

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

**BOARD OF DIRECTORS
MEETING MINUTES**

BOD Minutes # 2023-07

Date: August 8, 2023 (via Zoom)

Meeting called to order by President Chris Anderson at 6:34 pm.

Roll Call- Directors present: Christopher Anderson, Lazaro Rivero, Thomas Clemishaw, Bobby Bennett 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 we have one new maintenance personnel from BML who is Mr. Jony Santiago. Bill advised that the west pump was pulled and repaired. Bill advised that we had two gate repairs from vehicles hitting the exit gate. The QR Code system is working perfectly, no complaints. A homeowner crashed into the resident gate and a claim is being processed with the auto insurance company. The camera system is now being viewed during the overnight hours by a vendor. All palm trees were trimmed in the common areas. A new landscape was installed in the pool area. Please see the attached property managers’ reports for the complete report.

Approval of Minutes- Discussion was made as to the June 13, 2023, BOD meeting minutes as presented.

A motion was then made by MARIO GUERRIER, seconded by LAZARO RIVERO to approve the June 13, 2023 BOD board meeting minutes as presented.

Discussion: None

MOTION PASSED

Treasurer Report- Tom advised that the financial reports from Juda.Eskew CPA are ok. Mario asked about the irrigation repairs if this would be out of budget. Bill advised that we have not received the bill for those repairs. Bill advised that hopefully the new maintenance personnel will be able to repair small repairs.

1 **New Business-**

2
3 **Engineering plans for the road project:** - Chris advised that engineering plans need to
4 be performed prior to the city permit. Chris and Bill advised that out of the three vendors,
5 Gator Engineering seems to be the least amount and that the vendor is willing to work well
6 with our project. The board reviewed all three proposals. Bobby mentioned can we cap
7 the amount of the authorized work? Bill advised yes, if it is in the motion, and he will have
8 the vendor modify the proposal with that language in the proposal.

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10
11 *A motion was then made by CHRIS ANDERSON, seconded by THOMAS CLEMISHAW*
12 *to accept the Gator Engineering proposal for the engineering plans for the road project*
13 *in the amount of \$3,000.00.*

14
15 *Discussion: Discussion was made as to pre-approval needed after \$9,000 needs to be*
16 *made by the board prior to going over the \$9k amount. Mario advised that the number*
17 *should be lower then \$9k. Bobby advised that the \$9k is lower than the other proposals.*
18 *Bill advised that until the vendor receives the retainer, they can't proceed with the total*
19 *amount outside the proposal as written. After further discussion, the board decided to*
20 *keep the amount at \$9k.*

21
22 *The motion was amended to place a cap of \$9,000 that the vendor can not exceed without*
23 *prior approval from the board.*

24
25 **MOTION PASSED**

26
27 *Bill advised that he will advise the vendor to amended proposal as to the motion that was*
28 *just made.*

29
30 **Finance Committee-** Bill advised that we need to table this until next meeting due to the
31 lack of financial reports.

32
33 **Annual HOA Meeting Date approval.** – Chris advised that the date for the annual
34 meeting is scheduled for November 14, 2023, at 6:00 pm located at the pool/cabana area.
35 Bill advised that we need to approve this date so that the meeting materials can be printed
36 and mailed out to the homeowners. The board agreed to the date of 11/14/23 at 6:00 pm.

1 **Finance Committee:** - Bill advised that three homeowners with finance experience
2 submitted emails wishing to be part of the new finance committee. Bill advised that the
3 committee will be tasked will drafting the 2024 budget proposal prior to the 10/3/23 budget
4 workshop and then the board will approve the final draft on 10/10/23. The budget's final
5 approval will be at the annual meeting on 11/14/23. Mario requests to add more
6 homeowners to this committee. Bill advised that an email was sent to all homeowners and
7 only three submitted emails. Bill advised that we have the budget workshop in October
8 and this committee needs to start working on the budget now so it can be ready. Tom
9 advised that the three homeowners are well qualified to draft this budget proposal.

10
11 *A motion was then made by CHRIS ANDERSON, seconded by THOMAS CLEMISHAW*
12 *to approve the finance committee and new members of:*

- 13
14 1. *Joaquin Gutierrez*
15 2. *Jhanet Garia*
16 3. *Romero Fuentes*

17
18 *Discussion: None*

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20 **MOTION PASSED**

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22 **2023-24 Insurance Renewal:** Chris advised of the new insurance proposal as we were
23 advised that our current insurance company will not renew our insurance for 2023-24.
24 Chris advised that we were not able to get wind insurance due to the club house and cabana
25 roofs being too old for this covered. A proposal for a tile and metal roof was requested for
26 budget purposes only. However, a roof replacement is needed. Chris advised that three
27 formal quotes will be requested when it is time for the roof to be replaced. In the fall we
28 will work on requesting three proposals for roofs. Mario asked what the deductible for the
29 wind damage was? Bill advised that the current limit is \$182,000 for building coverage.
30 Chris advised that next year we will have two proposals for insurance coverage. Tom
31 advised that he is requesting that this insurance policy be paid in full instead of financing
32 this policy with finance fees. The board agreed. Bill also advised that a credit of \$6,500
33 will be sent to the HOA for 2022-23 insurance credits.

34
35 *A motion was then made by THOMAS CLEMISHAW, seconded by CHRIS ANDERSON*
36 *to pay in full the 2023-24 policy instead of financing.*

37
38 *Discussion: None*

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40 **MOTION PASSED**

1 Mario suggested that in the future we may be self-insurance for the wind coverage with a
2 special assessment instead of adding wind coverage.

3
4 **Parking Rules Proposal from the Parking Enforcement and Rules Committee:** Mario
5 gave an overview of the Parking Committee’s progress and stated that two-three
6 homeowners (not part of the committee) attended the initial meetings. Of the five appointed
7 committee members, only four attended all the meetings. One of the committee’s
8 recommendations not mentioned was to “clear all ongoing parking violations and basically
9 reset all violations” since the current rules were being amended by the committee and
10 parking on the streets will be allowed going forward, under certain conditions. With that
11 input, conversation was diverted, and the board was unable to discuss the committee’s
12 recommendation to clear in-progress parking violations, before having to move on to the
13 next topic.

14
15 **Pembroke Shores HOA Conservation Area:** Chris advised that Bill had several
16 meetings with Pembroke Shores HOA and hosted a zoom meeting with our homeowners.
17 Chris advised that since he lives on SW 167 Ave he handed this subject to Bill to advise
18 the board and homeowners. Bill provided information about this conservation area. Bill
19 detailed the issue and provided to the board the agreement letter that the Pembroke Shores
20 HOA provided to the HOAP for our approval. Bill advised that this letter needs to be
21 modified and signed only after all violations are cleared by the drainage division. Bill
22 advised that our homeowners removed the palm trees and other personal property from the
23 conversation area. Bill advised that the President of the HOA advised that they wish to
24 install a fence to cut off access to this conservation area. Bill advised the Pembroke Shores
25 HOA to hold off on this installation until our board can address these issues. After a
26 lengthy discussion, it was decided by the board that Bill send the violation letter from the
27 SW drainage division to all homeowners of Lido Isles. Bill advised that he email will email
28 that out ASAP. Several homeowners made comments about what needed to be pulled and
29 Bill advised what the violation letter stated.

30
31 **Old Business-**

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33 **Pool Leak:** Chris advised that we are still waiting for the leak detection report from the
34 second vendor. Once we receive this report, we can move forward on repairs after the
35 board approves the proposal. Bill advised that the city water bill is correct.

36 **Guest Comments-**

- 37
38 1. A homeowner (Jan) advised that her dog was attacked by a cat on the property and
39 the homeowner responsible is not answering a letter that was sent. She advised of
40 medical bills for her dog’s injury.

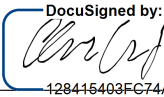
1 2. A homeowner (Marcelo) suggested that we pressure clean the entrance signs of the
2 gate. Bill advised that we will have Jony performed this task.

3
4 *Bobby thanked all homeowners that attended this meeting tonight and hope they continue*
5 *attending.*

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7 ***Meeting Adjourned – The board adjourned the meeting.***

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9 Meeting adjourned at 8:34 p.m.

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APPROVED BY:  _____
DocuSigned by:
128415403FC74AA...

Date: 10/13/2023



BLUE SHIELD PROPERTY MANAGEMENT COMPANY

18459 Pines Blvd., Ste. 316, Pembroke Pines, FL 33029

Property Manager's Board of Director's Report

Report Date: August 8, 2023

Lido Isles Homeowner's Association

- **Operational Report-**

- HOA Office

- BML transferred Ivan from our property to another position within the company. We now have Mr. Jony Santiago. Jony is performing excellent and is now taking lead on the irrigation system and working with all BML employees to ensure the work performed is done correctly while on site.
- New Rental Units (1) New Homeowners (2)

- **Inspection of all common areas, clubhouse, and HOA property-**

- Common Areas-

- Irrigation system: The west pump was serviced and new bearings were installed to minimize and loud noises. However, we have had a few water pipe breaks in the system. The system should be turned back on by Wednesday.
- Envera & Gate System: We had a few arm bar break due to vehicles striking the bars. We are asking homeowners and their guests to please wait until the arm bars fully open before entering or exiting. The QR code system is working perfectly. On 8/6/23, a homeowner crashed into the resident iron gates and arm bars and we are working on getting this repaired asap.
- Gym: All in order. The small gym room should be completed this month.
- Pool/Kiddie Pool: The main pool and kiddie pool have leaks, on agenda.
- Fountain: All in order
- Camera System: We currently have an overnight service watching the camera system for any unusual activity.
- Landscaping: All palms' trees were trimmed in the pool and gate areas as well as on SW 171 Terrace. New landscaping was installed in the pool area.

Respectfully submitted,

William Bucknam

Bill Bucknam

Property Manager