

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

**BOARD OF DIRECTORS
MEETING MINUTES**

BOD Minutes # 2022-09

Date: October 11, 2022 (via Zoom)

Meeting called to order by Vice President Chris Anderson at 6:31 pm.

Roll Call-

Directors present: Christopher Anderson, Colleen Chung, Robert Bennett. Directors absent: 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 of the pool paver project and the repairs made at the island on the east side of the pool deck. Bill also advised of the gym repainting and the removal of the concrete picnic tables which went free to homeowners. Bill also thanked Lisa and Ivan for their work at the pool and gym. Please refer to the managers' report for the complete report.

Approval of Minutes- Discussion was made as to the September 20, 2022, BOD meeting minutes.

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

Treasurer's Report- The board tabled this item due of the 083122 financials due to the treasurer not present at the meeting. All agreed to table this item.

New Business-

Maintenance Personnel Proposal: The board reviewed two proposals for maintenance personnel on the property for forty hours a week. Peter Lorenzo Landscape and BML Maintenance and Landscape provided proposals for this item. Bill advised that BML will provide a package plan for both Landscape, Maintenance, and Irrigation. BML also advised that they will hire Ivan if they received the contract for services. Peter Lorenzo will only keep Ivan as a temporary 10-99 contractor in which Ivan can't stay with. After a discussion of the proposals, the board agreed to BML landscape and maintenance.

A motion was then made by CHRIS ANDERSON, seconded by COLLEEN CHUNG to accept the BML Maintenance and Landscape for \$880.00 a week for a total of \$45,760.00 annual as proposed effected 101622.

DISCUSSION: None further.

MOTION CARRIED.

AT&I Proposals for OpenPath: Discussion was made as to the maglock door system being replaced with an upgraded lock. Bill advised that the gate can be open with just a simple kick, and the lock needs to be replaced with a 1200 lb maglock. The board discussed the past lack of repairs and the locks are over 20 years old. Bobby Bennett reviewed online quotes and that the price of these repairs seem to be in line with other companies.

A motion was then made by CHRIS ANDERSON, seconded by COLLEEN CHUNG to approve the proposal for \$916.80 from AT&I Systems replace the lock.

DISCUSSION: None further.

MOTION CARRIED

Old Business-

Bylaw/Covenants review for annual HOA meeting: - Bill advised that the attorney provided a proxy for the changing of the bylaw and covenants at the annual meeting. Bill requested that the board table this item until a later meeting due to some items not being completed as requested. The board agreed to table this item until a future date.

2023 Annual Budget Draft Approval for annual meeting: The board reviewed the final draft copy of the 2023 budget from the CPA office. After reviewed of the budget, the board decided to approve the draft copy for the homeowners to approve at the annual meeting.

A motion was then made by CHRIS ANDERSON, seconded by BOBBY BENNETT to approve the 2023 draft budget to be presented at the annual meeting for final approval.

DISCUSSION: None further.

MOTION CARRIED.

2022 Annual Meeting Mailing: The board reviewed the annual meeting notice, agenda, proxy, and budget to be mailed to each homeowner presented by Bill Bucknam.


A motion was then made by CHRIS ANDERSON, seconded by COLLEEN CHUNG to approve the 2022 Annual Meeting Information Packet to be mailed to the homeowners.

DISCUSSION: *None further.*

MOTION CARRIED.

Homeowners Comments: None

Meeting adjourned at 7:26 p.m.

APPROVED BY:  Robert Bennett
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Date: 1/12/2023