

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

**BOARD OF DIRECTOR'S
MEETING MINUTES**

Minutes # 2022-04

Date: April 12, 2022 (via Zoom)

Meeting called to order by President Ferozul Ameerally at 6:41 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.

Property Manager's Report- Bill advised of irrigation repairs and the cover is still on back order. Zones are being repaired. Bill advised that the irrigation repairs need to be made monthly on battery changes and not wait until they fail. Chris advised of some dry areas and some areas seem to be not working for a while. Bill advised of the area other areas. Pressure cleaning is about $\frac{3}{4}$ completed and working on SW 171 Terrace towards SW 16th St. SW 16th Street is the final area that needs to be completed.

Approval of Minutes- Discussion was made as to the March 8, 2022 BOD meeting.

A motion was made by COLLEEN CHUNG, seconded by CHRISTOPHER ANDERSON to approve the minutes as typed.

MOTION CARRIED.

Treasurer's Report- The board reviewed the financials from Juda.Eskew dated 022822. President Ameerally asked about two items on the report, miscellaneous income has a debit of \$633.00 and account 7515 office expenses. It was discovered that the CPA purchased coupon books and that costs \$1,100. President Ameerally requests all homeowners to go online and check their accounts. Colleen asked about internet account 7050. Vally advised that the account is correctly funded. Vally also advised that the reserves are finally being funded and back in order.

New Business-

Lake Shore Maintenance Proposals: Bill advised that the areas on the lake shore are becoming overgrown and many homeowners have complained and are fearful of snakes and other rodents' habitat in these areas. Bill showed pictures of these areas of concerns to the board. Bill also advised that Lisa met with three vendors to submit three proposals. The board reviewed all three proposals and after a discussion of the service agreement and service. Mr. Bennett asked about permitting and Lisa advised that he will check with the vendor.

A motion was made by CHRISTOPHER ANDERSON, seconded by COLLEEN CHUNG to approve Lake Shore Doctors proposal for \$615.00 monthly and to start in May 2022.

MOTION CARRIED

Live Camera Monitoring Service: Bill advised that the vendor AT&I advised that the camera is ready to be monitored in the pool area. Bill advised it is \$100.00 a month per camera. This option was already approved by the board. Two cameras would be monitored, one by the pool and one by the cabana. The hours will be dawn to dusk. The vendor advised that an email from management would be needed to start, and that the installation would be approximately 30 days.

A motion was made by CHRISTOPHER ANDERSON, seconded by LAZARO RIVERO to approve the vendor to monitor two cameras for a total of \$200.00 monthly.

MOTION CARRIED

Old Business-

Bylaw Committee – This item is being tabled. Mr. Bennett asked about the meeting dates and communication about these meetings. Bill advised that all meetings will be on zoom instead of meeting in person. Chris advised that they are on page 33 and moving along.

Envera Gate Upgrades Update- Bill advised that the vendor advised two weeks until the installation of the new gate system. Bill also advised of a video that will be sent to the homeowner's explaining the upgraded system.

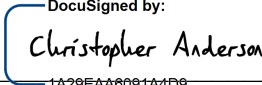
**Mr. Rivero announced he has to leave the meeting at 7:05 pm*

GoDaddy Website Update: Bill advised that he met with the vendor today and that the last programming appointment is this Friday. The website is moving along but options that we may need in the future can always be added to the website like posts, or newsletters.

Homeowner Comments-

- A homeowner from 1213 advised that she was requesting a fence. Bill advised that the board approved the fence. The homeowner also advised that her neighbor is requesting to install a shed. She signed a letter to the city disapproving the shed installation; however, the city approved the variance. She is concern about what the HOA is doing on the shed proposal. Bill advised that he attended the city meeting about the shed. Bill advised that the city board was only concerned about the distance between the houses. Vally advised that the HOA decided to approve the shed installation as long as a six-foot fence is installed which is more then what the city requires. Vally also advised that the HOA limited the shed to six feet instead of what the city approved a ten-foot shed. Discussion was made as to the fence types between the neighbors.
- Vally mentioned that a deposit was made from a homeowner from 1380 for an ARC deposited was made from a vendor instead of the homeowner for a solar panel project. Vally is concerned that the check should be only made from the homeowner and not the vendor because of the refund process after the project is completed. Bill advised that he will get a letter from the vendor giving permission to refund the deposit to the homeowner.
- Item #5 on the BOD package was discussed. Bill advised that an addendum was agreed upon from Juda.Eskew and Blue Shield Property Management as to who will perform the estoppel process for the HOA. Bill advised that a split of 50% will be made for Blue Shield to perform the estoppel process and will pay Juda.Eskew on a quarterly basis. Discussion was made as to previous estoppel processes from Juda.Eskew and the lack of transferring information to management. Vally asked if we had a warranty deed from a January closing, Bill advised that he checked online with the property appraisals office for warranty deeds. Further discussion was made about the services of Juda.Eskew and the accounting process to approve checks every other week.

Meeting adjourned at 7:25 p.m.

APPROVED BY:  DocuSigned by:
Christopher Anderson
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6/7/2022
Date: _____