

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

5 ANNUAL MEETING OF THE HOA MEMBERSHIP MINUTES
6

7
8 **Minutes # 2022-12**
9

10
11 **Date: November 15, 2022**
12

13 **Meeting called to order after quorum was established by President Chris Anderson**
14 **at 6:10 pm.**
15

16 **Appointment of Chairperson-**
17

18 President Anderson made an appointment of the annual meeting chairperson to Mr.
19 William Bucknam, Property Manager from Blue Shield Property Management Company.
20 Mr. Bucknam then took over the annual meeting as the chairperson.
21

22 **Proof of Notice:** Mr. Bucknam presented proof of notice certificate that 199 notices of the
23 annual meeting were mailed on 10/20/22 via first class mail (see attached notice
24 certificate).
25

26 **Approval of Minutes from last annual meeting-** The 2021 Annual meeting minutes were
27 presented to the membership via meeting handouts. After review of the minutes by the
28 homeowners, a motion was made:
29

30 *A motion was then made by THOMAS CLEMINSHAW (17039), seconded by LALITA*
31 *GUPTA (16949) to accept the 111523 HOA Annual board meeting minutes as presented.*
32

33 *Discussion: None*
34

35 **MOTION PASSED**
36

37 **Property Manager's Report-** Mr. Bucknam provided an annual update on the property
38 and provided a detailed property manager's report to the membership (see attached report).

1 **2023 Budget Review and Approval-** The 2023 Budget was reviewed by the homeowners
2 which was previously reviewed by the BOD and the budget workshop. After reviewing
3 the 2023 budget, a motion was made:
4

5 *A motion was then made by KENNETH NELSON (16733), seconded by BOBBY*
6 *BENNET (911) to APPROVED the 2023 budget as presented.*

7
8 *Discussion: None*
9

10 **MOTION PASSED**
11

12 **Determination of Number of Directors-** A discussion was made as to how many directors
13 should be voted in for the next board of directors. After a discussion, the membership
14 decided to agree with the previous board of directors to keep the director to five (5).
15

16 **Elections of Directors-** Nominations were made from the floor to accept the following
17 homeowners as candidates for director positions:
18

- 19 1. Christopher Anderson
 - 20 2. Robert Bennett
 - 21 3. Lazaro Rivero
 - 22 4. Thomas Clemishaw
 - 23 5. Mario Guerrier
- 24

25 No other nominations were made from the floor. Because only five (5) nominations were
26 made, an election was not conducted and a motion from the floor was made:
27

28 *A motion was then made by KENNETH NELSON (16733), seconded by ARCHIE*
29 *GILES (16722) to accept the five nominations from the floor as directors for the 2023*
30 *Board of Directors.*

31
32 *Discussion: None*
33

34 **MOTION PASSED**
35

36 **Membership Comments:**

- 37 • Homeowner Andre Daniels had questions on the contracts for all vendors like
38 Envera and AT&I systems. Bill provided information about those contracts and
39 the board's review of them.
- 40 • A homeowner asked about speed bumps and a white jeep parking on the road on
41 SW 12 St.

- 1 • A homeowner talked about concerns with bulk trash not being picked up due to
2 vehicles parking in front of their bulk trash. Bill advised he would investigate this.
3 • A homeowner voice concerns of parking on the streets.
4 • A homeowner talked about snakes on the property, Bill advised that snake warning
5 signs are being placed around the property.
6 • A homeowner requested a phone number to call to open the exterior gate, Bill
7 advised that you call Envera systems.
8

9 **Adjournment-** Bill thanked everyone for attending this annual meeting. A motion was
10 made from the floor to adjourn the meeting:
11

12 *A motion was then made by ROBERT BENNETT (911), seconded by JORGE ROA*
13 *(16888) to adjourn the meeting.*
14

15 **Discussion: None**

16
17 **MOTION PASSED**

18
19 Meeting adjourned at 735 p.m.
20

21
22 APPROVED BY:  

23
24 Date: 11/14/23
25



BLUE SHIELD PROPERTY MANAGEMENT COMPANY

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

November 14, 2022

PROOF OF NOTICE CERTIFICATE

I William G. Bucknam, Property Manager for Lido Isles HOA, hereby certify that proper notice was given to each lot owner of Lido Isles Homeowners Association, Inc. According to the by-laws of the association, Section 3.3 (page #2), Notice of Meeting was properly sent prior to 14 days before the annual meeting.

Notices given:

199 mailing were sent via First Class mail on 10/20/22

Three emails were also sent electrically to all homeowner's on 10/08/22, 11/8/22, 11/14/22

A sign was posted at the exit gates on 11/1/22

A notice was posted on the HOA bulletin board at the pool/office area.

I certify that the above listed notices were provided to all of the listed lot owners of Lido Isles HOA.

DocuSigned by:
William Bucknam
497C2CD3174E422...

11/14/2022

William G. Bucknam, LCAM
Property Manager

Date



BLUE SHIELD PROPERTY MANAGEMENT COMPANY

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

2022 ANNUAL MEETING NOTICE

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of Lido Isles HOA, the annual meeting of the members will be held at the Lido Isles Pool/office area on Tuesday, November 15, 2022, at 6:00 pm. Sign in will start at 5:30 pm.

The election of Five (5) Directors will be held at the Annual Meeting provided a quorum of the membership is present (in person or by Proxy). It is therefore important that you either attend the meeting or complete the enclosed proxy. To be effective, a proxy must be correctly completed. At the top of the proxy, please fill in your address and the name of the proxy holder. In the middle of the proxy, please execute and date the proxy. Please note that, pursuant to Article 3.7 of the By Laws, no person may hold proxies representing more than fifteen percent (15%) of lots entitled to vote at the meeting.

If you are interested in running for the Board, please complete and return the enclosed Intent to be a Candidate Form to the Secretary, Lido Isles Homeowners Association, Inc. c/o Blue Shield Property Management Company at 18459 Pines Blvd #316, Pembroke Pines, Florida 33029. You may also submit a single 8-1/2 X 11" information sheet by November 13, 2022. Nominations will also be taken from the floor on the night of the meeting for anyone interested in serving on the Board.

If your home is owned by more than one person (other than jointly by husband and wife) or a corporation, please also complete the enclosed Voting Certificate and forward same to the Secretary, Lido Isles Homeowners Association, Inc c/o Blue Shield Property Management Company at 18459 Pines Blvd #316, Pembroke Pines, Florida 33029.

Pursuant to Section 3.11 of the bylaws of Lido Isles Homeowners Association, Inc. and in accordance with Florida Statute 720.305 (3), the association may suspend the voting rights of a member if they are delinquent in the payment of maintenance assessments in excess of 90 days.

Should you have any questions, please do not hesitate to contact me at (954) 432-3336.

Thank you and we look forward to seeing you at the Annual Meeting.

Sincerely,

William G. Bucknam
Property Manager



BLUE SHIELD PROPERTY MANAGEMENT COMPANY

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

Property Manager's Annual Report

Report Date: November 15, 2022

Lido Isles Homeowner's Association

- **HOA Operations-**

- BOD Meetings – The BOD met 9 times: 1/10, 2/15, 3/8, 4/12, 5/17, 6/14, 8/16, 9/20, 10/11.
- ARC Committee- The ARC was formed on 6/7 and met 5 times: 6/7, 8/16, 8/22, 9/19, 10/11, 11/1
- Bylaw Committee – This Committee was formed on 1/10 and met several times to review the current bylaws and covenants for a future vote on proposed changes to the HOA documents.
- Budget Workshop – The HOA provided a budget workshop on 9/20 via zoom with the CPA.
- HOA Website – The HOA website at www.lidoisleshoa.com was upgraded and has all the HOA forms, upcoming agendas, and past approved meeting minutes available for review.
- Vendors Changes: BML Landscape and Property Maintenance is contracted for landscaping, Irrigation, and maintenance personnel leaving just one vendor for these responsibilities. Mr. Ivan Alfonso is the new maintenance personnel who works for BML Landscape Company.
- Pembroke Road Expansion Project: The management company is working very closely with the City of Miramar property manager for this project.

- **Property:**

- 2022 Community Projects/major repairs:
 - New Camera Systems at gate, pool, and common areas:
 - \$29,125 project which included installation of 12 new cameras, servers, and live monitoring capabilities.
 - Envera QR Code and Control system upgrades:
 - \$5,361 project included all upgrades
 - Amazon Delivery Drivers Upgrade (no costs)
 - Community Signs:
 - All new signs were installed throughout the common areas.
 - Sidewalk Pressure Cleaned:
 - All sidewalks were pressure cleaned by maintenance and not a vendor
 - Pool Brick Pavers:
 - \$32,500 project involved removing old spa, pavers and then releveling them. The pavers were then pressure cleaned and sealed.
 - Pool Cabanas:
 - The tables were removed, and old drapes are being replaced to have a more modern look to the cabanas.

- New Landscape:
 - Old landscape areas near the pool were removed and new trees and sod was installed for a cleaner look.
 - Gym:
 - The gym was painted by maintenance and the old kids' room is being converted into a small weight room. Two TVs were removed and replaced with one TV. New signs are being installed.
 - Irrigation System:
 - The entire system and zones were inspected and being repaired. A system zone was also created. Some areas like Pembroke Road are being replaced with zone times. Future repairs are needed for some of the zones that were disconnected and never repaired.
 - Lake Shore:
 - Lake Shore Doctor's was approved as the vendor to treat the overgrown areas along the lake with positive results.
-
- **2023 Planned Projects:**
 - Road sealing coating and striping (Approx. \$43,309)
 - New Gym Equipment (Approx. \$21,000)

Respectfully submitted,



Bill Bucknam
Property Manager