

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

**BOARD OF DIRECTORS
MEETING MINUTES**

BOD Minutes # 2023-01

Date: January 10, 2023 (via Zoom)

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

Roll Call-

Directors present: Christopher Anderson, Lazaro Rivero, Robert Bennett, Thomas Clemishaw, and Mario Guerrier. 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 the exit gate was damaged and had to repair due to a connection issue. New gym equipment was installed. The exterior cameras on wifi are still having issues and the vendor is working on the issue. Please refer to the managers' report for the complete report.

Approval of Minutes- Discussion was made as to the October 11, 2022, BOD meeting minutes.

A motion was made by CHRIS ANDERSON, seconded by BOBBY BENNETT to approve the minutes as typed.

DISCUSSION: None further.

MOTION CARRIED.

Discussion was made as to the December 6, 2022, BOD Organizational meeting minutes.

A motion was made by THOMAS CLEMISHAW, seconded by CHRIS ANDERSON to approve the minutes as typed.

DISCUSSION: None further.

MOTION CARRIED.

Treasurer's Report- The board discussed the time that it takes for the CPA to finalize the financials. The board decided to table this item due of the 103122 financials due to the 4th quarter report still being worked on by the CPA. Thomas Clemishaw questioned what the lockbox on the report means. Bill advised that he believes that is the batch deposit from checks that were mailed to the CPA's office. The details of the batch deposit are available on the CPA portal. Further discussions were made on the different types of payments made to the CPA. All agreed to table this item. Chris advised that we address this item up with the CPA.

Discussion was then made as to the collection policy. Bill advised that we do not have a collection policy on file. The attorney advised that the HOA should have a collection policy approved by the board.

Discussion was then by the board as to the proper and fair policy in collecting assessments from the homeowner. The board agreed to the below:

1. After 30 days, a \$25.00 late fee is charged to the lot account if not received.
2. After 45 days, a Late Assessment Letter is sent to the homeowner by the CPA via certified mail and a signed affidavit if no payment is received.
3. After 90 days, a report is sent to the board for approval for the account to be transferred to the attorney for legal collections if no payment was received.

The board further discussed the policy and a few questions were made from homeowners about their issues with the CPA office.

A motion was made by THOMAS CLEMISHAW, seconded by CHRIS ANDERSON to approve the Collection Policy as listed above.

DISCUSSION: None further.

MOTION CARRIED.

New Business-

Sealcoating Project: Bill requested if he can request three bids for service for the seal coating project. Bill advised that the roads are budgeted for \$45, 474, and the roads need to be sealed for further life of the roads. The board agreed for Bill to request the bids for the board to review at the next board meeting. The projected is scheduled for March or April.

Sidewalk Repairs: Bill advised that Thomas Clemishaw was concerned on some sidewalk hazard issues and being dirty. Bill advised that the maintenance person will repair what he could and he will start the next pressure cleaning of the sidewalk. Chris asked if this can be completed prior to the sealcoating project. Bill advised yes, and the pressure cleaning as well.

Old Business-

AT&I Proposal for repairs of camera: Bill advised that the Wi-Fi cameras were damaged by a windstorm and received water damage in the amount of \$697.15. The board had approved the repairs via email and Bill advised that he needed a motion from the board for approval.

A motion was then made by CHRIS ANDERSON, seconded by LAZARO RIVERO to accept the AT&I Systems invoice for \$697.15 for repairs made to the security cameras.

DISCUSSION: None further.

MOTION CARRIED.

Pembroke Shores HOA Waterway: Bill advised that he was contacted by the Pembroke Shores HOA President in reference to the lake east of our property. It was suggested that a survey be conducted to assist our homeowners to see their property line and to remove any items that or on their property and not the homeowners lot. After a lengthy discussion, the board appointed Bobby Bennett to survey the area and to investigate this issue. The board also agreed not to conduct the survey until Bobby can investigate this issue. Bill advised that he will coordinate a meeting with Pembroke Shores HOA and Bobby to look into this issue.

Parking Restrictions: The board reviewed the parking restriction resolution that was signed by the previous board. Bill advised that at the annual meeting, homeowners requested further research into this issue. Mario Guerrier advised that how can the board make these changes without a vote from the homeowners. Discussion was made as to how changes can be made without bylaw changes. Bill advised that the bylaws advised the board can amend the rules and regulations by a board vote. Bill suggested that he can asked legal to attend the next board meeting and answer questions on this resolution and other matters as to how the board can make changes to the parking rules without a bylaw change. Chris asked if a parking committee can be created for the reason for further research.


Further discussion was made into the signatures on the current parking resolutions and because the signatures were signed much later and unreadable, the board agreed to the attorney looking into this.

Guest Comments: Discussion was made by Mario Guerrier to start a community newsletter to inform the homeowner of these topics. Bill advised that he would send it out the newsletter after it is completed. Mario advised that he start one and pass it on those responsibilities to the next director.

Mr. Nelson requests that he would like to be a member of the parking committee and advised of concerns with the school bus that parks on 172 Ave blocking views from exiting the property. Bill advised that he would call A-1 transportation system again.

Mr. Mareus asked if we could perform some community events at the pool area. Chris advised that he will talk with Lisa about further community events.

Meeting adjourned at 7:26 p.m.

APPROVED BY:  DocuSigned by:
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2/28/2023
Date: _____