

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

**BOARD OF DIRECTOR'S  
MEETING MINUTES**

**Minutes # 2022-02**

**Date: February 15, 2022 (via Zoom)**

**Meeting called to order by Vice President Ferozul Ameerally at 6:32 pm.**

**Roll Call-**

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

**New Business-**

***Envera Gate Systems-***A change in the agenda was requested by Bobby Bennett because he need to leave the meeting. Vally advised that two issues need to be discussed, one the Envera systems and the other was Comcast. Discussion was then made in detail about the Envera gate systems. Vally advised that he provided two proposals, one from Envera and the other is from AT&I. Envera system is 24 hour monitored and cellgate is not monitored, it's a cell service system.

Discussion was made to receive another proposal for from a vendor and Bill advised that he would do that. Discussion was then made to the repairs of the current issue with the gate system which will costs \$4,005 from Envera. This will be discounted to 40% if a contract is signed with Envera for yearly service.

***A motion was made by LAZARO RIVERO, seconded by COLLEEN CHUNG to proceed with the GoDaddy Proposal. MOTION CARRIED.***

***Comcast Contract-*** Discussion was made as to the Comcast Service Agreement Right of Entry. Comcast provided a contract for not allowing a bulk service contract within Lido Isles. The agreement is that comcast will pay the HOA \$24,875 for a 10 year contract or \$27,860 for a 11 year contract.

***A motion was made by CHRIS ANDERSON, seconded by COLLEEN CHUNG to sign the 11 year comcast service agreement. MOTION CARRIED. \*\*Director Bobby Bennett did not vote due to leaving the BOD meeting for another scheduled event.\*\****

**Approval of Minutes-** Discussion was made as to the January 10, 2022 BOD meeting.

***A motion was made by LAZARO RIVERO, seconded by COLLEEN CHUNG to approve the minutes as typed, after correcting Rivera to Rivero. MOTION CARRIED.***

**Property Manager's Report-** Bill provided a property managers report about the website build date with GoDaddy. Open Path users must ask for gym access. Please refer to the managers report for complete details.

**Financial Report-**The board reviewed the financial reports provided to the HOA from Juda.Eskew CPA as of 123122. The board reviewed the financials.

Discussion was made as to the finance charges for the camera system. Vally advised that the cost for finance is over \$6,000 if we finance the invoice. If we pay the invoice in full, the amount is \$29,125.19. After a lengthy discussion in reference to the invoice payment for the camera system it was decided to pay the invoice in full and not to finance the invoice for the camera. Bill requested the board to please allow the manager to research all invoices or payment agreements prior to the board meeting to research these issues. Bill also advised that the past minutes from July approved the invoice for camera installation.

***A motion was made by CHRIS ANDERSON, seconded by LAZARO RIVERA to proceed with the full payment for the camera system with AT&I for a total of \$29,125.19. MOTION CARRIED.***

Lazaro then addressed some chat questions from homeowners about the invoice difference which did not include taxes. Lazaro explained why the board was discussion the financing or full payment.

**West Pump Irrigation System Cover-** Bill advised that a proposal from our vendor Pines Lawn Sprinklers to place a cover over the west pump to assist with the noise. The cover will help lower the pump noise and it is ventilated. The board then discussed the issue with the pump.

***A motion was made by CHRIS ANDERSON, seconded by COLLEEN CHUNG to proceed with the pump cover from Pines Lawn Sprinklers for a total of \$1,313.00 MOTION CARRIED.***

**Hot Tubs Repairs**-Bill provided information about the hot tub repairs would cost around \$4,735. Chris and Bill advised that the vendor advised that he knows where the leak is and to heat the spa. Discussion was then made about repairing the spa because it has many issues from the past. The size of the spa is also small and fits maybe four people. It was decided to have Bill submit a survey to the homeowners for input on the spa reviews.

**Gym Equipment**-Chris advised that he knows a vendor that will look at the gym equipment to update the gym. Chris advised that we really need to look at commercial type gym equipment. The equipment is over 20 years old. It was decided that Bill will provide a gym usage report at the next BOD meeting and further research will be needed to replacing the gym equipment.

**Sidewalk Phase IV Project**-Bill advised that he is starting the next phase of repairs for the sidewalks and removal of trees.

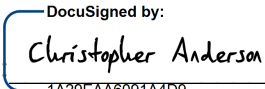
**Camera System Update**-Bill advised that all cameras have been installed and the program to manage the cameras still need to be installed on the desktop.

Vally advised that he just sent an email about board members responsibilities from the HOA bylaws and what we need to do as a board. Bill also made comments about the management company being allowed to manage the property per contract.

**Homeowner Comments-**

- A Homeowner advised that a rooster is waking them up every morning and Bill advised that a letter was sent but that to please contact code enforcement to follow up as this is a violation of city ordinances.
- A Homeowner advised if we could have the speed humps repainted. Lisa advised that Chris and I are working on that project.
- A homeowner advised of a nearby shooting in Miramar and that we need to look at making our community safer. Bill advised that we are working on repairing the gate system asap.
- A homeowner stated that he is thankful for the board’s works and the management company’s work on the property. He also encouraged both groups to continue to work harmoniously for the betterment of the community.

Meeting adjourned at 8:26 p.m.

APPROVED BY  DocuSigned by:  
Christopher Anderson  
1A29EAA6091A4D9...

Date: 4/14/2022