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

**BOARD OF DIRECTORS  
MEETING MINUTES**

**BOD Minutes # 2024-03**

**Date: March 12, 2024 (via Zoom)**

**Meeting called to order by President Chris Anderson at 6:30 pm.**

**Roll Call-** Directors present: Chris Anderson, Lazaro Rivero, Bobby Bennett, Amanda Andrade, and Kenneth Nelson. 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 of the financial transfer to us from Juda CPA is complete. The decision to keep Popular Bank or transfer will be discussed next month. Bill advised that auto payments are currently being set up. Bill advised that unit #780 was sold and is now being set up for rental. Bill discussed other property updates and see the Property Managers report for a complete report.

**Approval of Minutes-** Discussion was made as to the February 13, 2024, meeting minutes as presented.

*A motion was then made by AMANDA ANDRADE seconded by KENNETH NELSON to approve the 021324 meetings as presented.*

*Discussion: Ken asked about an update on page #3 for the civil lawsuit. Bill advised that the homeowner is agreeing to a repayment plan. No interests or late fees up to this date, if the repayment plan is defaulted, then interest and late fees will be applied as of that date.*

**MOTION PASSED**

**Treasurer's Report -** Amanda advised that all financials are received. Amanda advised that everything looks great and balanced. Bill advised that the balance sheet will now show the difference from the previous months. Ken mentioned that we can do better in receiving more interest on our accounts and that we are currently receiving. The board suggested that the finance committee should review and make suggestions. Bill will let the committee know about this request at the next finance committee.

1 **New Business-**

2  
3 **Parking Enforcement Proposals** – Bill advised that he received two proposals for parking  
4 enforcement as budgeted. Bill also advised that a towing agreement update is also  
5 included. The two vendors are Garing Parking Enforcement and Goldgar. Bill advised  
6 that Garing has marked security vehicles and uniformed security officers, Goldgar does  
7 not. Ken advised that Goldgar had less inspections than Garing Parking enforcement for  
8 the same price. Bill suggested that the board consider the vendor that will be marked and  
9 in uniform. Amanda agreed to that as well. Ken asked about the budget and Bill advised  
10 that it is \$500.00 per month. After discussion, the board made the following motion:

11  
12 *A motion was then made by CHRIS ANDERSON to approve Garing Parking*  
13 *Enforcement Proposal for three weekly inspections from February to December 2024,*  
14 *seconded by AMANDA ANDRADE.*

15  
16 *Discussion: Ken suggested that we only perform two inspections a week to give time for*  
17 *the appeals committee to start this new process. Chris agreed and made the following*  
18 *amendment –*

19  
20 *CHRIS ANDERSON amended the motion to two times a week and revisit this in six*  
21 *months*

22  
23 *Discussion: Bobby advised that six months may be too long and recommends June.*  
24 *Chris agreed and made the following amendment –*

25  
26 *CHRIS ANDERSON amended the motion revisit this in June 2024*

27  
28 **MOTION PASSED**

29  
30 **Towing Contract** – Bill advised that the current towing contract is not renewing any Hoa  
31 agreements. Bill advised that Executive Towing provided an agreement. Chris asked if  
32 our current towing is valid and Bill advised no, it expired.

33  
34 *A motion was then made by CHRIS ANDERSON to allow Executive Towing to enter*  
35 *into an agreement with Lido Isles for towing purposes, seconded by AMANDA*  
36 *ANDRADE.*

37  
38 *Discussion: Amanda had concerns about the fee schedule and what the homeowner can*  
39 *expect if the vehicle is towed. Bill advised that he would supply that information from*  
40 *the vendor to the board. After further discussion, the board decided to table this item.*

1 ***CHRIS ANDERSON amended the motion to table this item until further and have this***  
2 ***item placed on the next meeting agenda, seconded by Ken Nelson.***

3  
4 ***MOTION PASSED***

5  
6 **Covenants Enforcement and Rules Committee:** Chris advised that new appointments  
7 need to be made in reference to potential conflicts due to the new SB 1203 which takes  
8 effective July 1<sup>st</sup>, 2024. Because board members and any household member that lives  
9 with a board member cannot be a committee member for the appeals committee. Bill  
10 advised that any ARC appeals use to go in front the board, however, the new SB 1203  
11 states that those appeals appear in front of the appeals committee. So, the appeals  
12 committee members must not live with a board member. Bill suggested to the board to  
13 have our attorney provide an update on the bill. The board agreed and Bill will get some  
14 dates. Chris then asked Mario Guerrier if he wanted to pick the ARC committee or  
15 participate in the appeals and fines committee.

16  
17 ***A motion was then made by CHRIS ANDERSON to remove Mario Guerrier from the***  
18 ***ARC committee and appoint him to the Appeals and Fines Committee and to Appoint***  
19 ***Marcus Andrade to the ARC committee, seconded by LAZARO RIVERO.***

20  
21 ***MOTION PASSED***

22  
23  
24 ***A motion was then made by KEN NELSON to appoint Seema Singhania to the Appeals***  
25 ***and Fines committee, seconded by CHRIS ANDERSON.***

26  
27 ***MOTION PASSED***

28  
29 ***Bill suggested that the board renamed the committee from Covenants and Rules***  
30 ***Enforcement Committee to Appeals and Fines Committee (AFC).***

31  
32 ***A motion was then made by CHRIS ANDERSON to rename the Covenants and Rules***  
33 ***Enforcement Committee to Appeals and Fines Committee (AFC), seconded by***  
34 ***AMANDA ANDRADE.***

35  
36 ***MOTION PASSED***

37  
38 ***Ken stated that Cassia Glock's name should be on the AFC committee and not Rick***  
39 ***Glock. Bill and Chris advised that you are correct, Bill advised that it was a type error***  
40 ***and that Rick is not on the AFC committee, but Cassia Glock is on the AFC committee.***

Signature: 

Email: secretary@lidoisleshoa.com

1 **ARC Deposit Requirements and Application Update:** Chris advised that the ARC  
2 deposit that is currently required for \$500.00 is not necessary as the HOA can charge the  
3 homeowner for any damage to common property that their vendor has caused.

4

5 *A motion was then made by CHRIS ANDERSON to remove the ARC deposit*  
6 *requirement from the ARC application process, seconded by KENNETH NELSON.*

7

8 *Discussion: None*

9

10 **MOTION PASSED**

11

12 **Old Business-**

13

14 **Road Project Update:** Bill advised that the permit is still in review with the city. As soon  
15 as the permit is issued, we will coordinate new dates.

16

17 **Pool Leak Proposal:** Bill advised that the engineer will be visiting the property and setting  
18 up the plans for this project. The planning of temporary fencing and how to keep the gym  
19 open during this project. Lazaro stated that spring break is approaching and to not close  
20 the pool during this time.

21

22 **Guest/Board Comments-**

23

24 • Ken Nelson stated that back in January 1551 SW 171 Terrace a vehicle parked on  
25 the street and blocked the street. Ken requests that the manager send the  
26 homeowner a letter about this parking incident. Discussion was made on how to  
27 park on the property and street. Bill also advised that once the AFC committee  
28 starts and a date is set for this first meeting, we will start enforcing this.

29 • Lazaro Rivero asked about the two trees that were planted during the sidewalk  
30 project have not bloomed anything. Lisa stated that the vendor stated that he will  
31 have the vendor look and will get back with you.

32

33 Bill requested that the fines and rules committee members stay after this meeting to  
34 organize a first dates.

35

36 ***Meeting Adjourned – The board adjourned the meeting at 7:32 pm***

37

38

39 APPROVED BY: Robert Bennett

40

41 DATE: 06/07/24  
42

# Item #3 - 031224 BOD Draft Minutes

Final Audit Report

2024-06-07

Created:	2024-06-07
By:	William Bucknam (blueshieldpm@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUE9biOWPEgZA2xtEQF-gQL-a-2IXMD5h

## "Item #3 - 031224 BOD Draft Minutes" History

-  Document created by William Bucknam (blueshieldpm@gmail.com)  
2024-06-07 - 12:56:23 PM GMT- IP address: 50.236.16.99
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2024-06-07 - 7:57:18 PM GMT- IP address: 69.180.125.199
-  Signer secretary@lidoisleshoa.com entered name at signing as Robert "Bobby" Bennett  
2024-06-07 - 8:05:24 PM GMT- IP address: 69.180.125.199
-  Document e-signed by Robert "Bobby" Bennett (secretary@lidoisleshoa.com)  
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