

1 LIDO ISLES HOA, INC.
2 1331 SW 171 TERRACE
3 PEMBROKE PINES, FL 33027
4

5 BOARD OF DIRECTORS
6 MEETING MINUTES
7

8 **BOD Minutes # 2023-08**
9

10 **Date: September 12, 2023 (via Zoom)**

11
12 **Meeting called to order by President Chris Anderson at 6:32 pm.**

13
14 **Roll Call-** Directors present: Christopher Anderson, Lazaro Rivero, Thomas Clemishaw,
15 Bobby Bennett, and Mario Guerrier. Also present were Property Manager Bill Bucknam
16 and Account Manager Lisa Bucknam from Blue Shield Property Management Company.
17

18 **Property Manager's Report-** Bill provided an update on the property. Bill advised that
19 that we received the refund check from the insurance company in the amount \$6,792.00.
20 Courtesy letters were sent to homeowners in reference to exterior paint and that is the
21 reason for the increase in paint applications. The parking survey will be discussed later
22 with the irrigation system. Bill advised that the Envera system was updated with the
23 removal of vendors that are not contracted with the HOA like Uber eats, etc. A common
24 area tress fell onto private property and repairs are being made. Please see the attached
25 property managers' reports for the complete report.
26

27 **Approval of Minutes-** Discussion was made as to the August 8, 2023, BOD meeting
28 minutes as presented. Mario had concerns with section of minutes for the Parking Rules
29 Proposal from the Parking Enforcement and Rules Committee line #4-18. After discussion
30 of these concerns from Mario, the board directed Mario to add inputs to the section.
31

32 *A motion was then made by MARIO GUERRIER, seconded by CHRIS ANDERSON to*
33 *table the 080823 BOD board meeting minutes as presented.*
34

35 ***Discussion: None***

36
37 **MOTION PASSED**
38

39 **Treasurer Report-** Tom advised that the financial reports from Juda.Eskew CPA from
40 July 31, 2023, are ok. Tom did state that we are behind in paying assessments and the
41 CPA need to send late fees and letters for those who are behind in the amount of \$27,000.

1 **New Business-**

2

3 **Review of Irrigation System:** - Bill provided an overview of the irrigation system issues.
4 Bill explained the zones and the issues with the pumps. Bill advised that the west pump is
5 off and needs to be reprogrammed and the rainbird zone system needs to be replaced.
6 Several breaks were repaired. Bill then reviewed the budget costs for previous budgets
7 which we were overbudgeted, but we are under budget so far this year.

8

9 **Attorney review of parking resolution and Pembroke Shores Agreement Letter:** Mr.
10 Raymond Piccin provided legal guidance into the update of the parking resolution and the
11 previous parking resolution that was signed and passed by the previous board. Mr. Piccin
12 advised that he show no conflicts between what the recommendations that the board made
13 and the legal authority of the board withes the parking resolution and also provided a legal
14 opinion in a letter to the board. Mario Guerrier advised of some objections to these
15 provisions or procedures according to state statutes and that a membership vote needs to
16 be made. Mr. Piccin advised that he respectfully disagrees with those objections because
17 the law does not state that. Mr. Piccin advised that our HOA bylaws allow the board to
18 modify the rules and regulations do not require membership vote, only changes to the
19 declaration. The board cannot make changes to the declaration without the membership
20 vote. This parking resolution does not conflict with the current declarations of this HOA.
21 Mr. Piccin provided guidance to the board as to the ways to change the resolutions and how
22 the legal process of this resolution and in this the board is legally allowed to make this
23 parking resolution. Chris thanked the attorney for his clear picture and guidance on this
24 issue and time to move forward with this.

25

26 Chris then asked the attorney about the Pembroke Shores Conservation Agreement Letter
27 from Pembroke Shores HOA and some board concerns. Mr. Piccin advised that this letter
28 has a lot of concerns with this letter. Pembroke Shores HOA is legally bound to maintain
29 this conservation area and this letter would hold Lido Isles HOA to take responsibility for
30 a violation committed in this area. The attorney would not recommend the HOA in signing
31 this letter. Chris advised the attorney that he will send the attorney information about action
32 on this matter later after the board discusses this matter further.

33

34 ***After the attorney left the board revisited the 080823 minutes that Mario had a motion*
35 *and was addressed (see minutes section). After that was addressed, the board continued*
36 *the discussion of parking rules. ***

37

38 Bill provided the results of the parking survey to the board. The board had further
39 discussion as to the results of that survey. The board then reviewed and discussed the
40 parking recommendations that were submitted by the Parking Enforcement and Rules

1 Committee. Chris asked the board if they were ready to vote on these recommendations at
2 this meeting. All board members stated yes, except Mario requested more time as some
3 items were not in the recommendations.

4
5 *A motion was then made by THOMAS CLEMINSHAW, seconded by LAZARO RIVERO*
6 *to accept the parking rules recommendations.*

7
8 *Discussion: Mario advised that there are some suggestions from the committee that are*
9 *not included in these recommendations like waiving no parking on the grass. These*
10 *were discussed but I do not see this. Bill advised that the recommendations have votes*
11 *on them from the committee. Cassia Clock, the committee chairperson for the parking*
12 *committee stated the committee discussed many issues and that they would take a case-*
13 *by-case issue. Chris stated that in the future we can add these things to the parking*
14 *rules. Mario agreed. Chris stated in will reflect in the minutes that this committee will*
15 *look at is parking on the grass and overnight parking with a permit. Chris asked Bill if*
16 *this would be difficult to manage, Bill advised yes, especially in a timely fashion. Bill*
17 *advised that we currently issue parking passes for parties, exterior work, etc. Lisa*
18 *advised that clarification would be needed as to parking on the grass because we have*
19 *homeowners that park in their front yard right up the front door. Bill advised that one*
20 *homeowner removed one tree in the swale which is HOA property so they could park on*
21 *the grass in the swale area. Bill stated that we just need a list of rules from the board so*
22 *we can enforce the parking issues on the property. Tom advised that we can only fine*
23 *them so much. Discussion was then made as to the violation's fees. The board then*
24 *made the following changes to fines:*

- 25
26 *1. 1st Violation - letter sent to the homeowner (no fees)*
27 *2. 2nd Violation - \$50.00 fine*
28 *3. 3rd Violation - \$100.00 fine*
29 *4. 4th Violation – Vehicle towed at owner's expense.*

30
31 *The board agreed that the violation fine schedule will reset 365 days from the 1st violation*
32 *of first issued.*

33
34 **MOTION PASSED**

1 Chris then advised that we should reinstate the parking enforcement.

2
3 *A motion was then made by CHRIS ANDERSON, seconded by THOMAS*
4 *CLEMINSHAW to reinstate the parking enforcement services.*

5
6 *Discussion: Bill advised that these recommendations that the board approve must go to*
7 *the attorney to create the resolution to be signed and then mailed to each homeowner*
8 *giving them a 30-day grace prior to enforcement. Mario requests that these should wait*
9 *until after this resolution. The board then decided to go ahead to approve this motion to*
10 *agree that these services will begin once the resolution is signed and sent to the*
11 *homeowners.*

12
13 **MOTION PASSED**

14
15 **Pembroke Shores Conservation Agreement Letter-** Chris advised that he recommends
16 that the board make a motion to send this agreement letter to the attorney to review and
17 make recommendations.

18
19 *A motion was then made by LAZARO RIVERO, seconded by MARIO GUERRIER to*
20 *send this agreement letter to the attorney for review.*

21
22 *Discussion: None*

23
24 **MOTION PASSED**

25
26 **Old Business-**

27
28 **Pool Leak:** Chris advised that the pressure test report came in but we are waiting for the
29 leak detection report from the second vendor.

30
31 **Road Project Update:** Bill advised that engineer is working on the survey, and we should
32 have it next Tuesday and Bill advised that the engineer will be working with our road
33 vendor to submit these plans to the city for permitting. Bill advised that there is a small
34 window in October to complete this project. If we can't get this done in October, we may
35 have to wait until January 2024. Chris advised let's wait for the next steps. The board
36 agreed.

37
38 **Budget Workshop:** Chris advised of the upcoming budget workshop on 10/3/23. Bill
39 advised that the CPA confirmed the budget meeting. Bill advised that the finance
40 committee prepare a budget proposal.

1 **Guest Comments-**

2

3 None

4

5 *****The below insert was approved by the board on 110623 to add to these minutes from***
6 ***the 091223 board meeting******

7

8 ***Attorney review of parking resolution and Pembroke Shores Agreement Letter:*** Mr.
9 *Raymond Piccin was asked to provide further guidance on his legal decision regarding the*
10 *parking resolution because a board member had objections (legal guidance into the update*
11 *of the parking resolution and the previous parking resolution that was signed and passed*
12 *by the previous board). Mr. Piccin first advised that his was not a legal decision, where*
13 *that could only be given by a judge or court mediator, but he did advise that he saw no*
14 *conflicts between what the recommendations that the board made and the legal authority*
15 *of the board with the parking resolution (he provided a legal opinion in a letter to the board*
16 *on 30 July 2023). Mario Guerrier advised of some objections to these provisions or*
17 *procedures because he did not reference State Statute 720.405 (6) which specifically gives*
18 *guidance on changing Declarations & Covenants to be more restrictive. Based on that*
19 *statute, a majority community vote (defined as no less than 2/3 majority vote) to implement*
20 *a covenant that was more restrictive than the original declaration. Mr. Piccin advised that*
21 *he respectfully disagrees with those objections because the law does not say anything about*
22 *parking that he's aware of. Mr. Piccin advised that our HOA bylaws allow the board "in*
23 *his opinion" special privileges to modify the parking rules. Mario in response added that*
24 *the state order of precedence of documents says that nothing in HOA documents can*
25 *supersede State Statutes, to which Mr. Piccin replied that he still disagrees. Chris said*
26 *that maybe I should continue that conversation with Mr. Piccin at another time as there*
27 *were still many other items to cover on the agenda. Mr. Piccin said he welcomed any*
28 *further discussion of his opinion. Chris thanked the attorney for his clear picture and*
29 *guidance on this issue and time to move forward with this. Chris then asked the attorney*
30 *about the Pembroke Shores Conservation Agreement Letter from Pembroke Shores HOA*
31 *and some board concerns. Mr. Piccin advised that this letter has a lot of concerns with*
32 *this letter. Pembroke Shores HOA is legally bound to maintain this conservation area and*
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34 *this area. The attorney would not recommend the HOA in signing this letter. Chris advised*
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11 *homeowners.*

12

13 **MOTION PASSED**

14

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

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17 Meeting adjourned at 8:26 p.m.

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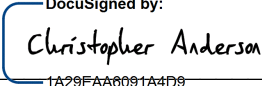
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APPROVED BY:  _____
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Date: 11/7/2023