

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

**BOARD OF DIRECTORS  
MEETING MINUTES**

**ARC Minutes # 2022-06**

**Date: June 14, 2022 (via Zoom)**

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

**Roll Call-**

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

**President Ameerally Report-** Mr. Ameerally advised that he invited Attorney Mr. Piccin from Bakalar and Associates to the meeting to introduce himself and to provide some information about questions that Mr. Ameerally sent him via email. A discussion was made in reference to the financial committee being allowed access to financial records to provide an overview of the budget. Mr. Piccin advised that “yes” a committee or homeowner is allowed under Florida law to view financial records. Mr. Ameerally then advised that in his opinion the board is not functioning properly as a board and that the property manager tells him that he is wrong many times. Mr. Ameerally stated that he will share the questions with the board and the property manager after the meeting. Mr. Ameerally asked questions about escrow accounts and RF tag logs. Mr. Bucknam advised that Blue Shield Property Management Company does not handle the financial records or transactions, this is the responsibility of Juda.Eskew who is the CPA contract. Mr. Bennett asked if the records are kept as to the escrow accounts? Mr. Ameerally advised that he is referring to past homeowners that have escrow deposits. Mr. Bennett advised that then the CPA should be responsible for this task and not the management company. Further discussion was made in reference to escrow records kept from previous management companies. Ms. Lisa Bucknam from Blue Shield Property Management Company advised that this is very unfair and slanderous to have an attorney answer several questions from a questionnaire provided from Mr. Ameerally without the board of directors or the management company’s knowledge. Homeowner Andre Daniels then made a statement that he is upset and this is ridiculous.

Mr. Piccin then advised that he would like to address the board. Mr. Piccin stated that when an HOA president provides a list of questions to the attorney to be answered, He assumes that the president has board approval or knowledge. If this did not occur, then

this is not appropriate. The majority of the board has to approve legal work. Mr. Piccin then advised that in the future to avoid this from occurring again, please have the consent of the majority board prior to requesting legal services. That's just how it has to work. It's not good business to bill legal expenses without the boards consent. Mr. Piccin stated that he had no idea of this until the meeting and that if the board had no knowledge of this, then this is not appropriate. Mr. Bennett apologized to the attorney and homeowners as this is very embarrassing. Mr. Bennett thanked Mr. Piccin for attending and that the board will reach out to his office on his recommendations about requesting legal services

Mr. Ameerally then advised that he is resigning as the HOA president for the third time and hopes that things get better. Mr. Ameerally then advised that he needs to leave the meeting.

Mr. Ameerally then exited the zoom meeting. A majority of the board is still present.

Mr. Bucknam then advised that board that he was only advised that the attorney was going to be present for an introduction only and no mentioned was made as to a questionnaire was going to be addressed at the board meeting.

**Property Manager's Report-** Bill advised that the Envera upgrades is still on back order and should be completed in late June. The pool filters were replaced. The camera system is still missing one part, the speaker. As soon as that part comes in, the new monitoring camera system will be installed. The lake shore spraying will be conducted next week as well as the sod replacement. Please refer to the managers' report for the complete report.

**Approval of Minutes-** Discussion was made as to the May 16 2022, BOD meeting minutes. Ms. Chung advised that we need to correct the "Vice-President" stated in the minutes to "President". Bill advised that he would make that correction.

*A motion was made by COLLEEN CHUNG, seconded by ROBERT BENNETT to approve the minutes as typed. MOTION CARRIED.*

**Treasurer's Report-** The board agreed to table this item since the treasurer is not present.

**New Business-**

**Pool Deck Paver Proposal:** Discussion was made in reference to the pool deck pavers being repaired due to trip hazards. The pavers have not been leveled since it was installed. Five companies were asked to submit proposals. Three companies submitted proposals. The board reviewed the proposals. After a discussion and review of the proposals, the board decided and agreed to the repairs. Bill advised that the funding for this project will come from budget #7671 which is classified as sidewalk replacement. Bill advised that the board will have to reclassify this account from sidewalk replacement to sidewalk/paver repairs.

***A motion was made by BOBBY BENNETT, seconded by COLLEEN CHUNG to approve the proposals from WB Pool services for paver repairs in the amount of \$29,000.00 and the funding will come from account #7671. MOTION CARRIED***

**Irrigation Contract:** Discussion was made as to Pines Lawn Sprinklers terminating their contract with the HOA. BML Landscape and Maintenance provided a month-to-month irrigation service contract in the amount of \$314.00

***A motion was made by CHRISTOPHER ANDERSON, seconded by COLLEEN CHUNG to approve the BML Landscape and Maintenance irrigation monthly service contract for \$314.00 per month. MOTION CARRIED.***

**Old Business-**

**Bylaw Committee-** Tom advised that we need to rename the bylaw committee to the Declaration and Covenants Committee. The board agreed. Tom advised that the committee is finalizing everything for the final approval for the board.

**ARC Committee:** Tom advised that the ARC committee discussed the metal roof with the attorney. The standards for this needs to be established. ARC committee member Ms. Bennett advised that an issue for getting barrel tile is on back order and that metal roofs are available now. Mr. Anderson advised that the ARC committee needs to establish a standard for the metal roofs.

Discussion was made as to passwords and access to the HOA drives. Bill asked if any board member have passwords to access the HOA drive, Envera system or any other HOA programs. The board advised no. Bill was directed to please reset all passwords for all HOA services and the HOA office access. Bill also advised that all estoppels are conducted by the management company. Chris advised that at the next meeting we will reassign the board positions. Chris advised the budget review for September 13 and approval for October 11. The annual meeting will be held in November.

Meeting adjourned at 8:19 p.m.

APPROVED BY:    
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Date: 8/17/2022