

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 # 2024-04**
9

10 **Date: April 9, 2024 (via Zoom)**
11

12 **Meeting called to order by President Chris Anderson at 6:31 pm.**
13

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

18 **Property Manager's Report-** Bill provided a complete report of the property. Bill advised
19 that training was completed with the bank for processing checks at our office. Irrigation
20 system on the west side needed a breaker replacement, system working properly. BML is
21 submitted a proposal for 13 cleanout areas for the drainage certification. Please see the
22 Property Manager's report for a complete report.
23

24 **Approval of Minutes-** Discussion was made as to the March 12, 2024, meeting minutes
25 as presented.
26

27 *A motion was then made by KENNETH NELSON seconded by AMANDA ANDRADE*
28 *to approve the 031224 meetings as presented.*
29

30 *Discussion: None*
31

32 **MOTION PASSED**
33

34 **Treasurer's Report** – The financials prepared by Blue Shield Property Management for
35 033124 was presented. Amanda advised that everything looks great and balanced. Ken
36 discussed the possibilities to increase the interest for the reserve account.
37 Recommendations will be made by the finance committee.

1 **Committee Reports** – Mario Gurrier from the Appears and Fines Committee (AFC)
2 provided the board with an update on the committee’s previous meeting. Mario was
3 appointed as the committee chairperson. The committee has five members, and the
4 committee was reading HB 1203 and the HOA’s rules and regulations. The committee is
5 recommending working with management to post the HOA documents on the website.
6 Chris asked Mario to please provide information about what is being requested to the board.
7 Mario requested that we don’t enforce the rules until after being posted on the website and
8 after June 1, 2024. The board agreed and appreciated the update.

9
10 Jeanine Bennett from the ARC committee provided an update and advised that four
11 approved and one denied at tonight’s meeting. Jeanine advised that she is drafting the
12 minutes.

13
14 Kenneth Nelson asked Chris about the finance committee looking into the reserve interest
15 account for a better return. Bill advised that since the board approved the first set of
16 financials the committee can use those financials as a reference. Bill will get in touch with
17 the finance committee.

18
19 Bill also advised the way that homeowners can make payments.

20
21 **New Business-**

22
23 **Appointment of AFC Committee Member** – A previous committee member wishes to
24 be appointed to the AFC committee:

25
26 *A motion was then made by KENNETH NELSON to appoint Mark Liebeskind to the*
27 *AFC committee, seconded by AMANDA ANDRADE.*

28
29 *Discussion: None*

30
31 **MOTION PASSED**

32
33 **Old Business-**

34
35 **Road Project Update:** Chris advised the signs look great. Lisa advised of an additional
36 sign at the exit gate. The vendor and HOA are ready. Bill advised to please check the
37 website for updates.

1 **Towing Contract:** Bill advised that this contract is only for the road project in case a
2 vehicle needs to be removed and placed at another location. This is just a agreement letter
3 for this project. Kenneth advised that we need to cap a towing fee, Bill acknowledged.
4

5 **Pool Leak Repairs:** Bill provided an update on the pool repairs. Bill advised that the
6 project is currently in the engineering phase.
7

8 **Updated ARC Application:** An updated ARC application has been drafted removing the
9 ARC deposit requirement, vendor forms, etc. The city permit process requires all those
10 forms. The board approved the updated form. Discussions were made about how some
11 homeowners modify the exterior without HOA approval. Bill also advised that the ARC
12 meeting agendas and information are being sent to homeowners and they should attend to
13 stay informed on current ARC applications. Once a new change is made, homeowners
14 start complaining about how that looks, or change was approved. All ARC and committee
15 meetings are open to the homeowners.
16

17 **Guest/Board Comments-**

- 18
- 19 • Monika Lowry asked about deliveries during the road project. Bill advised that all
20 deliveries will be made as normal except when your zone is closed, they will then
21 have to walk up to your residence.
- 22 • A homeowner asked about the height of hedges. Bill advised the city does have
23 code restrictions of height hedges. Lisa advised that now since we have a fine
24 committee moving forward, we will start enforcing lot violations. Bill advised that
25 a new code enforcement officer is assigned to our district, and we are working with
26 her.
- 27 • Jeanine Bennett spoke about a current issue with homeowners installing hedges in
28 the front as homeowners' yards as a fence line. The ARC committee feels that this
29 is not correct and needs to be explained in detail. Chris suggested that we receive
30 input from our landscaping company and explore options.
- 31 • Kenneth Nelson mentioned an email from a homeowner in reference to a house on
32 167 Ave and 16th Steet with a new marble look. This application was approved by
33 the ARC committee and many positive remarks were made about this residence.
- 34 • A question was asked as to parking during the road project, can parking be made
35 on the grass area? Bill advised only in front of your residence parallel to the road.
36

37 ***Meeting Adjourned – The board adjourned the meeting at 7:29 pm***

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40 APPROVED BY:  _____

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42 DATE: 06/07/24 _____

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