

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

**BOARD OF DIRECTORS  
MEETING MINUTES**

**BOD Minutes # 2022-08**

**Date: September 20, 2022 (via Zoom)**

**Meeting called to order by Vice President Chris Anderson at 7:20 pm.**

***\*\*Budget workshop was carried over from 5:30 pm until 7:19 pm via zoom\*\****

**Roll Call-**

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

**Property Manager's Report-** Bill provided an update on the property. Bill advised that we have a new maintenance personal Mr. Ivan Alfonso. The gym is being painted since the areas are currently closed for the paver project. A new landscape company is on the agenda to replace LP Landscape Landscaping. Please refer to the managers' report for the complete report.

**Approval of Minutes-** Discussion was made as to the August 16, 2022, BOD meeting minutes.

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

**Treasurer's Report-** The board discussed the financials as of 083122 because the financials were not completed by Juda.Eskew CPA firm. Chris asked if July was approved, and Bill advised yes.

**New Business-**

**Bylaw Committee:** Thomas Clemishaw provided an update on the recommendations. Tom provided a copy of the recommendations, and the board reviewed those recommendations. One additional recommendation was to add a bylaw that would require all buyers to be approved by the HOA via New Homeowner application prior to closing. The board agreed and those recommendations made by the bylaw committee.

*A motion was then made by **BOBBY BENNETT**, seconded by **COLLEEN CHUNG** to forward all recommendations to the HOA attorney for review and then draft a bylaw change for review for the annual meeting. **DISCUSSION: None further. MOTION CARRIED***

Bill advised that he will forward this to the HOA attorney at Bakalar & Associates.

**2022 Board Meetings:** Discussion was made as to the annual meeting set for Tuesday, November 15, 2022 at 6:00 pm. This meeting will take place in person at the pool area. Bill advised that the meeting package will be sent out on October 14, 2022.

**BML Irrigation Proposal:** Discussion was made as to repairs to the Pembroke Road zones. Bill advised that the three zones wires were cut and need to be replaced with timers like the islands that currently have zones,

*A motion was then made by **CHRIS ANDERSON**, seconded by **BOBBY BENNETT** to approve the proposal for \$1,200 from BML Irrigation to repair the Pembroke Road Zones. **DISCUSSION: None further. MOTION CARRIED***

**BML Landscape Contract:** Discussion was made as to the new landscape contract from BML Landscape & Maintenance. Chris advised that LP Lorenzo's landscape contract will end October 15, 2022. This contract was signed by Chris Anderson. This is a vendor replacement.

**Pembroke Pools Proposal for spa parts removal:** Discussion was made as to a proposal made from Pembroke Pools to remove the timer and electrical parts of the spa that was removed. After discussion it was decided to table this item for further proposals. Bill advised that he would get another proposal.

**BML Landscape Proposal:** Discussion was made as to repairs to the pool island landscape which was already removed. Chris advised that this was already approved but a new vendor is being used.

### **Old Business-**

**QR Code Envera System:** - Bill advised that all upgrades are completed. Bill advised that Lazaro requested that the system beeps when you show the QR code at the gate. Bill is requesting Envera to see if the system will allow this feature.

**Envera System Upgrades:** Bill advised that when Envera performed the upgrades, they did not have the QR code functions to the system. This was an internal communication

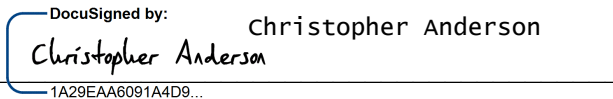
issue between Envera sales and Envera service. Bill advised that he notified Envera of this issue, and they agreed to fix it asap. Further discussion was made as to the new QR code system.

**ARC Committee Update:** Jeanine Bennett, ARC committee provided an update on metal roofs. Jeanine advised of the three types of metal roofs approved and the colors. Colleen asked if the past ARC and board meeting minutes are available or restricted. Bill advised that all minutes and agendas are on the HOA website for review. Colleen asked if this should be restricted. Jeanine provided some information about the Florida Sunshine Laws that requires open information on governmental meetings.

Colleen also asked about the golfcarts being on the property. Colleen advised that two are currently driven on the property. Bill advised that Low Speed Vehicles are driven by a licensed driver, a state tag, lights, and seat belts. Bill advised that he would add this to the on the website. Bill advised that please email

**Homeowners Comments:** Homeowner advised that the golfcarts are being driven by young juveniles. The homeowner also asked if an awning can be placed at the gate. Bill advised that no, there is not enough clearance at the gate for the awning. Discussion was made as loose dogs running around on the property. Bill advised to call the police department for loose dogs.

Meeting adjourned at 8:10 p.m.

APPROVED BY:  DocuSigned by: Christopher Anderson  
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Date: 10/12/2022