

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 # 2023-09**
9

10 **Date: October 10, 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 said that the
19 budget workshop on 100323 was conducted. The budget was drafted and needs to be
20 reviewed by the board. The annual meeting mailings will be sent this week. The west
21 pump is waiting for the fan and should be done next week. The iron gates will be installed
22 shortly for the resident gate. The resident arm bar was damaged by a homeowner and the
23 homeowner was identified and charged for the repairs. The gate lights are on order and
24 will be installed when they arrive. Please see the attached property managers' reports for
25 the complete report.
26

27 **Approval of Minutes-** Discussion was made as to the August 8, 2023, BOD meeting
28 minutes as presented. This was tabled at the last BOD meeting.
29

30 *A motion was then made by THOMAS CLEMINSHAW, seconded by LAZARO RIVERO*
31 *to APPROVE the 080823 BOD board meeting minutes as presented.*

32
33 **MOTION PASSED**
34

35 Discussion was then made as to the September 12, 2023, meeting minutes as two sets of
36 minutes were presented. The first set of minutes tabled Item 4 were presented by
37 management and the second set of minutes tabled Item 4.1 were those modified by Mario.
38 Both reviewed both sets of minutes that were presented.
39

40 *A motion was made by MARIO GUERRIER to APPROVE the Item 4.1 091223 BOD*
41 *meetings as presented. No second was made on this motion. Some board members had*
42 *issues with these minutes. Mario explained his position on modifying the original*

1 *minutes. Mario then modified the motion to TABLE the minutes presented on 091223,*
2 *seconded by BOBBY BENNETT.*

3

4 *Discussion: The board decided to add another BOD meeting in November for further*
5 *board business.*

6

7 **MOTION PASSED**

8

9 **Treasurer Report-** Bill advised that the financial reports from 083123 were not sent to the
10 HOA from the CPA's office. Tom advised that we may need to consider a new CPA in
11 the future, Tom advised that we may need to wait until the new personnel from the CPA
12 firm take over our account. Bill advised that so many people are involved in the lido
13 account. Bill advised that not one person is the point of contact for our account. Bobby
14 advised that we need to place a timeline on looking into a new accounting firm. Chris
15 stated that we need to wait until the next board after elections.

16

17 **New Business-**

18

19 **2024 Budget Draft:** - The board reviewed the budget proposal that was submitted by the
20 CPA after the budget workshop. Tom advised that the finance committee wants to keep
21 the HOA fees the same, but we will need to use money from the reserve account. The
22 projects that may need to come from the reserve account is the roof replacement, sidewalk
23 repairs, pool repair and other projects like the front pavers replacement to concrete. Tom
24 advised that it is not a problem from using the reserves. The reserve account has money in
25 there for these projects. Lazaro advised that the irrigation system would be a very
26 expensive program to fund. Bobby asked how much money is in the reserve account. Bill
27 advised that on the last financial report as of 073123 the reserve account is \$187,000 and
28 we are planning to use \$55,000.

29

30 *A motion was then made by THOMAS CLEMINSHAW, seconded by CHRIS*
31 *ANDERSON to APPROVE the 2024 budget draft for the annual meeting to be approved*
32 *by the membership at the annual meeting.*

33

34 *Discussion: Tom thanked the financial committee for their work on the budget draft.*

35

36 **MOTION PASSED**

37

38 **AT&I Proposal for Openpath:** Bill requested to remove this proposal as the vendor could
39 not justify the reason for these repairs. Bill advised that the system is currently working
40 and does not see the reason to replace this part. Chris agreed and the item was removed.

1 **Old Business-**

2
3 **Parking Rules Recommendation for a resolution:** The board reviewed the updated
4 recommendations from the Covenants Enforcement and Rules Committee to update the
5 parking rules resolution. The board reviewed item #9 with the recommendations from the
6 committee and the board changes on the penalties from the board 091223. Bill advised
7 that he amended the proposal with the board changes on page #5. Bill advised that he
8 forwarded these changes to the attorney, but he is waiting for the board’s decision to move
9 forward. Mario advised that he wanted to add some recommendations that were not listed
10 on the original proposal from the committee. Mario advised that he sent an email to the
11 board on this concern. This email was discussed and Cassia Clock and Ken Nelson from
12 the committee provided some information as to the four items Mario is questioning:

- 13 1. Parking on the grass restrictions would be waived for those living around the curved
14 roads.
- 15 2. Parking on the street on the street, same direction of traffic on allowable days.
- 16 3. On bulk trash days vehicles do not block the trash cans.
- 17 4. Vehicles do not block the mailboxes.

18
19 *A motion was then made by CHRIS ANDERSON, seconded by THOMAS*
20 *CLEMINSHAW to APPROVE the above four items mentioned in Mario’s email.*

21
22 *Discussion: Chris advised that parking on the road during allowable days and bulk trash*
23 *are very simple items #2, 3 & 4. Bill asked about the hours because it is not listed as*
24 *hours. The board discussed the hours and decided that the hours not allowed to park on*
25 *the street from 12:00 am – 6:00 am. The board further discussed parking on the grass*
26 *from item #1. The board decided not to move forward with parking on the grass at this*
27 *time. Chris advised that if the board considers item #2, 3 & 4. Bobby agreed let’s move*
28 *forward on items 2, 3 & 4. Mario advised that parking on the swales should be allowed*
29 *at any time. After a lengthy discussion, the board agreed to vote on items 2, 3, & 4. Chris*
30 *advised let’s move forward.*

31
32 **MOTION PASSED**

33
34 **Pool Leak:** Chris advised that the contractor is completing his inspection tomorrow and
35 will provide a proposal for the repairs to the pool leak.

36
37 **Road Project Update:** Chris advised that the engineer is completing the plans for the
38 vendor to proceed with the city permitting. Chris advised that this project would most likely
39 be planned in January or February of 2024.

1 **Annual Meeting on 11/14/23:** Chris advised of the details of the annual meeting. Bill
2 asked the board about the food, which will start at 5:30 pm, and the format of the meeting.
3 The board agreed. Chris asked about another board meeting. Mario requests that the
4 meeting should be via zoom since a vote will be needed. The board agreed to set the
5 meeting on 11/6/23 at 6:30 pm. Board agreed.

6
7 Mario advised that he still has an item for discussion about the process of voting on the
8 parking regulations. This could happen at the next board meeting. It was agreed that this
9 concern will be discussed at the next board meeting on 11/6/23.

10
11 Chris advised that a homeowner (Cassia) is requesting motion sensors inside the bathroom
12 for the lights. Bill advised he will look into this.

13
14 **Guest Comments-**

15
16 None

17
18 ***Meeting Adjourned – The board adjourned the meeting.***

19
20 Meeting adjourned at 8:02 p.m.

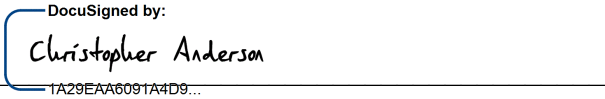
21
22
23 ***A closed meeting with the board meeting was held in reference to an attorney letter***
24 ***requesting to foreclose on a unit for unpaid assessments.***

25
26 ***A motion was then made by THOMAS CLEMINSHAW, seconded by BOBBY***
27 ***BENNETT to not move forward on the intent to foreclosed but to enter a repayment plan***
28 ***with the homeowner due to financial issues and the loss of a spouse.***

29
30 ***Discussion: Bill will work with the attorney on this repayment plan.***

31
32 ***MOTION PASSED***

33
34 ***The closed meeting adjourned at 8:17 pm***

35
36
37 APPROVED BY: 
38
39

40 Date: 11/7/2023
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