

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 # 2024-02**  
9

10 **Date: February 13, 2024 (via Zoom)**  
11

12 **Meeting called to order by President Chris Anderson at 6:32 pm.**  
13

14 **Roll Call-** Directors present: Chris Anderson, Bobby Bennett, Amanda Andrade, and  
15 Kenneth Nelson. Lazaro Rivero was absent. Also present were Property Manager Bill  
16 Bucknam and Account Manager Lisa Bucknam from Blue Shield Property Management  
17 Company.  
18

19 **Property Manager's Report-** Bill provided a complete report of the property. Bill advised  
20 of the financial transfer to us from Juda CPA. The 2023 financials are complete. Bill also  
21 talked about the Dropbox and storage of files for the board. Please see the Property  
22 Managers report.  
23

24 **Approval of Minutes-** Discussion was made as to the January 9, 2024, meeting minutes  
25 as presented.  
26

27 *A motion was then made by KENNETH NELSON seconded by AMANDA ANDRADE*  
28 *to approve the 010924 meetings as presented.*  
29

30 **MOTION PASSED**  
31

32 **Treasurer's Report** - Amanda advised that the January financials will be presented at the  
33 next board meeting just to give time to review. Amanda and Bill spoke about a study of  
34 the reserve funds for future/capital projects. Bill will work with the finance committee.  
35 Bill also advised that Popular Bank approve the HOA for ACH deposits and mobile  
36 deposit. Bill also advised that he was going to wait until everything is set with Popular  
37 bank before researching the possibility of looking for a local bank. Bill also discussed  
38 adding a license for the accounting program for the HOA treasurer to use for access to the  
39 files.

1 **New Business-**  
2

3 **Five Year Drainage Permit** – Bill advised that a letter was sent from the drainage division  
4 to finish the punch list for drainage. Bill is working with A&A drainage Company and  
5 BML landscape to clean these areas of concern from the drainage division. Bill will advise.  
6

7 **ARC Committee Appointment:** Two positions are available on the ARC committee and  
8 two homeowners requested to be committee members. Mr. Thomas Cleminshaw and Mr.  
9 Mario Guerrier both submitted emails to the HOA. The board appointed Mr. Thomas  
10 Cleminshaw and Mr. Mario Guerrier to the ARC committee.  
11

12 *A motion was then made by CHRIS ANDERSON, seconded by AMANDA ANDRADE*  
13 *to appoint Mr. Thomas Cleminshaw and Mr. Mario Guerrier to the ARC committee.*  
14

15 **MOTION PASSED**  
16

17 **Covenants Enforcement and Rules Committee:** One position is available for the  
18 Covenants Enforcement and Rules Committee. The board discussed the possible conflict  
19 of members being on both committees and one case may be involved in both committees.  
20 After a discussion, Chris asked the board if we can table this and seek additional  
21 homeowners to volunteer for this committee so if a conflict does arise, the committee  
22 members can excuse themselves. The board agreed.  
23

24 *A motion was then made by CHRIS ANDERSON, seconded by KENNETH NELSON to*  
25 *appoint Mr. Mario Guerrier and Mr. Dana Salminen to the Covenants Enforcement and*  
26 *Rules Committee with the plan of adding additional committee members.*  
27

28 **MOTION PASSED**  
29  
30

31 **Old Business-**  
32

33 **Road Project Update:** Bill advised that this project is still in the city review from  
34 engineering and soon to schedule for the construction meeting. Bill advised that the notes  
35 are needed from the engineer.  
36

37 **Pool Leak Proposal:** Chris advised of the issues for the main pool leak, and which needs  
38 to be repaired. Bill advised that we are spending approximately \$700-\$1,000 on water to  
39 maintain the water levels. Ken Nelson asked how much this project was budgeted for, Bill  
40 advised the proposal is for \$56,000 and the budget is \$14,000 with the rest coming from

1 the reserve account as the board discussed last year. Questions were raised as to why this  
2 needed to be done and Chris advised that if we continue to just pay for repairs or patch  
3 jobs, it is going to cost more money in the to just have a complete repair as soon as possible.  
4 It has been over 20 years since the construction of this pool.

5  
6 *A motion was then made by CHRIS ANDERSON seconded by BOBBY BENNETT to*  
7 *approve the Aquatic Leak Locators, Inc. proposal for \$56,000 for the pool leak repairs.*

8  
9 ***FURTHER DISCUSSION: None***

10  
11 ***MOTION PASSED***

12  
13 Ken Nelson asked about the civil lawsuit that Lido Isles was awarded and the update on  
14 payments. Bill advised that he is waiting for the final ledgers from Juda.Eskew CPA,  
15 however, we have contacted the homeowner, and a re-payment arrangement will be  
16 drafted.

17  
18 Ken Nelson also asked about the late fees for the 1st quarter because of the recent change  
19 in accounting. Bill advised that Amanda Andrade agreed to wait 30 days to apply late fees.

20  
21 **Guest Comments-**

- 22  
23 • Jan just wanted to thank the HOA for the irrigation system repairs and the change  
24 in accounting. Jan also mentioned that the visitor gate is not working all the time.  
25 Bill advised that we had recent gate issues that seem to be repaired. Bill also  
26 advised that we are looking into a tag reader to help with gaining entry. Chris also  
27 advised that we have had issues, and we are working with the vendor.  
28 • Discussion was also made by Amanda Andrade as to the new signs to be installed,  
29 Bill advised that we are currently working on that project.

30  
31 ***Meeting Adjourned – The board adjourned the meeting at 7:34 pm***

32  
33  
34 APPROVED BY: Robert "Bobby" Bennett

35  
36 DATE: 14/06/24

37  
**Signature:** 

**Email:** secretary@lidoisleshoa.com










# Item #3 - 021324 BOD Meeting Minutes

Final Audit Report

2024-06-29

Created:	2024-06-07
By:	William Bucknam (blueshieldpm@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAANKZAGVKM0R7GOYBlRXWJAnZs9EpUb2CR

## "Item #3 - 021324 BOD Meeting Minutes" History

-  Document created by William Bucknam (blueshieldpm@gmail.com)  
2024-06-07 - 12:55:26 PM GMT- IP address: 50.236.16.99
-  Document emailed to secretary@lidoisleshoa.com for signature  
2024-06-07 - 12:55:30 PM GMT
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2024-06-07 - 7:50:42 PM GMT- IP address: 69.180.125.199
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2024-06-14 - 6:48:32 PM GMT- IP address: 69.180.125.199
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2024-06-29 - 9:17:30 PM GMT- IP address: 69.180.125.199
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2024-06-29 - 9:18:26 PM GMT- IP address: 69.180.125.199
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Signature Date: 2024-06-29 - 9:18:28 PM GMT - Time Source: server- IP address: 69.180.125.199
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2024-06-29 - 9:18:28 PM GMT