

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

**BOARD OF DIRECTOR'S
MEETING MINUTES**

Minutes # 2022-05

Date: May 17, 2022 (via Zoom)

Meeting called to order by President Ferozul Ameerally at 6:35 pm.

Roll Call-

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

President Ameerally Report- Mr. Ameerally discussed issues concerning board members' duties and the financial responsibilities. He pointed out concerns that he had regarding approval of invoices that were submitted for payment. He mentioned several invoices that were approved that were incorrect, and which he had previously denied for payment. One such invoice concerned the tree project in 2021. This project involves the city, which has set procedures for new trees planted. A deposit was paid and an invoice submitted for final payment, which was approved and forwarded by Bill. Vally denied this payment. Bill stated that he does not approve payment but that the board does. As the discussion continued, Mr. Bennett noted that he was blindsided by this item as it was not on the meeting agenda. Other members expressed similar opinions. Lisa Bucknam noted that property management has always worked with the board on issues concerning the association and would continue to do so. Mr. Bennett requested that we move along with the items on the agenda and a motion was made.

A motion was made by Mr. Bennett to move through the agenda. Mr. Ameerally advised that you're not allowed to make a motion right now. Mr. Ameerally advised that there is nothing to make a motion for. Bill advised that a board member can make a motion per Robert Rules of Order. Motion was not carried.

Vally continued and advised of an invoice from the fitness equipment that had two deck waxes for \$15.00 each for a total of \$30.00 instead of just one charge of \$15.00 and that invoice was approved and paid. Bill advised that he was aware of this, and a credit would be made on the next invoice. Mr. Bennett advised that we need to wrap up the president's report. Mr. Bennett advised that we make a list of these adjustments and discuss them at a later date as it was now 6:52pm and items on the agenda need to be covered. Mr. Ameerally

continued to discuss another invoice which was submitted by Envera. Mr. Ameerally advised of one more item to the Envera invoices in which Bill advised that a credit would be asked from the vendor if the gate operations were down for a long-term period. Vally advised that he contacted the vendor and received a \$917.79. Bill advised that this was under the old contract and that the new contract is what Mr. Bennett was requesting Bill to negotiate with Envera. There was further discussion regarding a motion not being allowed continued. Mr. Ameerally then advised that he has concluded his report

Property Manager's Report- Bill advised that this has been a busy month on the property. The west irrigation pump system has been tuned to a low frequency and the noise level has been lowered. Bill advised that a pump cover is no longer needed which will save approximately \$1,100.00. A main valve pipe leak was also repaired, and water times have been increased. The Envera system exit gate was also damaged by a uber eats driver. The Envera upgrades are still on back order with supplies. The two gym TVs will be replaced by one bigger TV. The pool hours had to be changed to dawn to dusk due to a light survey that needs to be completed. All signs were modified to the new hours. Pressure cleaning of the sidewalks are still working towards SW 16th Street. The Lake Shore spraying has started and has positive results. This is a monthly service. Please refer to the managers' report for the complete report.

Approval of Minutes- Discussion was made as to the April 12, 2022, BOD meeting minutes. Mr. Ameerally suggests that the audio recording of the BOD meetings be placed on the Office 365 drive. Mr. Ameerally stated that the minutes are not complete. Mr. Anderson and Mr. Bennett replied that the final copy of the meeting minutes was the official record. Bill advised that the recording is used to transcript the meeting transactions for typing purposes, not the official HOA copy of the minutes. Bill advised that if you would like the secretary of the board to complete the HOA minutes, then just advised that in a motion. The recording is for management purposes to transcribe the minutes only and is stored on the management server. Mr. Ameerally advised that Florida laws states otherwise, Bill advised that the State of the Florida states the Board Secretary is responsible for the HOA minutes and the HOA treasurer if responsible for the financial reports. These responsibilities can be passed on to the management company, but the overall responsibilities is the board of directors. Mr. Ameerally advised ok; can we have a motion for the minutes to be approved. Mr. Rivero advised to please correct his name to Rivero from Rivera. Correction made on the minutes. A homeowner suggest that this would be the time for any board member to make corrections or additions to the meeting minutes to be corrected.

A motion was made by LAZARO RIVERO, seconded by ROBERT BENNETT to approve the minutes as typed. Mr. Ameerally abstained his voting right. MOTION CARRIED.

Treasurer's Report- The board reviewed the financials from Juda.Eskew dated 033122. Discussion was made as the financials. Mr. Bennett advised that the biggest item on the report that he would like to question is the camera budget being over budgeted. Mr. Ameerally advised that the invoice was approved in 2021 but it was supposed to be financed, but the board approved to pay the entire invoice in 2022 instead of financing the invoice to save money on finance charges. Mr. Bennett then asked about the office expenses also being over budgeted. Mr. Ameerally advised that was due to the coupon books be made for \$1,100.00. Mr. Anderson stated that the camera budget was not has correct as Mr. Ameerally advised, but it is the same result.

Bill Bucknam advised that the management company does not handle the financial reporting, the CPA performs this duty and sent those reports to the board president two weeks prior to the meeting.

New Business-

Bill requested that the meeting agenda item for the ARC appointment motion be placed after the proposals. Mr. Ameerally agreed.

Tree trimming proposals: Discussion was made in reference to trimming the pool tree and other common areas on the property. Three proposals were reviewed and discussed. Bill advised that he recommends that the board approve our current L.P. Lorenzo to perform this project for \$2,750.00. Bill advised that this project would come from budget item #7655 (Tree trim/replacement). Mr. Anderson asked if this is done bi-annually and that he was not pleased with the last vendor (Lemon Lime). Further discussion was made into the project how to cut the trees not to prevent damage from falling limbs. The exit gates and lights are the main concern. Mr. Ameerally ask to have the vendor try to replace the broken light since the lift is on the property. Bill advised that he will ask the vendor.

A motion was made by CHRIS ANDERSON, seconded by BOBBY BENNETT to approve the estimate from L.P. Lorenzo for \$2,750.00 for tree trimming. MOTION CARRIED

A question from a homeowner as to a tree that is damaging the storm drain and also his foundation of his house. Mr. Ameerally asked if this was on his property. The homeowner advised yes. Bill advised that the drainage report from Broward Drainage is working with the vendor from A&A drainage to correct the storm drainage and Bill will have that vendor work with the homeowner on this area of concern. Mr. Ameerally advised that if the tree is on the homeowner's property, it would their responsibilities.

Pool Vendor Notice: Discussion was made as to an increase notice from Pembroke Pools for \$400.00 per month due to rising cost for supplies effective June 1, 2022. The new monthly service would be \$1,500.00 per month. Bill advised that he is requesting three new pool company estimates for service. Further discussion was made by the board as to pool service. Mr. Anderson advised that the vendor has not increased his service fees in eight or nine years. Discussion was then made as to the estimate from Pembroke Pools to replace 26 pool filters for \$1,127.00 from budget #7615.

A motion was made by CHRISTOPHER ANDERSON, seconded by BOBBY BENNETT to approve the pool filter replacement from Pembroke Pools for \$1,127.00. MOTION CARRIED.

Sod Replacement on 172 Ave: Bill provided details as the need to replace the sod on 172 Ave on the north end due to bugs that killed that area. Seven pallets of sod are needed to replace this area. The cost from the vendor is \$3,010.00 and will be budgeted from budget #7600 which is landscape extras. Mr. Ameeraly asked if the sod formed on sand or muck? Bill will check with the vendor. Mr. Anderson mentioned that Bill tried to have the Lemon Lime vendor try to replace the sod which the vendor refused.

A motion was made by CHRISTOPHER ANDERSON, seconded by BOBBY BENNETT to approve the estimate from L.P. Lorenzo to replace the sod in the amount of \$3,010.00. MOTION CARRIED.

ARC Committee Appointment: Bill discussed the need for a committee to review and approve ARC application and according to the HOA documents, an ARC committee is allowed under Article 10. Eleven homeowners replied via email to be a member of this committee. The board discussed the reason for the ARC committee. Bill advised that one homeowner withdrew his name. Mr. Ameeraly asked if Bill vetted homeowners that want to be on the committee. Bill advised no, that would be the boards responsibility to appoint a homeowner according to the bylaws to this committee. Mr. Bennett advised that he is excited that homeowners are interested in committee members and that we should start with those that are present at the meeting. Bill advised that he sent each homeowner that was interested that the board is taking up this topic at the board meeting. It was decided by the board to create a committee of five members for the ARC committee. It was also decided that three members and two alternates.

A motion was made by BOBBY BENNETT to appoint the following homeowners as the ARC committee:

- 1. Jorge Roa*
- 2. Jeanie Bennett*
- 3. Thomas Clemishaw*
- 4. Ricardo Glock*
- 5. Amanda Andrade*

seconded by BOBBY BENNETT. MOTION CARRIED.

Bill advised that he be notified the new committee and the homeowners will notified like board meetings to address any ARC issues. Mr. Anderson thanked the volunteers and also advised that future committees will also be created for homeowners to become involved.

Old Business-

Bylaws Committee- Tom advised that we need to ask the attorney of the difference between the bylaws and covenants. Bill advised that the bylaw committee then make a list of changes to be forwarded to the board for approval for a vote of the bylaws.

Bill advised the board that he can make a phone call to the attorney on these issues. The board agreed. Mr. Ameerally advised that maybe two hours would be adequate, and the board agreed.

GoDaddy Website Update: Bill advised that the website is nearly complete and that the old site is no longer valid. Bill shared the new website with some corrections needed. Bill advised that online signatures on the application is not as easy for the homeowners, downloading the application and then faxing or emailing that application was recommended by the vendor. Mr. Ameerally asked if notices or links can be setup on the webpage. Bill requested that emails be sent as it would be quicker than. Bill advised that the website should be up on Thursday.

Bill just mentioned that he wants to work with the board and not overstep on any board members positions. The main goal is to identify hazards, supervisor the vendors, communicate with homeowners and work with the board. Bill also advised that he changed the wording on the invoices from approved to processed so not to confuse the approving process. Bill also advised that he and Lisa would like to communicate for daily issues with Mr. Anderson and asked the board for this approval. The board agreed to that procedure.

Pool Deck Pavers: Bill advised that the pavers at the pool deck need to be repaired and leveled. Bill asked the board to look at the pool deck prior to this meeting to see the area for recommendations. The pavers also need to be pressure washed and sealed. Bill advised that budget account #7661 which is for sidewalk and tree replacement project can be reallocated for this project. After further discussion, the board agreed for Bill to get the proposals for the next meeting. Lisa Bucknam advised that she is working on the proposals.

Homeowner Comments-

- A homeowner sent a chat about the painting the speed bumps. Mr. Anderson advised that we are working on the roads to be resurfaced and working on proposals. Bill advised that we just can't paint the speed bumps, there are city specifications for this project. Bill advised that comcast agreement check should be arriving within 90 days of the contract signed.
- A homeowner asked about the budget for the pavers and entrance of the area and needs to be updated. Mr. Anderson advised that we are looking in painting and long-term improvements and removing the oil leaks on the entrance road pavers.

Meeting adjourned at 8:35 p.m.

APPROVED BY:  Christopher Anderson
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Date: 6/17/2022