

1 Discussion was then made as to the May 16, 2023 BOD meeting minutes as presented.

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3 *A motion was then made by CHRIS ANDERSON, seconded by LAZARO RIVERO to*
4 *approve the May 16, 2023 BOD board meeting minutes as presented.*

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6 *Discussion: Mario advised that in the old business there was a lengthy discussion in*
7 *reference to the parking resolutions and discussion about him going to the lawyer. Chris*
8 *asked if this was in reference to the motion that did not carry? Mario advised no before*
9 *that motion. Mario concerns was that he wanted to speak to the lawyers before the*
10 *committee moves forward. Chris advised that the committee only makes proposals to the*
11 *board. Chris asked Mario do you have the exact statement of what you were asking in*
12 *your head at this time? Mario advised no; Chris then advised then we can add it to new*
13 *business for these minutes for today and approve these minutes. Mario just wanted it in*
14 *the minutes about the lawyer. Further discussion was made as to the budget for the*
15 *lawyer. The board agreed to add Mario’s concerns to the new business agenda for today.*

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17 **MOTION PASSED**

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19 **Treasurer Report-** Bill advised that to Tom that the CPA has not finalized the 033123
20 financial reports from Juda.Eskew CPA. Tom did advise that we do have outside budget
21 expenses. Since no financials were presented to the HOA, this item was tabled.

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23 **New Business-**

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25 **Pool Leak Detection Report-** Chris advised that we had our pool vendor provided a leak
26 report due to high water usage and possible leaks in the pool. The report confirmed those
27 leaks. Repairs were made about three years ago just for some patch work. Chris advised
28 that we need a second inspection with a pressure check to really check the whole system
29 out. We are hoping to have a second proposal for repairs to the pools after this second
30 inspection is completed. Mario advised that he water bills were off and how do we know
31 if our bills are correct and that we are losing water. Chris advised that our pools have an
32 auto water re-filler, but that he will bring this up with the vendor. Bill advised that the last
33 five water bills were high usage for just the pool.

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35 **Finance Committee-** Bill advised that we need to table this until next meeting due to the
36 lack of financial reports.

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38 **Mario’s permission to speak to the attorney about the parking resolutions-** Mario
39 expressed his concerns about how the parking resolutions were approved and the way the
40 board can change parking rules. Chris advised that we received a response from the
41 attorney who advised that the board is ok with changing the parking rules. Mario advised

1 that the state statues states advised that the board cannot make these changes without an
2 ownership vote and that he thinks that this question was not answered by the attorney. Bill
3 advised that the covenants for Lido Isles advises that the board can make changes to the
4 parking rules and regulations which was provided to all board members from management.
5 Mario advised that he understands that but you must follow the way the covenants are
6 changed. Chris advised that this procedure was conducted prior to this management
7 company being on the property. After a lengthy discussion was made by all members of
8 the board, it was agreed that Chris and Mario will get together and work this out and also
9 Chris will contact the attorney so we can minimize the legal fees. All agreed.

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11 **Electrical strike at the gate-** Mario asked if we can add to the budget lightning rods to
12 protect the equipment and that he advised he thought he saw the clubhouse struck by
13 lightning. Bill advised a vendor had installed lightening protection equipment around the
14 gate in 2016 or 2017 and Chris confirmed that for the irrigation system and the Envera
15 system. Bill advised that this strike came from the AT&T modem box which was not
16 protected. Bill advised that there are two modem boxes.

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18 **Old Business-**

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20 **Resolution by board for approval of utility cart and for the RF tag system by Envera**
21 **Systems-** The board reviewed the resolution and was approved by email vote by the board.

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23 *A motion was then made by CHRIS ANDERSON, seconded by THOMAS CLEMISHAW*
24 *to approve resolution for \$13,352.25 for the cart and \$4,650.00 for the Envera repairs to*
25 *the RF tag system.*

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27 *Discussion: None*

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29 **MOTION PASSED**

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31 **Guest Comments-** A homeowner advised that Bill's audio is very low. Bill will advise he
32 will check on it. Chris advised that a comment is in the chat about the irrigation system
33 and not receiving notices. Bill advised that the irrigation system is still under repaired.

1 ***Meeting Adjourned – The board adjourned the meeting. Chris advised the next meeting***
2 ***is on August 8th, 2023 and no July meeting.***

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4 Meeting adjourned at 7:31 p.m.

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10 APPROVED BY:  Chris Anderson
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Date: 9/28/2023