

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

**BOARD OF DIRECTOR'S
MEETING MINUTES**

Minutes # 2022-03

Date: March 8, 2022 (via Zoom)

Meeting called to order by Vice President Ferozul Ameerally at 6:31 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.

Approval of Minutes- Discussion was made as to the February 15, 2022 BOD meeting.

President Ameerally requested changes be made on page #3 line 14 & 15 to replace Sidewalk replacement to Sidewalk Phase IV and the removal of oak trees to just trees. Bill advised changes will be made.

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

Property Manager's Report- Bill Bucknam provided an update on the property and submitted a property managers report to the board. Bill advised that proposals were requested to resurface the roads. A request was made with the City of Pembroke Pines to have the fire Hydrant painting. Estimates are also requested for the pool pavers to be leveled. Pressure cleaning project is running smoothly. Envera system repairs were made on 2/21/22, currently running smoothly. Irrigation system cover still on backorder as of this date.

Treasurer's Report- The board reviewed the financials from Juda.Eskew dated 013121. Lazaro Rivero advised that he reviewed the financials, and all appears to be in order. President Ameerally advised that we have a new account manager from the CPA. Other discussions were made as to the landscape and pest control. Budget to be made for the pest control accounts to balance the budget.

New Business-

ARC Application for a shed installation: Bill advised that he received an ARC application for a shed installation and that Chris Anderson would like to have this item discussed at this board meeting. Discussion was made as to the application. President Ameerally advised that a survey must be submitted with the application. The board requested additional survey and information and Bill advised that he will request the additional information from the homeowner and submit the application for review after it's completed.

Management Survey for Spa & Gym usage: Bill advised the requests of the survey and discussion was made as to those survey results. The results revealed that the community would like the gym to be updated. Chris advised that he would assist and seek proposals for updated the gym equipment. President Ameerally advised that only 20 residents used the gym more than five times a month. Bobby Bennett advised that only 20% responded but we do not know if 80% may also want to update the gym equipment. Discussion was also made as to the kids' room being updated or converted to be used with the gym such as a stretching room. 57% of survey responses stated that the spa should be back in order, or the main pool should be heated.

The board decided to seek proposals to update the equipment and to get proposals and research for the pool being heated in the next 60 days.

Old Business-

Main Gate Virtual Gate System- Bill provided three gate proposals with one of them being Envera which is the same system but with an upgraded Kiosk box with the QR code option. AT&I systems was \$5,612 but with a call box and not virtual guard option, and TechPro was \$39,848 for a new virtual guard system equipment. After a lengthy discussion, the board decided to maintain the virtual guard systems and not a call box. The board also decided to keep the current vendor Envera Systems.

Mr. Adam Andrews from Envera System discussed the proposal and answered questions from the board as to the cost of the monthly service charges.

A motion was made by BOBBY BENNETT, seconded by CHRISTOPHER ANDERSON to approve Envera Systems Option #2 for \$5,361.50 installation costs and \$4558.96 monthly fee plus tax for a three year contract.

Questions were then made by the board as to the monthly fees and requested Mr. Andrews to rejoin the meeting to answer that the total breakdown monthly costs will be. While Mr.

Andrews was calling back on the question of a monthly fee, Bill provided some updates on the property.

The Pembroke Shores project was tabled.

Bill advised that the camera system is operational both in the HOA office and on his cellphone for 24 hours access. Accounts need to be created for the board members to have access. Currently, the vendor and the management company have access to the cameras. After hours monitoring will be the final step.

Mr. Andrews returned to answer monthly service fees. President Ameerally asked what the total monthly fees are? Mr. Andrews stated that the total is \$5,361.50 is correct for the monthly service fee including taxes. Discussion was then made as to the breakdown of fees and taxes.

After the discussion was over. Mr. Bennett requested to amend the motion to include a statement into the contract that some type of charged back be negotiated into the contract if service is down as to equipment issues. Motion amended.

MOTION CARRIED.

GoDaddy Website Update: Bill advised that planning meeting is set for next Thursday at 6:30pm.

Homeowner Comments-

- Chris Anderson discussed the chat questions about the gate proposals. He advised that the reason why Envera was selected and the QR code systems.
- An unknown resident asked about QR code upgrades and if the QR code can be shared. Bill advised that the QR code is dedicated for a signal use and that the QR code can be cancelled. Reports will be tracked and by the management company.
- Another question about financing the Envera system. Lazaro advised that the system is not being financed.
- A question was made as to the mailbox being damaged on the property. Bill advised that the vehicle was a guest and that a PD report was made with Pembroke Pines Police Department by the homeowner.
- Mr. Thomas Clemishaw, bylaw committee chairman provided an update on the bylaw committee. Tom advised that the committee voted on some bylaw changes or proposals. The right to 1st refusal and the reserve capital for new owners. The committee is reviewing all 65 pages of the bylaws, Tom advised that a timeline is set for six weeks to concluded. Discussion was then made as to the meeting dates.

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- A question was made as to restriping the speed humps and a report regarding some grass that was damaged in the from swale area by his lot from the from the tree replacement project. Bill advised he will inform the vendor.

Meeting adjourned at 8:27 p.m.

APPROVED BY: 
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Date: 5/17/2022