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

**BOARD OF DIRECTORS
MEETING MINUTES**

BOD Minutes # 2024-05

Date: May 14, 2024 (via Zoom)

Meeting called to order by Vice-President Lazaro Rivero at 6:30 pm.

Roll Call- Directors present: Lazaro Rivero, Bobby Bennett, Amanda Andrade, and Kenneth Nelson. Absent is Chris Anderson. Also present were Property Manager Bill Bucknam and Account Manager Lisa Bucknam from Blue Shield Property Management Company.

Property Manager's Report- Bill provided a complete report of the property. Bill advised that the road project stripping should be completed this week. Two units sold. The website was updated to include all of the HOA documents and rules per the new senate bill. The conservation area will be inspected this month. West irrigation pump will be inspected for noise and the Envera gate will be serviced due to an error message on 5/14. Please see the Property Manager's report for a complete report.

Approval of Minutes- Discussion was made as to the April 9, 2024, meeting minutes as presented.

A motion was then made by KENNETH NELSON seconded by AMANDA ANDRADE to approve the 040924 meeting minutes as presented.

Discussion: None

MOTION PASSED

Treasurer's Report – The financials prepared by Blue Shield Property Management for 043024 was presented. Amanda advised that everything looks great and has viewed a lot of emails from management to homeowners about collections. Lazaro asked if the ACH Form on the website will be password protected? Bill advised that he is looking into that option. Amanda mentioned that homeowners still have questions about payments. We need to figure out how to get this information out to the homeowners on payment. Bill mentioned that some homeowners are still using the old payment coupon, but all statements that are emailed include the payment coupon. The board discussed sending a message on the mailboxes, Bill advised he will create a letter for the mailbox. Ken asked about the

1 \$85k overage on the budget, Bill advised that is a surplus and Amanda advised that is
2 because we have not paid for any of the road project bills as of today. Ken also asked about
3 the email reference to Lauderdale Towers and was this settled yet? Bill advised that the
4 previous CPA firm made an error by depositing some checks into Lido Isles Operating
5 account which was supposed to be deposited into Lauderdale Towers HOA operating
6 account. A check was sent to Lauderdale HOA by our CPA and that check was then
7 missing. Bill advised that when BSPM took over the books, he placed a stop payment on
8 the original check and sent them a replacement check.

9
10 **Pool Construction Change Order-** Lazaro advised that we are moving this agenda item
11 to now since the vendor is on the zoom call. Frank from Lead Detectors advised the board
12 that the city is requiring a replacement water retention tank for the kiddie pool because the
13 pump feature draws too much water for the size of the tank we currently have. This issue
14 was made aware to the pool engineer who verified this with our city engineering
15 department. The cost for this change is approximately \$15,300. The vendor also advised
16 that if we must perform new bonding for this change, the total would be \$25,400. The
17 board discussed this and due to Chris being absent and has the most knowledge of this
18 project, the board made the following motion:

19
20 *A motion was then made by LAZARO RIVERO seconded by KENNETH NELSON to*
21 *table this item until the next board meeting.*

22
23 *Discussion: None*

24
25 **MOTION PASSED**

26
27 Bill asked the vendor what happens now, the vendor advised that this will be delayed until
28 the next meeting. Bill advised the vendor that Chris would be calling him soon.

29
30 **Committee Reports** – Jeanine Bennett from the ARC committee provided an update on
31 the committee meetings. Jeanine advised that 8 applications were reviewed, and one was
32 tabled. The committee is moving along and is time sensitive. The board thanked the
33 committee for their work.

34
35 Mario from the AFC committee provided an update. Mario advised that the committee is
36 reviewing the documents and some concerns about how the fines ARC being appealed.
37 Mario also advised that the next committee meeting is set for May 16. Ken mentioned that
38 the new senate bill advised that the AFC reviews and decides the final action. Jeanine and
39 Amanda advised Mario that during the HOA attorney presentation the AFC is the final
40 review for appeals and fines.

1 **New Business-**

2
3 **3-D Paving Change Order per ADA Requirements-** The board discussed the change
4 order for the road project due to the new ADA requirements for the parking stalls. The city
5 requires handicap van accessible parking space which we do not currently have that. Chris
6 and Bill, along with the vendor and engineer met on the property and decided that the new
7 parking area will be on the north parking area. The new change order is \$7,142 for this
8 new parking area.

9
10 *A motion was then made by LAZARO RIVERO to approve the 3-D Paving Change Order*
11 *for a total of \$7,142.00, seconded by BOBBY BENNETT.*

12
13 *Discussion: None*

14
15 **MOTION PASSED**

16
17 **Untold Stories Library Proposal-** A proposal was discussed in which a homeowner is
18 proposing a location at the pool/gym area to house books so homeowners can exchange
19 books for reading. Bill advised that if the board approves, he will work with the
20 homeowner on providing a proper location for the books.

21
22 *A motion was then made by AMANDA ANDRADE to approve the Untold Stories Library*
23 *Proposal as presented, seconded by LAZARO RIVERO.*

24
25 *Discussion: None*

26
27 **MOTION PASSED**

28
29 **1133 SW 167 Ave Swale Issue-** Bill advised that the homeowner is concerned about water
30 gathering in the swale area and wanted to have it repaired. Bill advised that the water is
31 not properly draining from in front of her driveway. Bill advised that this is HOA property,
32 and that this area will be included in the next sidewalk tree project planned for early 2025.
33 Bill advised that the tree on the north side of the swale will need to be replaced and the
34 area leveled. The board discussed the repairs and agreed that it will be included in the next
35 sidewalk project for 2025. Ken asked if this was going to be on the October board meeting
36 agenda, Bill advised yes and that he will be working on the next phase of sidewalk repairs
37 over the summer.

1 **Old Business-**

2
3 **Parking/Violation Process:** Bill advised the board of the previous fine process that was
4 approved by the board. Bill further explained that a new process is needed to handle
5 violations for lot and parking. Bill then submitted his proposal to the board for
6 consideration. The board reviewed and after discussion a motion was made:

7
8 *A motion was then made by LAZARO RIVERO to approve the HOA/Management*
9 *Agreement for Violation Process, seconded by AMANDA ANDRADE.*

10
11 *Discussion: Bobby advised that we need to start as we were talking about this for a long*
12 *time. Ken talked about deactivating the RF tags for violations, Bill advised that under*
13 *the senate bill this will have to go to the appeals committee as that would be considered*
14 *a fine.*

15
16 **MOTION PASSED**

17
18 **Appeal Hearing for ARC application – 17068** – An ARC application was reviewed by
19 the ARC committee for 17068 SW 16th Street for landscaping which was denied by the
20 ARC committee on 4/9/24. The homeowner requested an appeal which is being reviewed
21 by the board at this meeting. Jeanine Bennett provided some background information on
22 why the ARC committee denied the application. The board then heard from the
23 homeowner Mr. Jacobo and the board then discussed the item. Lisa Bucknam advised that
24 the HOA advised that a complaint came in that the fence was going to be used as a hedge
25 fence and that no paperwork was submitted prior to the project being started. Lisa advised
26 that the HOA does not allow fences in the front yard and that this was a concern. Ken
27 Nelson advised that if the work was done and no paperwork was submitted then we should
28 come up to a solution without the homeowner ripping up the hedges. Bill Bucknam advised
29 that we did not have a way to properly fine the homeowner for work being started or
30 completed with the ARC application. Amanda advised that the ARC committee did the
31 right thing with the information that they have and that the plans look like it is a hedge
32 fence line. Now today that since the drawing has been explained more, we can move on.

33
34 *A motion was then made by LAZARO RIVERO to approve the ARC APPLICATION for*
35 *landscaping at 1133 SW 167 Ave with the maximum of 2 foot hedge height, seconded by*
36 *KENNETH NELSON.*

37
38 *Discussion: None*

39
40 **MOTION PASSED**


1 **Guest/Board Comments-**

- 2
- 3 • Kenneth Nelson made a comment about moving the HOA board meetings from
4 zoom to in person. Amanda made a comment that I wonder how many people
5 would attend in person?
 - 6 • A homeowner named Jan stated that a lot of people travel so please do not take
7 away the zoom option, maybe both. Jan also advised of issues with the DL scanner
8 at the front gate. Laz advised that all his guests use the QR code and haven't had
9 many issues with that system. Bill advised that a work order has been placed. Jan
10 also questioned the ARC process for the tile and color scheme. Lazaro advised that
11 the committee review all of the ARC's applications.
- 12

13 *Meeting Adjourned – The board adjourned the meeting at 8:29 pm*

14

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16 APPROVED BY:  _____

17

18 DATE: 06/18/24

19 DATE: _____

Item #3 - 051424 BOD Draft Minutes

Final Audit Report

2024-06-18

Created:	2024-06-14
By:	William Bucknam (blueshieldpm@gmail.com)
Status:	Signed
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"Item #3 - 051424 BOD Draft Minutes" History

-  Document created by William Bucknam (blueshieldpm@gmail.com)
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2024-06-15 - 7:58:32 PM GMT- IP address: 69.180.125.199
-  Signer secretary@lidoisleshoa.com entered name at signing as Robert "Bobby" Bennett
2024-06-18 - 7:09:34 PM GMT- IP address: 108.73.76.71
-  Document e-signed by Robert "Bobby" Bennett (secretary@lidoisleshoa.com)
Signature Date: 2024-06-18 - 7:09:36 PM GMT - Time Source: server- IP address: 108.73.76.71
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