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

**BOARD OF DIRECTORS
MEETING MINUTES**

BOD Minutes # 2024-06

Date: June 10, 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 his property manager's report. Bill advised that the city is still reviewing the ADA engineering plans for the handicap parking spots. Bill also stated that the quarterly inspection of the conservation area was conducted along with the property manager from Pembroke Shores. Pembroke Road will be closed for 4-5 weeks. The irrigation system is on the agenda for discussion. An unknown person manually opened the visitor gate on 5/24/24 at 3:26 am. This same person did the same thing on 2/24/24. We are looking into why the control arm box was unlocked. Please see the Property Manager's report for a complete report.

Bobby Bennett asked how the control arm box was left unsecured, Bill advised that Envera was on the property earlier that day and left the box unlocked. This unknown person knew how to manually open the arm bar by using the override switch.

Ken Nelson inquired if the grass between the homes where the fire access gate was utilized during the road project will be repaired, Bill advised that he will look into this.

Approval of Minutes- Discussion was made as to the May 14, 2024, meeting minutes as presented.

A motion was then made by KENNETH NELSON seconded by LAZARO RIVERO to approve the 051424 meeting minutes as presented.

Discussion: None

MOTION PASSED

1 **Treasurer's Report** – The financials prepared by Blue Shield Property Management for
2 053124 was presented. Amanda stated that everyone looks ok. Ken asked about the ARC
3 deposits, Bill advised that we processed approximately 7 deposits, Bill advised that we are
4 just waiting for the requests to come in. Bill advised that original deposits from 2018, but
5 we are trying to process the rest. Amanda asked if management was up to date and Bill
6 advised yes, we are no pending refunds. Bill advised that if the refunds go unanswered,
7 we can send the deposits to the State of Florida or keep in escrow, Ken stated leave the
8 funds in escrow.

9
10 Bill also discussed the demand letters and those are being requested for five homeowners
11 be sent a formal demand letter for \$25.00 per letter.

12
13 *A motion was then made by CHRIS ANDERSON seconded by KENNETH NELSON to*
14 *approve the five demand letters to those listed as outstanding balances at \$25.00 per*
15 *demand letter under Item #4.1*

16
17 *Discussion: Ken asked that would another motion be needed before going to the*
18 *attorney, Bill advised correct*

19
20 **MOTION PASSED**

21
22 **Committee Reports** – Jeanine Bennett from the ARC committee provided an update on
23 the committee meetings. Jeanine advised that 7 applications were just reviewed, and one
24 was tabled. One homeowner had an interesting question about converting a three-car
25 garage into two car garage. The homeowner is looking for guidance in that request and
26 will be submitting an application in the future.

27
28 **New Business-**

29
30 **Gate Pavers Proposal** - The board discussed the proposals presented for leveling, cleaning
31 and sealing the pavers. Ken advised that he reviewed the proposals, and they are different
32 in language. Bill advised that the city is requiring the pavers to be pressure cleaned prior
33 to the final inspection of the road project. Bill advised that some of the proposals added
34 additional services, and that is the difference between them. Bill advised that Chris also
35 stated that we should submit proposals for leveling some areas and so we have three steps,
36 for cleaning, leveling and sealing. Lisa advised that she requested the vendors to break
37 down the prices, two did and one did not. Lisa recommended that Yates was the only
38 vendor that provided the most services for this project.

1 The board further discussed the proposals Chris advised that this project is needed and that
2 the Yates proposal most fits our needs. The board decided to make a motion to approve.

3
4 ***A motion was then made by LAZARO RIVERO to approve the Yates Powerwashing and***
5 ***Exterior Concepts Proposal for a total of \$9,500, seconded by KENNETH NELSON.***

6
7 ***Discussion: None***

8
9 ***MOTION PASSED***

10
11 **Old Business-**

12
13 **East Irrigation Repairs:** Bill advised that the vendor from Sullivan Electric responded
14 due to a high pitch noise from the west irrigation pump that was repaired. At the same
15 time, the east irrigation pump needed two parts to allow this pump to work at the same
16 level as the west. This proposal will also replace the tank that is leaking at the east pump
17 causing alarms and the east pump to be turned off. The board reviewed and after discussion
18 a motion was made:

19
20 ***A motion was then made by CHRIS ANDERSON to approve the Sullivan Pump proposal***
21 ***for \$1,658.94 for irrigation repairs, seconded by KENNETH NELSON.***

22
23 ***Discussion: NONE***

24
25 ***MOTION PASSED***

26
27 **Pool Construction Change Order** – This item was tabled at the 5/14/24 BOD meeting.
28 Bill advised that the vendor has submitted a change order for the City of Pembroke Pines
29 because the kiddie pool pump is not drawing enough water per standards and that the pump
30 will need to be replaced with a larger tank. The vendor provided some options for the board
31 to review and select: Option #1 was to keep the kiddie pool and water feature but just
32 disconnect the water feature and just keep the pool as a kiddie pool and leave the water
33 feature as a sunshade, but not draw any water. Option #2 was to remove the water feature
34 and pump, electric and piping for approximately \$6k-\$8k or Option #3 is to replace the
35 pump and water storage tank which is the most expensive. The board further discuss all
36 options and made the following motion to approve:

1 *A motion was then made by AMANDA ANDRADE to approve Option #1 which is to*
2 *keep the water feature and disconnect the pump to the kiddie pool which will cost*
3 *approximately \$2,000 to \$3,000 dollars, seconded by CHRIS ANDERSON.*

4
5 *Discussion: Ken stated that we need to cap the amount of this proposal. Bill advised*
6 *that the vendor only stated that we are just removing the pump. Lisa stated that to paint*
7 *the fountain is approximately \$900.00. Lisa stated that other options may be available,*
8 *and we need to look at those options if the feature is staying. The board agreed.*

9
10 **MOTION PASSED**

11
12 **Guest/Board Comments-**

- 13
14 • Bill advised that the summer break is here, and no July meeting has been scheduled,
15 the next meeting is in August.
- 16 • Kenneth Nelson made a comment about continuing education for board members
17 being every four years with the new state July that took effect July 1, 2024. Ken
18 asked how we can get that training, Bill advised that our attorney will be conducting
19 some training sessions in the future.
- 20 • Bill also advised that he is working with GoDaddy to secure our website with a
21 password protection area for the financials and contracts as now required. The
22 HOA's have until January 1, 2025, to perform this task.
- 23 • Earnesto Medina asked about the vehicle theft that occurred on the property. Bill
24 advised that the theft was from the driveway and that the keys were not in the
25 vehicle. Bill advised that we were able to track the vehicle exiting the property.
- 26 • A homeowner from 1251 thanked Bill and Lisa and the board for the irrigation
27 repairs about the west pump and the fast responses. Chris thanked the homeowner
28 for his patience during these repairs. Bill advised it was a team effort.
- 29 • A homeowner had questions about parking, if the garage and driveway are full,
30 where can we park? Can we ask for a waiver? Lisa advised that the parking vendor
31 has started issuing parking courtesy letters. Our suggestions are to clean out
32 garages and use them for parking. Further discussion was made on the parking
33 concerns. Amanda asked is there a formal way to make suggestions, Bill stated that
34 the suggestions can be sent to us and we will send them to the board.
- 35 • Jeanine Bennett stated that when she came into the gate today at 3:40 pm, a white
36 vehicle was entering the visitor gate and tailgated the vehicle coming in. Bill will
37 look into this.

38
39 *Meeting Adjourned – The board adjourned the meeting at 8:34 pm*

40
41 APPROVED BY:  _____

42
43 DATE: 09/09/24
44 _____







Item #3 - 061024 BOD Meeting Minutes

Final Audit Report

2024-09-09

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