylaw committee with the above listed committee homeowners. MOTION CARRIED

Fertilization Service Contract: Discussion was made as to the fertilization service on the common areas. The board reviewed all three vendor proposals and it was decided to bring this service again on the property.

A motion was made by CHRISTOPHER ANDERSON, seconded by BOBBY BENNETT to approve the TruGreen proposal for \$7,800 year service. MOTION CARRIED.

Envera Gate Audit: Bill provided the board members with a copy of an audit that Bill conducted to homeowners in reference to issues with the gate systems. Only seven homeowners responded back with complaints. The majority of the complaints were the time waiting for the operator to answer the box upon arrival. One had issues with a motorcycle sensor upon arrival at the gate.

Comcast Service Agreement: Comcast provided a 10-year service agreement for Exclusive Marketing rights. After a discussion, the board decided to have Bill table this issue and to look into the service agreement. Board agreed.

Old Business-

Pembroke Shores Update- Bill advised of a change of property managers for Pembroke Shores and that the proposal are being draft for the \$60k project. Bill advised that the HOA will let us know when a vendor is selected and when the cleanout will start. Bill advised that this will remain on the agenda.

Camera System Update: Bill advised that the cameras will be installed this week. It will take three days for installation.

Peter Lorenzo Fertilization Invoice: Discussion was made as fertilization service that was conducted on 11/19/21 totaling \$2,394.00.

A motion was made by CHRISTOPHER ANDERSON, seconded by LAZARO RIVERA to approve the invoice for payment. MOTION CARRIED

Homeowner Comments-

- Homeowner from 16733 SW 12 St requested sod replacement from the tree project. Bill advised he will inform the vendor.
- Homeowner wanted to discuss the area behind her house that borders Pembroke Shores. Bill advised that the trees will be cut and the homeowner was concerned about when the project will start. The homeowner asked about cutting the down the trees and Bill advised that they will cut the trees.
- A homeowner Glock asked if landscapers are supposed to work on Sunday. Bill advise he will look into it.

A motion was made by LAZARO RIVERA, seconded by ROBERT BENNETT to adjourn the meeting. MOTION CARRIED.

Meeting adjourned at 8:54 p.m.

APPROVED BY: DocuSigned by:
Christopher Anderson
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Date: 2/16/2022 _____